

To: Mayor and Members of Council

January 9, 2012

Re: Bower West Phase III Off-Site Fees

Background

Great Plains Leaseholds Ltd. owns the lands known as the N ½ 13-17-18 W2 and is intending to develop the said lands for residential development. The Developer has submitted an application for subdivision to Community Planning for approval. The subdivision has not been approved yet, as approval is contingent on the expansion of the lagoon.

The lagoon expansion is proceeding as expected; therefore the developer would like to work on the other conditions of subdivision approval, one of which is a servicing agreement.

Discussion

Administration has met with the developer and is currently working on the dynamics of the servicing agreement. Once the servicing agreement has been completed, it will be brought to Council for overall approval.

Section 172(3)(b) of *The Planning & Development Act* states:

Servicing agreements may provide for:

(b) the payment by the applicant of fees that the council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision.

The proposed off-site fees for each lot for this subdivision are as follows:

\$1,500	Sask Water hook-up:
\$7,000	Parks & recreation; Road infrastructure; Drainage works Water & Sewage works

\$6,000 Waste Water expansion &
Waste Water Treatment Facility

The total off-site fee per lot is proposed to be \$14,500.

Budget Implications

There are 190 lots proposed for Bower West Phase III, therefore this will generate \$2,755,000 in revenue over the period of the development. These fees are collected at the time of legal sale from the developer to the end client.

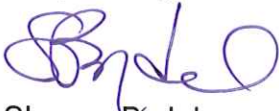
Conclusion

Council established a Planning & Development Committee in January 2010 to review and negotiate service agreements and then make recommendation to Council as a whole. Administration has been working with the Developer on this service agreement, and it does have to come to Council for approval. If Council would like to continue with a Committee reviewing this material and making recommendation to Council, then Council can make a motion to do so.

Recommendation

Administration recommends that Council set the off-site levies for Bower West Phase III at \$14,500 per lot.

Respectfully submitted,



Shauna Bzdel,
Town Manager