



Rural Development Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, September 23, 2014
4:00 p.m.

Agenda

Call to Order

1. Adoption of the Agenda
2. Minutes of Rural Development Committee meeting - August 26, 2014

New and Unfinished Business

3. Development Servicing Costs
4. Rural Water and Sewer Servicing Update

Adjournment

Unapproved Minutes of a Meeting of the Rural Development Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, August 26, 2014, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor
J. Cardinal, Councillor
A. Vinni, Councillor
P. Meagher, Councillor

Administration: M. Ulliac, Interim Chief Administrative Officer
S. Kanzig, Chief Legislative Officer
D. Soucy, Legislative Officer
J. Wall, Legislative Coordinator

Call to Order

Chair J. Stroud called the meeting to order at 4:02 p.m.

1. Adoption of the Agenda

Moved by Councillor A. Vinni that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

2. Minutes of Rural Development Committee meeting - June 24, 2014

Moved by Councillor J. Cardinal that the Minutes of Rural Development Committee Meeting - June 24, 2014 be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

3. Ditch Maintenance Schedule - Litter Clean Up and Grass Cutting

Robert Kirby, Acting Director, Public Operations and Nina Caines, Manager, Parks, made a presentation on the ditch maintenance schedule for litter clean up and grass cutting in the rural areas.

Moved by Councillor A. Vinni that the Rural Development Committee accept this report for information and update purposes.

CARRIED UNANIMOUSLY

A request was made to have Administration investigate other ways to improve standards in the ditch maintenance schedule and to identify timing for litter clean up and roadside mowing.

4. Community Place Making Initiative

Robert Kirby, Acting Director, Public Operations and Nina Caines, Manager, Parks, gave a presentation on the Community Place Making Initiative.

Arrival

Councillor P. Meagher entered the meeting at 4:39 p.m.

Moved by Councillor J. Cardinal that the Community Place Making Initiative Update be accepted as information.
CARRIED UNANIMOUSLY

5. 2014 Capital Budget Amendment Fort Chipewyan Swimming Pool – Construction

Kevin Scoble, Acting Executive Director, Public Infrastructure and Planning and Lonnie Pilgrim, Supervisor Community Strategies, gave an update on the construction of the Fort Chipewyan Pool.

Moved by Mayor M. Blake that the proposed Budget Amendment of an additional \$9.5M to complete the original scope of work for the Fort Chipewyan Swimming Pool construction be recommended to the Audit and Budget Committee for consideration of inclusion in the Capital Budget Amendment process.

CARRIED UNANIMOUSLY

A request was made to have administration investigate if there are LEED (Leadership in Engineering and Environmental Design) Standards in the Municipal Development Plan, the Strategic Plan or other plans that have been implemented by the Municipality.

Adjournment

Moved by Councillor P. Meagher that the meeting be adjourned.
CARRIED UNANIMOUSLY

The meeting adjourned at 5:09 p.m.

Chair

Chief Legislative Officer

Subject: Development Servicing Costs**APPROVALS:**

Emdad Haque, Director
Kevin Scoble, Acting Executive Director
Marcel Ulliac, Interim Chief Administrative Officer

Administrative Recommendation:

THAT the Rural Development Committee accept this comparative report as information on development servicing costs for urban and rural areas in the Regional Municipality of Wood Buffalo.

Summary:

This report provides a breakdown of development costs for urban and rural areas, along with an explanation of how these costs are calculated and recovered. This report also describes how the Municipality identifies the need for infrastructure upgrades for new development areas. This report was created in response to the RDC's request for a comparison of urban and rural development costs on May 27, 2014.

Background:

When a new development area is proposed, the Municipality undertakes a process to ensure that developers contribute a proportionate share of the infrastructure costs required to service this new development.

The Land-Use Planning process is performed by the Planning & Development department. The Municipality prepares an Area Structure Plan (ASP) for the development area, following the principles of the Municipal Development Plan (MDP). ASPs define the characteristics of the proposed community, including:

- Land use (residential, commercial, industrial)
- Design population and density (persons per hectare)
- Characteristics and amenities (road types, public amenities such as parks)
- Type of water and sewer servicing

The ASP outlines the proposed methods of funding the infrastructure required to service the area.

After the ASP has been finalized, the Engineering department leads the Infrastructure Planning process through the creation of Master Infrastructure Plans (MIPs). MIPs detail the infrastructure improvements, costs, and implementation schedules for upgrades to transportation, water, wastewater, and stormwater to service the new development area.

