



## Bylaw 1/2024

BEING A BYLAW OF THE TOWN OF PENSE, IN THE PROVINCE OF SASKATCHEWAN, FOR THE PURPOSE OF ESTABLISHING A DEVELOPMENT LEVY FOR LANDS THAT ARE TO BE DEVELOPED OR REDEVELOPED WITHIN THE TOWN OF PENSE.

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**WHEREAS** Section 169 of The Planning and Development Act, 2007, Chapter P-13.2 (the “Act”) provides that the Council of a municipality may pass a bylaw establishing a Development Levy;

**WHEREAS** certain lands within the Town of Pense are proposed for future development;

**WHEREAS** Council for the Town of Pense gave notice by advertising in a local weekly newspaper on April 10<sup>th</sup> and April 17<sup>th</sup>, 2024, and a Public Hearing was held on May 8<sup>th</sup>, 2024, in regards to the proposed Bylaw, in accordance with the public participation requirements contained in Section 207 of the Act;

**WHEREAS** the Council for the Town of Pense deems it desirable to establish a Development Levy for the purposes of recovering all or a part of the off-site capital costs of providing services and facilities associated with a proposed development, directly or indirectly, in regards to: sewage, water, and drainage works; roadways and related infrastructure; parks; and recreational facilities;

**WHEREAS** the Council has received a study or studies, regarding the estimated capital costs of providing municipal servicing and recreational requirements, which sets out a fair and equitable calculation of the development levies in accordance with the Act;

**WHEREAS** the Council has considered the future land use patterns and development and phasing of public works to help determine a fair and equitable calculation of the development levies in accordance with the Act; and

**WHEREAS** the Council wishes to enact a bylaw: to impose and provide for the payment of development levies; to authorize agreements to be entered into in respect of payment of development levies; to set out the conditions upon which the levy will be applied to specify land uses, classes of development, zoning districts or defined areas; and to indicate how the amount of the levy was determined.

**NOW THEREFORE** the Council of the Town of Pense, duly assembled, enacts as follows:

### 1. SHORT TITLE

This bylaw may be cited as the “Development Levy Bylaw”.

### 2. PURPOSE AND INTENT

This bylaw is intended to:

- a. to impose and provide for the payment of development levies;
- b. to authorize agreements to be entered into in respect of payment of development levies;
- c. to set out the conditions upon which the levy will be applied to specify land uses, classes of development, zoning districts or defined areas; and



- d. to indicate how the amount of the levy was determined.

### 3. DEFINITIONS

In this bylaw:

- (a) "Act" shall mean the *Planning and Development Act, 2007, Chapter P-13.2*;
- (b) "Development" means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land;
- (c) "Development Lands" means those lands (or any part thereof) within the Town of Pense, where no previous servicing agreement has been entered into for the specific proposed development and, in the opinion of Council, the Municipality will incur additional capital costs as a result of the proposed development;
- (d) "Proposed Development" means a permitted or discretionary use within the Town of Pense Zoning Bylaw, for which a person or corporation has made an application for a development permit;
- (e) "Municipality" means the Town of Pense;
- (f) "Development Levy" means the levy imposed and created by this bylaw pursuant to the Act;
- (g) "Capital Costs" means the municipality's estimated cost of providing, altering, expanding or upgrading the following services and facilities associated, directly or indirectly, with a Proposed Development:
  - i. sewage, water or drainage works;
  - ii. roadways and related infrastructure;
  - iii. parks; and/or
  - iv. recreational facilities.
- (h) "Development Officer" shall mean the development officer appointed by the Municipality;
- (i) "Servicing Agreement" has the meaning ascribed to this term by the Act within Section 172;
- (j) "Development Levy Agreement" has the meaning ascribed to this term by the Act within Section 171;

### 4. ADMINISTRATION AND ENFORCEMENT

Council hereby delegates to the Development Officer the duty and authority to enforce and administer this bylaw, including administering the Development Levy, Development Levy Agreements and Servicing Agreements. Only Council has the Authority to enter into a Development Levy Agreement.

