

**Jen Tan - RE: Extra-Municipal Servicing**

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**From:** "Braitman, Barry MA" <Barry.Braitman@gov.sk.ca>  
**To:** "Jill Beck" <JIBECK@regina.ca>  
**Date:** 10/17/2012 11:06 AM  
**Subject:** RE: Extra-Municipal Servicing  
**CC:** "Leibel, Ralph MA" <Ralph.Leibel@gov.sk.ca>, "Diana Hawryluk" <DHAWRYLU@regina.ca>, "Michael Cotcher" <MCOTCHER@regina.ca>, "Jason Carlston" <JCARLSTO@regina.ca>

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Ralph is on the road this week and asked me to respond.

We do not have any comments about the content of the interim policy, and understand that you will have an engagement process with the other potential regional partners as the long term strategy is developed.

We wish to acknowledge and express our support for your initiative to consider servicing on a regional basis. As you may be aware, the Government of Saskatchewan has released the Saskatchewan Plan for Growth – Vision 2020 and Beyond. It recognizes the importance of municipal infrastructure to sustain Saskatchewan's growth, including:

"increase planning initiatives at the provincial, regional and municipal levels to ensure infrastructure investments are co-ordinated and aligned with future population growth and private-sector economic growth...The Government of Saskatchewan will support municipal and regional planning efforts to address economic growth opportunities and challenges with a focus on a regional approach to planning around our larger centres. "

Your approach speaks clearly to the principles, goals and actions of the Saskatchewan Growth Plan.

**Barry Braitman, PPS MCIP**

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Ministry of Government Relations  
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**From:** Jill Beck [mailto:JIBECK@regina.ca]  
**Sent:** Wednesday, October 17, 2012 07:53 AM  
**To:** Leibel, Ralph MA  
**Cc:** Diana Hawryluk <DHAWRYLU@regina.ca>; Jason Carlston <JCARLSTO@regina.ca>; Michael Cotcher <MCOTCHER@regina.ca>  
**Subject:** Extra-Municipal Servicing

Good Morning Ralph,

I am following up on our letter dated September 14, 2012 regarding the above draft Interim Extra-Municipal Servicing Policy. Please advise if you have any written comments to provide on this draft policy as it will be

going before Council on November 19th.

Regards,

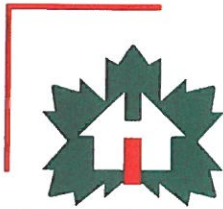
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November 20, 2012

Jason Carlston  
Deputy City Manager  
City of Regina

Cc: Diana Hawryluk – Director, Planning  
Kelly Wyatt – Director, Construction & Compliance

Subject: Interim Extra-Municipal Servicing Policy and Fee Structure

Dear Jason;

The Regina & Region Home Builders' Association wishes to provide comments back to the City of Regina on the future of Extra-Municipal Servicing for developments outside the city limits.

We support the City of Regina's *Interim Extra-Municipal Servicing Policy and Structure Fee*. It is important that the City of Regina is fair in its approach to providing services to its citizens and the businesses developments that support the City of Regina tax base. We would consider the situation completely unfair if the City of Regina provided services to business developments outside the city of Regina at a reduced rate compared to the cost of services charged to developments within the city limits. This may appear on the surface to be a commercial or industrial development matter, but since the future Greenfield communities developed in Regina will be a mix of residential and commercial to create more complete neighbourhoods, we feel our voice in this issue is important. We want to ensure how the City of Regina resolves this issue does not have the consequence of eroding housing affordability even further because development inside the Regina city limits is subsidizing development outside of the city limit.

We also want to point out that we feel the root of this item is the current gap in policy and action to annex the appropriate level of developable land by the City of Regina to support the growth needs of today and into the future. The fact that the City of Regina has been slow to complete the Official Community Plan and the sector plans that will be imbedded in the OCP only exacerbates the problem.

In addition, we must make clear that services provided to the Rural Municipality of Sherwood that occur in a hap hazard manner when the City of Regina provides services in the first place, falls short of good planning principles and has significant unintended consequences that are extremely difficult to untangle in the future.

We believe what the *Interim Extra-Municipal Servicing Policy and Fee Structure* really demonstrates the need for regional long term planning, which does not appear to be occurring effectively under the current RM of Sherwood regime. We understand that the Rural Municipality of Sherwood has been excessively difficult to work with and they appear motivated to continuously throw glass under the feet of the City of Regina, resulting in good long term planning not to occur in an effective manner that is responsible and considers the needs of the City of Regina. It is important to also note that because the RM of Sherwood is situated so closely to the City of Regina with all its services and amenities, that this greatly benefits the lives of the individuals and families who are citizens of that R.M.

In Premier Brad Wall's recent speech 'Saskatchewan's Plan for Growth' he stated that annexation issues with Rural Municipalities must be addressed. We feel this is the right time for the City of Regina to advocate to the Provincial Government to step in and resolve these differences before the Rural Municipality of Sherwood becomes noose around the neck of the City of Regina. To allow the current situation to continue will have significant future negative impacts to our economy and housing affordability.

Regards,

A handwritten signature in blue ink, appearing to read 'Stu Niebergall', is positioned above the printed name.

Stu Niebergall  
*President & CEO*