The Municipality pays for the installation of off-site infrastructure, including major roads, water and wastewater treatment plants, and trunk lines. Appendices 3 and 4 provide breakdowns of the off-site charges for selected urban and rural development areas in 2008 and 2012. This expense is recovered through grants, taxes, and development charges. A table of average development charges in urban and rural areas is provided in Attachment 2. The average 2012 rural development charge was less than two-thirds the cost of the average 2012 urban development charge.

The land developer pays for the installation of on-site infrastructure, including local roads, local water distribution and wastewater collection lines, and storm drainage. This expense is recovered through lot sales. A table of average on-site infrastructure costs in urban and rural areas is provided in Attachment 5. The difference in costs is largely due to lot size: rural residential lots are generally 1.0 acres or larger, while urban residential lots are roughly one-tenth of this size (0.1 acres or smaller). Larger rural lots require longer sidewalks, longer service lines for water and wastewater transmission and collection, and a higher volume of community landscaping. If future rural developments are designed with urban-equivalent lot sizes and population densities, on-site rural infrastructure costs will approximate urban costs.

The lot owner or builder is responsible for the installation of lot-level infrastructure, including driveway access, walkways, lot landscaping, and service connections. The cost of lot-level infrastructure can vary depending on the lot size and design standards.

Attachments

1. Infrastructure Levels, Responsibilities, and Cost Recovery
2. Overview of Urban and Rural Average Development Charges (2008 and 2012)
3. Breakdown of 2008 Off-Site Development Charges (Urban and Rural)
4. Breakdown of 2012 Off-Site Development Charges (Urban and Rural)
5. Overview of On-Site Development Costs (Urban and Rural)
6. Breakdown of Lot-Level Costs (Urban and Rural)
7. Presentation

Infrastructure Levels, Responsibilities, and Cost Recovery

Level	Includes	Responsibility Of	Cost Recovery
Off-Sites	<ul style="list-style-type: none"> • Major roads • Water and wastewater treatment plants • Trunk lines • Reservoirs, pumphouses, and lift stations 	Regional Municipality of Wood Buffalo	<ul style="list-style-type: none"> • Development charges • Provincial grants • Taxes
On-Sites	<ul style="list-style-type: none"> • Local roads • Local wastewater collection and water distribution systems • Storm drainage • Landscaping 	Land developers	<ul style="list-style-type: none"> • Sale of lots
Lot-Level	<ul style="list-style-type: none"> • Driveway access • Walkways • Service connections • Lot landscaping • Buildings 	Lot owner	<ul style="list-style-type: none"> • Paid for by owner

Overview of Urban and Rural Average Development Charges (2008 and 2012)

Figures are calculated per Single Family Dwelling (SFD) lot.

		2008	2012
Rural			
DEVELOPMENT AREA	DEVELOPMENT CHARGE		
Draper	<i>Developer Contributions¹</i>	\$19,170	\$3,346
Saprae Creek	<i>Developer Contributions</i>	\$11,032	\$12,008
Gregoire Lake Estates	<i>Developer Contributions</i>	\$7,392	\$8,368
Anzac	<i>Developer Contributions</i>	\$13,668	\$31,454
Conklin	<i>Developer Contributions</i>	\$12,100	\$13,555
Janvier	<i>Developer Contributions</i>	n/a	\$5,779
Average		\$12,672	\$12,418
Urban			
DEVELOPMENT AREA	DEVELOPMENT CHARGE		
Thickwood and Area	<i>Off-Site Levies²</i>	\$10,185	\$10,675
Timberlea	<i>Off-Site Levies, Developer Contributions</i>	\$11,820	\$12,075
Lower Townsite East	<i>Off-Site Levies, 60% Incentive Area³</i>	\$20,492	\$20,030
Lower Townsite West	<i>Developer Contributions, 60% Incentive Area</i>	\$18,193	\$20,030
Saline Creek	<i>Developer Contributions</i>	\$33,600	\$29,001
Waterways	<i>Developer Contributions</i>	\$15,284	\$20,030
Parsons Creek	<i>Developer Contributions</i>	\$28,550	\$18,704
Hangingstone and Horse	<i>Developer Contributions</i>	\$36,813	\$44,366
Average		\$21,867	\$21,864

¹ Developer contributions are authorized under sections 650, 651, and 655 of the Municipal Government Act (MGA).

² Off-site levies are authorized under section 648 of the MGA.

³ The 60% incentive areas are authorized by Regional Municipality of Wood Buffalo resolution 10-377. This reduction in development charges in the City Centre area is valid until December 31, 2014.