### 5. APPLICATION

This Bylaw applies to Development Lands that benefit or will benefit from municipal services installed or to be installed by or on behalf of the Municipality. The Development Levy imposed by this Bylaw is intended recover all or a part of the Capital Costs incurred by the Municipality as a result of a Proposed Development, as set out in Schedule "A" attached to and forming part of this bylaw.

Pursuant to Section 169(3), the Development Levy will only be applied if: the specific proposed development was not previously subject to a servicing agreement; and, in the opinion of Council, additional capital costs will be incurred by the Municipality.



## **6. IMPOSITION OF LEVY**

There is hereby imposed on the Development Lands a Development Levy in the amounts set out in Schedule "A" attached to and forming part of this bylaw. Schedule "A" shall be updated to reflect changes in infrastructure costs, as required. Any revisions to Schedule "A" shall apply only to development permit applications accepted by the Municipality after the date the revision is adopted.

## **7. AUTHORITY TO ENTER INTO AGREEMENT**

Any Development Levy Agreement and the obligation to pay the applicable Development Levy shall be binding on successors in title to the original owner or owners, regardless of whether a caveat in respect of the Development Levy Agreement is registered by the Municipality against the Development Lands. The amount of the development levies payable shall be the amount under Schedule "A", as amended from time to time.

Nothing in this bylaw prevents the Municipality from imposing additional or new development levies on any portion of the Development Lands where the Municipality has not previously collected the Development Levy or entered into a Development Levy Agreement or Servicing Agreement.

## **8. PAYMENT**

The Development Levy provided in this bylaw shall be paid, either:

- (a) 100% prior to issuance of a Development Permit; or
- (b) In a fashion and timeline deemed appropriate by the Municipality within a Development Levy Agreement, pursuant to Section 171 of the Act.

In the event that any Development Levy payment imposed by this Bylaw payable under a Development Levy Agreement is not paid at the time or times specified within the Agreement and without limiting the remedies of the Municipality, the Municipality may issue a stop order prohibiting further development on the Development Lands.

## **11. PURPOSE AND USE OF THE LEVY**

The development levy is intended to reimburse the Municipality for the capital costs associated with the construction, altering, expanding or upgrading of the following:

- i. sewage, water or drainage works;
- ii. roadways and related infrastructure;
- iii. parks; and/or
- iv. recreational facilities

associated directly or indirectly with the proposed development. The development levy may be utilized to pay a debt incurred by the municipality as a result of expenditure listed above or to reimburse an owner described in clause 173(d) of The Act.

## **12. CALCULATION OF LEVY**

The Development Levy adopted in this Bylaw was determined on the basis set out in Schedule "B" annexed hereto and forming part of this Bylaw.



**13. SEVERABILITY**

In the event that any provision of this Bylaw is found to be null or void or contrary to law by any court of competent jurisdiction, then such provision shall be severed from this Bylaw and the remainder of this Bylaw shall continue to be of full force and effect.

14. **THAT** any previous Development Levy Bylaw and all amendments thereto, are hereby repealed.

**18. ENACTMENT**

This Bylaw shall take effect and come into force upon the date of third and final reading.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

READ A THIRD TIME AND FINAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR



**Schedule "A"**

Zone	2024 and 2025	2026 *	2027 *
Pense (All costs includes the Administration Fee):			
Residential	\$ 10,000/lot	\$ 10,250/lot	\$ 10,506/lot
Industrial/Commercial	\$ 50,000/ac	\$ 51,250/ac	\$ 52,531/ac
Multi-family	\$ 7,500/unit	\$ 7,687/unit	\$ 7,880/unit
Administration Fee Only:			
Residential	\$ 1,700/lot	\$1,742/lot	\$1,786/lot
Industrial/Commercial	\$ 1,700/lot	\$1,742/lot	\$1,786/lot