Breakdown of 2008 Off-Site Development Charges (Urban and Rural)**Timberlea**

Development Type: **Urban**
 2008 Population: **18,900**
 Projected Population: **39,000**
 Projected Population of Urban Service Area (USA): **133,000**

Anzac

Development Type: **Rural**
 2008 Population: **645**
 Projected Population: **3,100**

Conklin

Development Type: **Rural**
 2008 Population: **215**
 Projected Population: **2,000**

		<i>Capital Cost</i>	<i>Per Lot</i>		<i>Capital Cost</i>	<i>Per Lot</i>		<i>Capital Cost</i>	<i>Per Lot</i>
Water Treatment	Water Treatment Plant Upgrades (Fort McMurray)	\$90,000,000	\$2,370	Water Treatment Plant Upgrades (Fort McMurray)	\$90,000,000	\$2,370	Water Treatment Plant (Conklin)	\$15,755,000	
	Less Grant	n/a		Less Grant	n/a		Less Grant	(\$11,816,000)	
	Net Cost	\$90,000,000	\$2,370 ⁴	Net Cost	\$90,000,000	\$2,370 ⁵	Net Cost	\$3,939,000	\$6,895
Water Supply Transmission	Water Supply Transmission Line	\$8,593,066		Water Supply Transmission Line to Anzac	\$28,156,000		Water Supply Transmission	n/a	
	Less Grant	(\$778,562)		Less Grant	(\$21,117,000)		Less Grant	n/a	
	Net Cost	\$7,814,504	\$700	Net Cost	\$7,039,000	\$7,948	Net Cost	n/a	
Wastewater Treatment	Wastewater Treatment Plant Upgrade	\$322,000,000		New Wastewater Treatment Plant (Anzac)	\$9,400,000		Upgrade Wastewater Lagoon Conklin	\$11,898,000	
	Less Grant	(\$52,000,000)		Less Grant	(\$7,050,000)		Less Grant	(\$8,924,000)	
	Net Cost	\$269,800,000	\$7,102	Net Cost	\$2,350,000	\$3,350	Net Cost	\$2,974,000	\$5,204
Arterial Roads	Arterial Roads (Twinning of Confederation)	\$22,605,000		Arterial Roads	n/a		Arterial Roads	n/a	
	Less Grant	(\$4,252,974)		Less Grant	n/a		Less Grant	n/a	
	Net Cost	\$18,352,026	\$1,648	Net Cost	n/a		Net Cost	n/a	
Total Development Charge per Single Family Dwelling (SFD) Lot			\$11,820						\$12,100

⁴ Based on projected ultimate population of Urban Service Area (USA).

⁵ Based on projected ultimate population of Urban Service Area (USA).

Breakdown of 2012 Off-Site Development Charges (Urban and Rural)**Timberlea**

Development Type: **Urban**
 2010 Population: **30,594**
 Projected Population: **42,000**
 Projected Population of Urban Service Area (USA): **250,000**

Anzac

Development Type: **Rural**
 2010 Population: **785**
 Projected Population: **5,000**

Conklin

Development Type: **Rural**
 2010 Population: **337**
 Projected Population: **2,000**

		<i>Capital Cost</i>	<i>Per Lot</i>		<i>Capital Cost</i>	<i>Per Lot</i>		<i>Capital Cost</i>	<i>Per Lot</i>
Water Treatment	Water Treatment Plant Upgrades	\$274,000,000		Water Treatment Plant Upgrades	\$274,000,000		Water Treatment Plant (Conklin)	\$19,700,000	
	Less Grant	(\$35,000,000)		Less Grant	(\$35,000,000)		Less Grant	(\$14,775,000)	
	Net Cost	\$239,000,000	\$3,346 ⁶	Net Cost	\$239,000,000	\$3,346 ⁷	Net Cost	\$4,925,000	\$8,620
Water Supply Transmission	Water Supply Transmission	\$8,593,066		Water Supply, Reservoir, Truck Fill, Booster	\$28,000,000		Water Supply Transmission	n/a	
	Less Grant	(\$778,562)		Related Mackenzie Water Supply Upgrades	\$7,039,000		Less Grant	n/a	
	Net Cost	\$7,814,504	\$556 ⁸	Net Cost	\$11,200,000	\$15,788	Net Cost	n/a	
Wastewater Treatment	Wastewater Treatment Plant Upgrade	\$526,815,000		Wastewater Treatment Plant and Outfall	\$44,000,000		Upgrade Wastewater Lagoon – Phase 2	\$11,278,000	
	Less Grant	(\$52,200,000)		Less Grant	(\$26,400,000)		Less Grant	(\$8,458,000)	
	Net Cost	\$474,615,000	\$6,643	Net Cost	\$17,600,000	\$12,320 ⁹	Net Cost	\$2,820,000	\$4,935
Arterial Roads	Arterial Roads (Twinning of Confederation)	\$22,605,000		Arterial Roads	n/a		Arterial Roads	n/a	
	Less Grant	(\$4,252,974)		Less Grant	n/a		Less Grant	n/a	
	Net Cost	\$18,352,026	\$1,530	Net Cost	n/a		Net Cost	n/a	
Total Development Charge per Single Family Dwelling (SFD) Lot			\$12,075			\$31,454			\$13,556

⁶ Based on projected ultimate population of Urban Service Area (USA).

⁷ Based on projected ultimate population of Urban Service Area (USA).

⁸ Based on population of 49,200 persons, including Highway 63 North.

⁹ This increase was due to an upgrade from a lagoon to a mechanical wastewater treatment plant (WWTP).

Overview of On-Site Development Costs (Urban and Rural)

Figures are calculated per Single Family Dwelling (SFD) lot.

System Type		Total (Per Lot)
Urban Communities		
Fully Piped, with Typical Urban Density		
Stone Creek ¹⁰	Full Pressure Water & Gravity Sewer	\$41,772
Average¹¹		\$41,180
Rural		
Fully Piped (Proposed System), with Typical Rural Density¹²		
Anzac	Full Pressure Water & Gravity Sewer	\$153,728
Conklin	Full Pressure Water & Gravity Sewer	\$228,995
Draper	Trickle Fill Water & Low Pressure Sewer	\$165,070
Gregoire Lake Estates	Full Pressure Water & Gravity Sewer	\$142,566
Janvier	Trickle Fill Water & Low Pressure Sewer	\$177,347
Average		\$173,540
Fully Piped (Proposed System), with Typical Urban Density (new Anzac development)¹³		
Anzac	Full Pressure Water & Gravity Sewer	\$53,870

¹⁰ Based on Tangible Capital Asset (TCA), as reported by developer.

¹¹ Based on unit cost estimates for typical urban development standards.

¹² Based on pre-design estimates from Rural Water & Sewer Servicing project.

¹³ Based on development cost estimates for proposed new urban-style development in Anzac with increased densities.

Breakdown of Lot-Level Costs (Urban and Rural)

	System Type	System Cost	Driveway Type	Driveway Cost	Estimated Cost (Per Lot)
Urban (Current)					
Average	Full Pressure Water & Gravity Sewer	\$7,800	Concrete	\$12,000	\$19,800
Rural (Current)					
Truck Haul		\$20,000	Gravel	\$10,000	\$30,000
Rural (Proposed)					
Draper	Trickle Fill Water & Low Pressure Sewer	\$48,156	Gravel		
Janvier		\$33,781			
Average		\$40,970		\$10,000	\$50,970
Anzac	Full Pressure Water & Gravity Sewer	\$14,375	Gravel		
Conklin		\$15,293			
Gregoire Lake Estates		\$14,375			
Average		\$14,680		\$10,000	\$24,680
Total Development Charge per Single Family Dwelling (SFD) Lot		\$12, 075		\$31,454	\$13,556

Attachment 7

Development Servicing Costs

Urban and Rural

September 23, 2014

PURPOSE

To provide a comparison of development servicing costs for urban and rural areas in the Regional Municipality of Wood Buffalo.