\*A 2.5% rate was applied for inflation

Projects	Full Cost to the Municipality	Development Levy		
		Residential (per lot)	Multi-Family (per unit)	Industrial/Commercial per ac
Water & Sewer	6,500,000	7,201	5,401	36,000
Drainage & Roads	1,420,000	1,577	1,183	7,888
Recreation	190,000	211	158	1,055
Miscellaneous	460,000	1,555	1,166	7,777
Engineering	190,200	1,056	792	5,280
<b>Total</b>	<b>8,760,200</b>	<b>11,600</b>	<b>8,700</b>	<b>58,000</b>

Summary of Projects and calculations are located at the end of Schedule B



## Schedule "B"

# REPORT – Town of Pense

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## Introduction

### 1 INTRODUCTION

The Town of Pense retained MBC Group (formally Walker Projects) to calculate and review the proposed Development Levy Bylaw and provide the estimated capital costs to service the proposed growth areas outlined in the Town's future Land Use Concept Plan. The projected timeline for the majority of the growth is within the next 30 years.

The purpose of the study is to establish a development levy, servicing agreement fee or connection fee to cover recent and the anticipated growth related capital costs.

#### 1.1 STATUTORY REQUIREMENTS

This section highlights the statutory requirements for Development Levies and Servicing Fees as set out in "The Planning and Development Act, 2007".

This study considers the implementation of charges under the provisions of both servicing fees and development levies to provide the Town with an ability to recover costs from development as permitted under the statute.

Part VIII of the Act covers "Development Levies and Servicing Fees' under sections 168-176. "Capital Cost' has the same definition for both development levies and servicing fee, i.e. "The Municipalities estimated cost of providing construction, planning, engineering and legal services that are directly related to the matters for which development levies and servicing agreement fees are established pursuant to sections 169 and 172".

##### 1.1.1. Development Levies

Development Levies can be established by bylaw of Council, where:

- a) An official community plan has been adopted that is not subject to an application for subdivision of land and authorizes the use of development levies.
- b) The specific proposed development was not previously the subject of a section 172 servicing agreement.



- c) In Council's opinion, the municipality will incur additional capital costs as a result of the development.
- d) The levies are based on study of municipal servicing and recreational requirements.
- e) Consideration has been given by Council of future land use patterns and development and the phasing of public works.
- f) The bylaw specifies the levies, potentially varying them with regard to defined areas, land uses, capital costs as they relate to different classes of development in the bylaw or the size or number of lots or units in a development.
- g) Land uses, classes of development of defined areas may be exempted by the bylaw.
- h) The bylaw provides that similar levies be imposed for developments that impose similar capital costs to the municipality.
- i) Adoption of the bylaw must be in accordance with the public participation requirements of Part X, unless Council (where it has been declared an approving authority) has adopted provisions related to development levy bylaws in a public notice bylaw.
- j) A council that has been declared an approving authority is not required to obtain the Minister's approval of the adoption, amendment or repeal of a development levy bylaw.

Where council has passed a development levy bylaw, it may require a development permit application to pay any applicable levies or to enter into an agreement with respect to the payment thereof, assuming no more than one development levy is paid per development.

### **1.1.2. Servicing Fees**

Where there is a proposed subdivision of land, the municipality may require the application to enter into a servicing agreement to provide servicing and facilities that directly or indirectly serve the subdivision. An executed servicing agreement is required for a subdivision applicant to receive a certificate of approval from the approval authority, for the subdivision.