DEVELOPMENT PROCESS

Land Use Planning



Infrastructure Planning

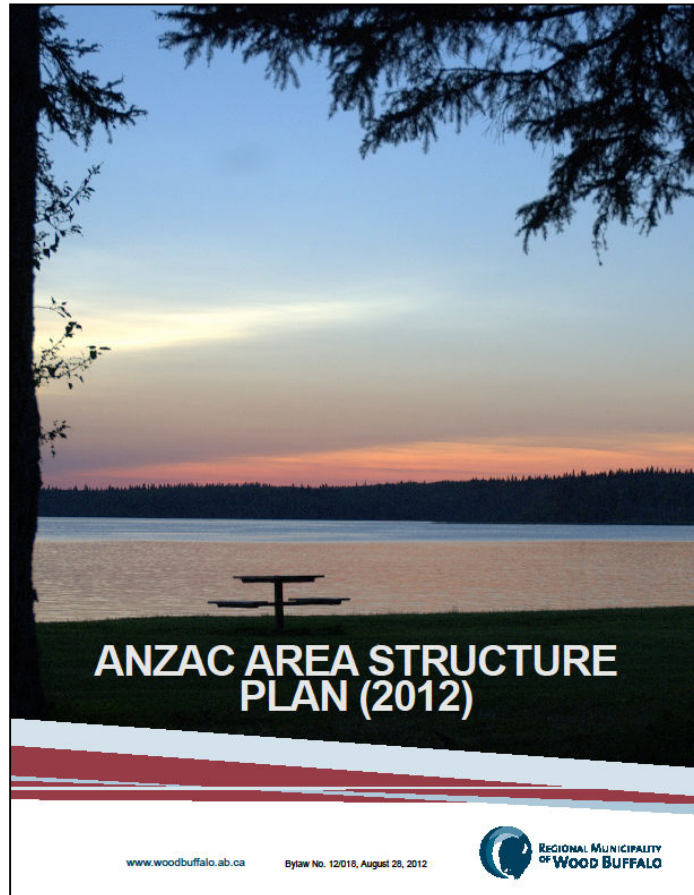
LAND USE PLANNING

Municipal Development Plan



Area Structure Plans

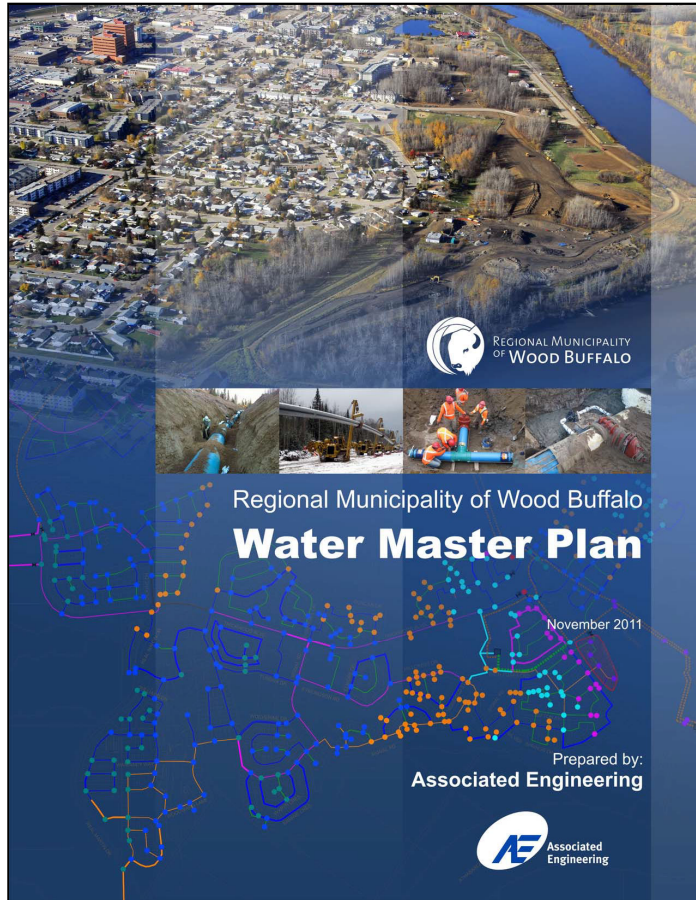
AREA STRUCTURE PLANS



Define:

- Density
- Land Use
(commercial,
residential, industrial)
- Development Areas
- General Infrastructure

INFRASTRUCTURE PLANNING



Infrastructure Master Plans

(Roads, Water, Wastewater and Stormwater)



Estimate Costs



Determine Budget

WATER INFRASTRUCTURE

Water Master Plan



Water Treatment Plant



Water Transmission Lines



Water Distribution System

SEWER INFRASTRUCTURE

Wastewater Master Plan



Wastewater Treatment Plant



Wastewater Trunk Mains



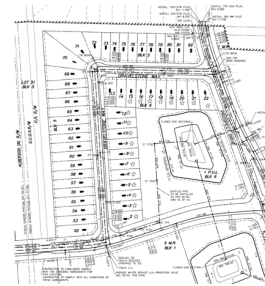
Wastewater Collection System

DEVELOPMENT SERVICING

- Off-sites



- On-sites



- Lot-Level



COST OF DEVELOPMENT

- Off-Sites
- On-Sites
- Lot-Level

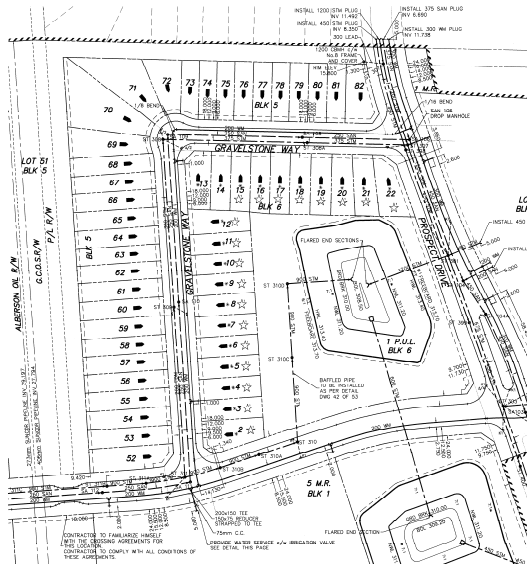


- Arterial Roads
- Water and Wastewater Treatment Plants
- Trunk Lines
- Reservoirs, Pump Stations and Lift Stations

COST OF DEVELOPMENT

- Off-Sites
- On-Sites
- Lot-Level

- Local Roads
- Wastewater Collection
- Water Distribution
- Storm Drainage
- Landscaping




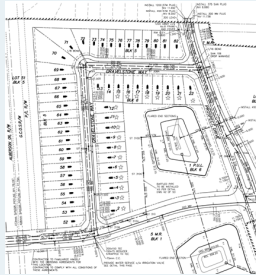

COST OF DEVELOPMENT

- Off-Sites
- On-Sites
- Lot-Level

- Driveway Access
- Service Connections
- Lot Landscaping
- Building(s)



DEVELOPMENT RESPONSIBILITY

Level		Responsibility Of	Cost Recovery
Off-Sites		Regional Municipality of Wood Buffalo	<ul style="list-style-type: none"> • Development charges • Provincial grants • Taxes
On-Sites		Land developers	<ul style="list-style-type: none"> • Sale of lots
Lot-Level		Lot owner	<ul style="list-style-type: none"> • Paid for by owner

COST COMPARISON

A variety of factors impact the development servicing costs in urban and rural communities. Major differences can be attributed to two main factors:

Remoteness and Distance to Community

- Distance from major off-site infrastructure (i.e. treatment plant)
- Accessibility, terrain, topography, geography

Development Density and Lot Size

- Number of residents to share costs
- Infrastructure required to service each lot

COST COMPARISON

URBAN AND RURAL EXAMPLES

Examples of both urban and rural developments (existing and proposed) are highlighted to demonstrate the impact of these factors on the development servicing costs.