Servicing agreements may provide for:

- The applicants understanding to install/construct within the proposed subdivision, any specific works such as:
- Storm sewers



- sanitary sewers
  - drainage ditches
  - watermains and laterals
  - hydrants
  - sidewalks
  - boulevards, curbs and gutters
  - street lights
  - graded, gravelled or paved streets and lanes
  - connections to existing services
  - area grading and levelling of land
  - street nameplates
  - connecting and boundary streets
  - landscaping of parks and boulevards
  - public recreation facilities
  - other works that Council require
- a) Payment of fees established by Council, as payment in whole or part for the capital cost (as defined in section 168) of:
- providing, altering, expanding or upgrading
  - sewage water, drainage and other utility services, public roadway facilities, or parks and recreation space facilities
  - located within or outside the proposed subdivision
  - that directly or indirectly serve the proposed subdivision
- b) Time limits for the completion of any work or the payment of any specified fees (extendable based on mutual agreement).
- c) Provision for the municipality and the applicant to share the cost of any work specified in the agreement.
- d) Any performance assurances as necessary by Council.

Servicing agreements shall not provide for the completion of work or fee payments by an applicant that were previously addressed by section 171 development levies, unless the municipality will incur additional capital costs as a result of the proposed subdivision. If required to do so by the municipality, an applicant for subdivision approval shall enter into a servicing agreement within 90 days of municipal receipt of the subdivision application, unless such time is extended by mutual agreement.





### 1.1.3 Development Levies and Servicing Fees

Servicing and development levy agreements may contain provisions:

- a) Authorizing installment payment of levies or fees.
- b) Applying a variable rate for phased development
- c) Providing for various forms of payment assurance considered necessary by Council.
- d) Providing for reimbursement of development levies or servicing fees (plus accrued interest on money collected) when other subsequent owners in the benefitting area specified in the agreement are required to pay levies or fees for development/subdivision in the benefitting area,
- e) Any other matter Council considers necessary to facilitate the agreement.

The aforementioned development levies and servicing fees are to be deposited into one more accounts separate from other municipal funds. Such funds, plus any accrued interest, are to be used only to pay: the capital costs referenced above, or debt incurred by the municipality as a result of such expenditures; or to reimburse an owner for front-ending investments under section 173(d). A municipality may register an interest based on a development levy or servicing agreement in the land registry.

Unless an extension is mutually agreed to, within 30 days after Council's written request for payment of development levies or Servicing Fees, an applicant or owner may appeal to the Saskatchewan Municipal Board (S.M.B.) as to the application levies or fees or the factors considered in the calculation thereof. If the parties have been unable to enter into an agreement with the 90 day limit (subject to mutual agreement as to an extension), the applicant or owner may appeal to the S.M.B. to determine whether an agreement is necessary and the terms and conditions thereof.

The following methodology outlines the approach and principals used in developing the Servicing Fee/Development Levy Study:

- Step 1: Confirm realistic growth percentages for the Town. The growth forecast used the past few years of development within the Town and took into consideration the rate of growth experienced in neighbouring municipalities.
- Step 2: Involves the determination of the additional servicing requirements of that growth. The services for which Servicing Fee/Development Levy funding is authorized by the Act are:
- sewage
  - water
  - drainage works
  - public roadways
  - parks and recreation



Other facilities for fire, police and administration also generate growth-related requirements, but are not authorized for inclusion in the fee and therefore have not been addresses. While these services are excluded, the Province is currently considering amendments to the Act to permit some service inclusions such as fire protection services. Given this, the Servicing Fee/Development Levy policy may be amended to incorporate any statutory changes at some future date.

- Step 3: Involves removing from this capital program which are to be developer-funded as well as removing any cost components which are not growth related.
- Step 4: After this costing process isolates the Servicing Fee/Development Levy, recoverable costs which relate to new development over this planning time horizon for this calculation.
- Step 5: Translates these costs into Servicing Fees/Development Levies at this 'macro' level i.e. cost/ha or cost per lot. This calculation could then be adjusted based on correlation by Council such as past practices, relevant practices of neighbouring municipalities and the impact on industrial of commercial development and job creation.
- Step 6: Involves the consideration of a number of adjustments based on local conditions.
- past Town practice
  - relevant practice in neighboring municipalities
  - current funding via property taxation and/or user rates.

## 1.2 POLICY AND RELATED ISSUES

These items are beyond the scope of this study, but are presented here to facilitate discussion with the Town Council and Administration.

- a) The charge needs to be increased to inflation on an annual basis. A specific index needs to be identified and approved by Council.
- b) When will the charge be collected from each development and how the collection should be reviewed.
- c) What areas, forms of development as types of land should be fully or partially exempt from levies
- d) Who should provide the necessary capital front-end financing and if it is financed, what will be the interest rate charged.
- e) The circumstances when a landowner should receive a credit as a result of front end construction of service and the way in which this credit should be made.



- f) The Town may choose a uniform Town-wide charge rather than an area specific charge.



## Growth Forecast

The Town identified the following areas for potential growth in the near future. These include:

Location:	Timeline:
Business Park west of the Town	1 to 30 years
Railway Industrial along the railway	1 to 30 years
Residential Development east of Town	1 to 30 years
Commercial on North Front Street	1 to 30 years

We have assumed 6 permits per year in the Town with a 2/4 split between industrial/commercial and residential. Future Urban Development areas identified in the Town’s Land Use Plan were deemed to be outside the servicing boundaries within the next 30 years and not included in the study.

## **Development Levy Calculation**

### **3.1 STATUTORY REQUIREMENTS**

A Development Levy provides a funding source to recover the additional capital cost of municipal infrastructure required to support future development. Establishing a Development Levy will assist with:

- Recovering the capital cost of infrastructure required for growth;
- Promote orderly development; and
- Provide a transparent process for calculation of the levies and fees.

The purpose of a Development Levy is to recover all or part of the capital costs of providing services and facilities directly associated with a proposed development, including:

- Sewage, water or drainage works;
- Roadways and related infrastructure;
- Parks; and
- Recreational facilities.

This infrastructure typically provides common use to more than one development and, consequently, the cost of developing the infrastructure is shared by all benefiting developments. Upgrades or improvements to infrastructure required to support existing development should be funded by taxation, user fees and related sources and not by the Development Levy.

The Development Levy is based on an engineering assessment of the projected infrastructure required to support future development. As such, Development Levy Bylaw will be defensible and reflect estimated capital costs of projected infrastructure.

It is necessary to ensure that the costs of the growth-related infrastructure reasonably match the servicing needs of development horizon to provide an accurate levy rate (cost per ha) or cost per lot. The cost of major infrastructure needed beyond the planning horizon should be funded by subsequent development and would therefore not form part of the current levy rate calculation.

In determining the Development Levy calculation, a key requirement of the methodology is the delineation of internal works (installed or constructed work within the proposed subdivision) and external works, the latter of which will require payment of levies/fees for internal service oversizing or external capital costs of altering, expanding or upgrading infrastructure.

Each of these items are addressed in turn in the following sections of this Chapter.

### **3.2 LOCAL SERVICE VS. SERVICING FEE/DEVELOPMENT LEVY RECOVERY**

The criteria used to determine whether a project cost was a direct subdivision agreement matter (i.e. local service) or a potential Servicing Fee/Development Levy inclusion is as follows:

#### **3.2.1 Roads**

- Internal roads direct developer responsibility.
- Arterial roads, whether internal or external to plan of subdivision, will be included in the Levy/Fee. Notwithstanding under certain circumstances, the Town may require the developer to directly contribute/construct a local road equivalent for arterial roads internal to a plan of subdivision.
- Intersection/entrance ways to a plan of subdivision direct developer responsibility, except where intersection is arterial to arterial, which will be included in the Levy/Fee.
- The Town of Pense may wish to have an annual water and sewer main replacement and road rehab program which would have an allocated a 20% cost to the development levy or servicing agreement fee.

#### **3.2.2 Water**

- Watermains to or within a plan of subdivision of 300 mm or less are direct developer responsibility.
- Watermains within a plan of subdivision as underground to an arterial road may be included in the Levy/Fee, notwithstanding under certain circumstances the Town may require the developer to directly contribute/construct a local water main equivalent. (i.e. 300 mm main) for arterial roads internal to a plan of subdivision.
- Trunk watermains external to a plan of subdivision are included in the Levy/Fee. Note "trunk watermains" are primary distribution network mains of any size with no service connection permitted.