URBAN

- Timberlea

RURAL

- Anzac
- Conklin

COST COMPARISON

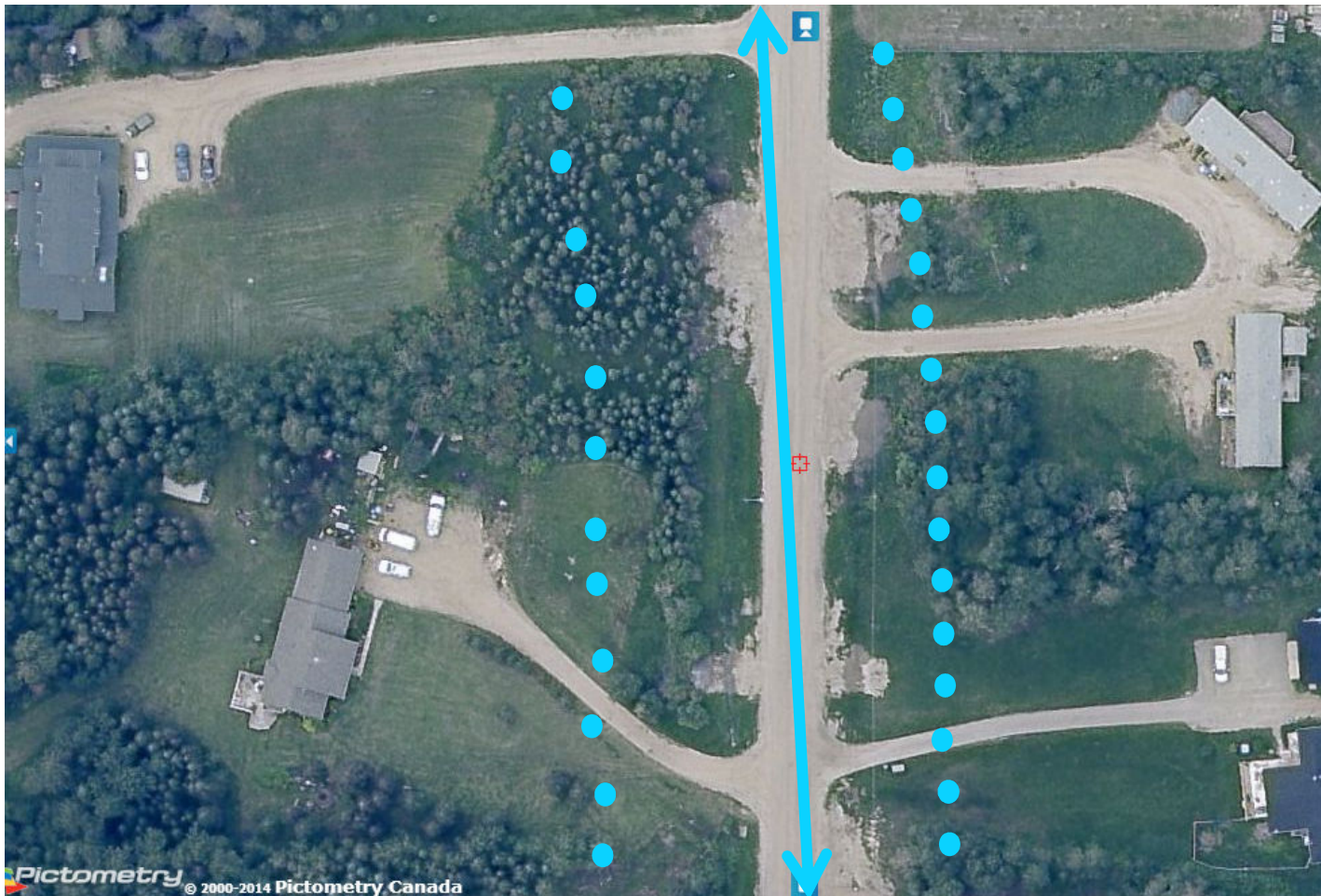
URBAN LOT SIZES



- 140 m
- 28 homes

COST COMPARISON

RURAL LOT SIZES



- 140 m
- 5 homes

COST COMPARISON

LOT SIZES

- The previous example shows that the rural lots have **5.6 times** the lineal frontage of the urban lots
- Depending on the development, rural lots can have anywhere from **2.5 to 6 times the lineal frontage** of a typical urban lot (an average of 3.5)

COST COMPARISON

OFF-SITES



COST COMPARISON

OFF-SITES: URBAN*

AREA	URBAN (\$ PER LOT)
Timberlea	\$ 12,075
Urban Service Area (Average)	\$ 21,864

**Costs based on actual 2012 Off-Site Development Charges*

COST COMPARISON

OFF-SITES: RURAL*

AREA	RURAL (\$ PER LOT)
Anzac	\$ 31,454
Conklin	\$ 13,555
Rural Communities (Average)	\$ 12,418

**Costs based on actual 2012 Off-Site Development Charges*

COST COMPARISON

OFF-SITES: SUMMARY

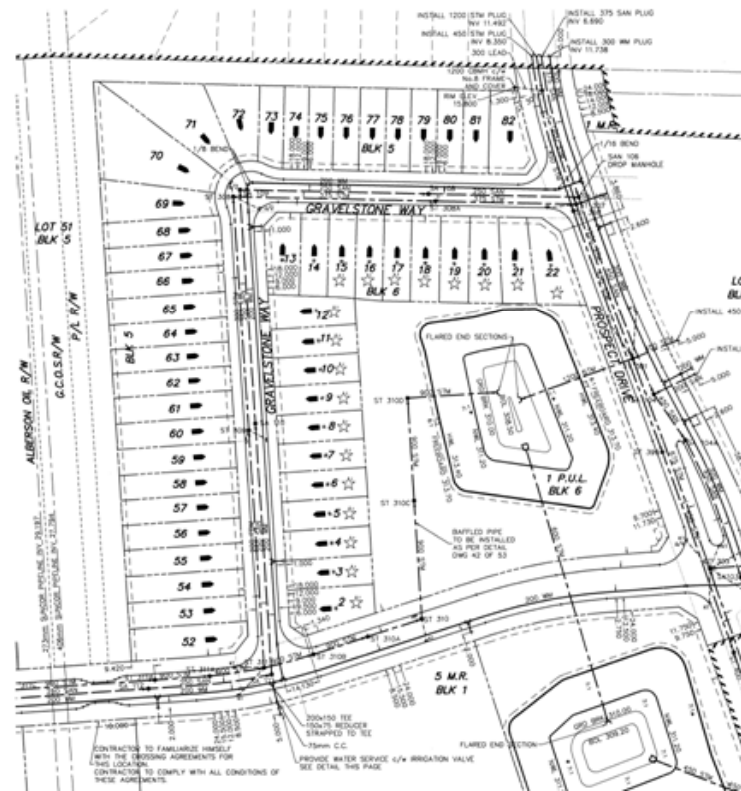
LEVEL	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Off-Site	\$ 21,864	\$ 12,418

On average, off-site servicing costs for rural developments are **less than 2/3rds** the costs for urban developments.