### **3.1.1 Sanitary Sewer**

- Sanitary Sewers to or within a plan of subdivision of 300 mm or less are direct developer responsibility.
- Sanitary sewer oversizing within a plan subdivision, excluding those as underground to arterial roads, the incremental cost over 300 mm will be included in the Levy/Fee.
- Sanitary sewers within a plan of subdivision will be required to flow to an internal lift station and then be pumped to a force main which will go to Pense's waste water treatment system. We have assumed the Town will maintain its existing facultative lagoon system given its cost advantage.

### **3.2.3 Drainage**

- Regional service detention ponds and ditching, equivalent volume dry pond costs are not included in the Levy/Fee, and will be borne by the Developer.
- The Town of Pense is primarily using overland drainage via a system of ditching within right of ways or current drainage courses.
- The Town is looking at construction a surface ditch outlet to an existing drainage run located east of Town.
- Each development shall contain some sort of detention/dry ponds if the ditching does not allow enough storage.

### 3.2.4 Miscellaneous

- In addition to the capital works listed in the Appendix, we have included the following in the calculations:
  - New Fire Hall (shared with RM of Pense)
  - New Town Office
  - Daycare
  - Admin Fee

### 3.3 GROWTH-RELATED VS. EXISTING DEVELOPMENT BENEFIT

The infrastructure costs to be funded by Servicing Fees/Development Levies are legislatively restricted to defined types of capital costs for defined services that directly or indirectly serve each subdivision which is subject to the charge ('growth-related costs'). Moreover, the servicing needs of new development exclude the requirements of pre-existing development, as of the commencement of the defined time period for the first fee/levy calculation which related to the work. The Servicing Fee/Development Levy calculation time periods would typically be 10 years, 20 years or build-out of the Official Community Plan which in this case would take at least 30 years at the current rates. The selection of an appropriate planning period involves consideration such as the following:

- The period for which an adequate capital and growth forecast is available, consistent with the Town's Official Community Plan.
- A period long enough to ensure that development is contributing to the cumulative long term need for major new facilities and works.
- A period long enough to minimize 'post-period planning' capacity financing issues or to enable such costs to be reasonably apportioned.
- The repair or unexpanded replacement of existing assets.
- An increase in overall average service level or existing operational efficiency.
- The elimination of a chronic servicing problem not primarily created by growth.
- Providing services where none previously existing (e.g. water services, roadway improvements).





- Alternations in service requirements (e.g. recreation) primarily due to the change in needs due to aging, etc., of the existing population base.
- Alterations in service requirements primarily due to changes in regulatory requirements.

3.4 CAPITAL COSTS / lot

Capital projects were identified per each area of proposed development as per the Official Community Plan (OCP) for expansion and rehabilitation of Water, Sewer and Roadways. These projects and costs are listed on Appendix A, those costs should be:

Zone	
Administration Fee Only:	
Residential	\$ 1,700/lot
Industrial/Commercial	\$ 1,700/lot
Pense (All costs):	
Residential	\$ 11,600/lot
Industrial/Commercial	\$ 58,000/ac
Multi-family	\$ 8,700/unit

4 RECOMMENDATIONS

The Town implement a Servicing Agreement Fee Bylaw or Development Levy Bylaw of \$11,600 per Single Family Lot which does not include the current water and sewer connection fees the Town may currently have. **Council may choose to select a different rate!** Based on the costs in the Development Levy Study, Connection fees would range from \$3750 to \$7500 per connection depending on the costs borne by the sewer and water levy. Both of these fees are subject to change. Multi-family units should be charged 75% of this value or \$8,700 per unit. For Industrial/Commercial lots, the Town should charge an area-based levy of \$58,000/acre or an equivalent calculated on water use.