COST COMPARISON

ON-SITES



COST COMPARISON

ON-SITES: URBAN

AREA	URBAN (\$ PER LOT)
Stone Creek, Timberlea*	\$ 41,772
Urban Service Area (Calculated)**	\$ 41,180

**Cost based on reported Tangible Capital Assets for Stone Creek, Phase 4A*

***Cost calculated based on Engineering's 2013 Unit Costing Model*

COST COMPARISON

ON-SITES: RURAL (SCENARIOS)

SERVICING OPTION	DENSITY	DATA SOURCE
Piped Services (Proposed)	Rural	Rural Water & Sewer Pre-Design Estimates
	Urban	Cost Estimate for Proposed Subdivision

COST COMPARISON

ON-SITES: RURAL

(PROPOSED PIPED SERVICES, RURAL DENSITY)*

AREA	RURAL (\$ PER LOT)
Anzac	\$ 153,728
Conklin	\$ 228,995
Rural Communities (Average)	\$ 173,540

**Cost based on pre-design estimates for Rural Water & Sewer Servicing project*

COST COMPARISON

ON-SITES: RURAL

(PROPOSED PIPED SERVICES, URBAN DENSITY)**

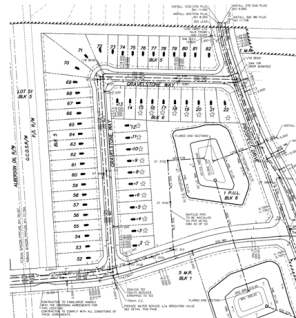
AREA	RURAL (\$ PER LOT)
Anzac (New Development)	\$ 53,870

***Cost based on preliminary estimates for proposed urban-density subdivision*

COST COMPARISON

ON-SITES: SUMMARY


SERVICING SCENARIO	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Piped Service, Rural Density	-	\$ 173,540
Piped Service, Urban Density	\$ 41,180	\$ 53,870



COST COMPARISON

ON-SITES: SUMMARY

SERVICING SCENARIO	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Piped Service, Rural Density	-	\$ 173,540
Piped Service, Urban Density	\$ 41,180	\$ 53,870




Construction costs in rural areas are 25-30% more than in urban areas (for the same product).

COST COMPARISON

ON-SITES: SUMMARY

SERVICING SCENARIO	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Piped Service, Rural Density	-	\$ 173,540
Piped Service, Urban Density	\$ 41,180	\$ 53,870



Development density directly affects the cost of on-site services (**roughly 3.5 times more expensive**)

→ *Recall Lot Size Comparison*

COST COMPARISON

LOT-LEVEL



COST COMPARISON

LOT-LEVEL: URBAN

Concrete Driveway & Direct Service Connection

AREA	URBAN (\$ PER LOT)
Average Urban Lot*	\$ 19,800

**Cost based on local construction industry's unit cost estimates*

COST COMPARISON

LOT-LEVEL: RURAL (SCENARIOS)

Paved Driveway

SERVICING SCENARIO	RURAL (\$ PER LOT)
Truck Haul Service	\$ 30,000
Piped Service (<i>Tank On-Lot</i>)	\$ 50,970
Piped Service (<i>Direct to Home</i>)	\$ 24,680

**Costs based on local construction industry's unit cost estimates and on pre-design estimates for Rural Water & Sewer Servicing project*

COST COMPARISON

LOT-LEVEL: SUMMARY

SERVICING SCENARIO	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Truck Haul Service	-	\$ 30,000
Piped Service (Tanks)	-	\$ 50,970
Piped Service (Direct)	\$ 19,800	\$ 24,680

Lot-Level development costs **depend on individual lot characteristics and the type of infrastructure installed** (which varies between urban and rural lots)



COST COMPARISON

AVERAGE DEVELOPMENT SERVICING COSTS **(Fully Piped Service Connection)**

INFRASTRUCTURE	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Off-Sites	\$ 21,864	\$ 12,418
On-Sites	\$ 41,180	\$ 173,540
Lot-Level	\$ 20,000	\$ 25,000
TOTAL	\$ 83,000	\$ 211,000

COST COMPARISON

AVERAGE DEVELOPMENT SERVICING COSTS **(Fully Piped Service Connection)**

INFRASTRUCTURE	URBAN (\$ PER LOT)	RURAL (\$ PER LOT)
Off-Sites	\$ 21,864	\$ 12,418
On-Sites	\$ 41,180	\$ 173,540
Lot-Level	\$ 20,000	\$ 25,000
TOTAL	\$ 83,000	\$ 211,000

On-site services comprise the majority of the cost.

QUESTIONS