The new Bylaw should also include an annual inflation adjustment based on the Consumer Price Index.

We also recommend updating the project list and cost calculations every three years though new projects can be added to the capital plan as they are approved.

Yours truly, Thomas Williams, P. Eng



## Summary of Calculations

Town of Pense - Development Levy					
All Projects					
<i>Capital Cost Summary Estimates- March 2024</i>					
Project	Timeline	Cost (M)	Area/Sector Serviced	% Charged	Dev. Levy Portion
<b>ROADS:</b>					
Recap Roads (3600 m) *	2027	0.56	Entire Town	20	\$ 112,000
Road Asset Maintenance	On-going	0.6	Entire Town	20	\$ 120,000
<b>DRAINAGE</b>					
Culvert Replacement	On-going	0.06	Entire Town	20	\$ 12,000
Storm Ditch Outlet to Creek	2025	0.2	Entire Town	20	\$ 40,000
<b>WATER:</b>					
Upgrades to WTP	Completed	0.9	Entire Town	20	\$ 180,000
Fire Hydrants (Approx 40)	On-going	0.4	Entire Town	20	\$ 80,000
Replace Water Mains and looping upgrades *	2026	1.5	Entire Town	20	\$ 300,000
<b>SANITARY SEWER:</b>					
Replace Sewer Mains	2026	1.5	Entire Town	20	\$ 300,000
Upgrade pump station pump & controls **	2035	0.3	Entire Town	20	\$ 60,000
Upgrade lagoon & forcemain *	2030	1.9	Entire Town	20	\$ 380,000
<b>RECREATION</b>					
Splash Park	2025	0.05	Entire Town	20	\$ 10,000
Ball Diamonds	2025	0.04	Entire Town	20	\$ 8,000
Walking Path	completed	0.1	Entire Town	20	\$ 20,000
<b>MISCELLANEOUS:</b>					
New Fire Hall	Ongoing	0.25	Entire Town	20	\$ 50,000
Town office	Ongoing	0.6	Entire Town	20	\$ 120,000
Daycare	2025	0.05	Entire Town	20	\$ 10,000
Administration Fee (costs to 2054) including \$28K for studies	Ongoing	0.1	Entire Town	100	\$ 100,000
	<b>SubTotal:</b>	<b>\$ 9</b>		<b>SubTotal:</b>	<b>\$ 1,902,000</b>
			<b>+10% Eng &amp; Contingencies:</b>		<b>\$ 190,200</b>
			<b>TOTAL:</b>		<b>\$ 2,092,200</b>
Levy Calculation (By Permit):					
\$	2,092,200	/30 years	\$ 69,740	/year/6 permits	\$ 11,623 (Single Permit)
				Say \$	<b>11,600</b> /Ind/Comm lot



Town of Pense - Development Levy Study					
Administration Cost					
<i>Capital Cost Summary Estimates- March 2024</i>					
Project	Timeline	Cost (M)	Area/Sector Serviced	% Charged	Dev. Levy Portion
<b>MISCELLANEOUS:</b>					
New Fire Hall	Ongoing	0.25	Entire Town	20	\$ 50,000
Town office	Ongoing	0.6	Entire Town	20	\$ 120,000
Daycare	2025	0.05	Entire Town	20	\$ 10,000
Administration Fee (costs to 2054) including \$28K for studies	Ongoing	0.1	Entire Town	100	\$ 100,000
	<b>SubTotal:</b>	<b>\$ 1</b>		<b>SubTotal:</b>	<b>\$ 280,000</b>
			<b>+10% Eng &amp; Contingencies:</b>		\$ 28,000
				<b>TOTAL:</b>	<b>\$ 308,000</b>
Levy Calculation (By Permit):					
\$	308,000	/30 years	\$ 10,267	/year/6 permits	\$ 1,711 (Single Permit)
				Say \$ <b>1,700</b>	/Ind/Comm lot