

Water Utility Expansion Project

A brief overview of the R.M. of Sherwood's current and future plans for the development of our Potable Water Treatment and Distribution Systems.

OVERVIEW

The R.M. of Sherwood No 159 (RM) is developing a long-term stable water supply to service growth in its northern industrial area, anchored by Sherwood Industrial Park(SIP).

The RM is pursuing the development of its own water utility in order to facilitate growth, which will require investment in a water treatment plant and water distribution infrastructure. SIP has been serviced by an agreement with the City and from individual wells among land owners.

GROWTH

The utility investment will create water volume capacity that can facilitate an estimated 850 hectares of total development.

SUSTAINABILITY

The RM water utility is intended to be financially self-sufficient gathering water revenues from users to pay off the cost of capital investment, long-term operating costs and capital renewal!

AFFORDABILITY

- WATER TREATMENT PLANT, INCLUDING ALL RELATED WELLS, ENGINEERING AND PIPING \$12 MILLION.
- DISTRIBUTION SYSTEM EXPANSION PHASE 1, 2 and 3, INCLUDING ENGINEERING AND CONSTRUCTION JUST OVER \$7.2 MILLION.
- LAND AND FINANCIAL ANALYSIS \$800,000.



Rendition of the Proposed R.M. of Sherwood Water Treatment Plant (WTP) to be located at Curtis Drive & Pasqua Street North

SIGNIFICANT EVENTS TO DATE

2013/2014

As the R.M. was experiencing growth in and around SIP, the RM applies to the City of Regina for an increase to its water allocation.

2014/2015

The RM receives a formal offer from the City that includes a variety of fees attached to an increased water allocation. The RM studies potential feasibility of its own water treatment plant and expanded distribution system and commits to well exploration.

2016

The R.M.'s independent cost-benefit analysis highlights that the City option is not financially feasible with significant projected losses; but, that a RM-owned alternative projects to be self-sustaining. Well discovery and aquifer testing is successful and design of the water treatment plant and distribution system begins. Applications to the Water Security Agency (WSA) and Saskatchewan Municipal Board (For Funding Approval) completed. The project is presented at November OCP Open Houses and receives strong positive feedback.

2017

Approvals for well construction, distribution system expansion and Water Treatment Plant construction received from the WSA. Funding permission received and long-term debt approved by Council. Projects Awarded to companies and construction to kick off in July.



The water treatment plant is sized for up to 850 hectares based on average volume usage. The current service area is 238 hectares!

A BULK WATER FILL WILL BE INSTALLED AT THE WTP! CLEAN SAFE DRINKING WATER AVAILABLE!!

THE WTP BUILDING ALLOWS FOR A 33% EXPANSION OF PRODUCTION WITHOUT THE NEED FOR ADDITIONS

THE WATER TREATMENT PLANT BUILDING (WTP) DESIGN ALLOWS FOR AN ABUNDANT AMOUNT OF NATURAL LIGHT, LOWERING BOTH LIGHTING & HEATING COSTS!



THE WTP IS DESIGNED WITH THE ENVIRONMENT IN MIND. THE PROCESS IS VERY EFFICIENT IN BOTH WATER AND POWER USE!

The R.M.'s decision to invest in the SIP Water Utility is based on the following key factors:

It is the first major step in realizing the vision for growth as outlined in the draft OCP and the Infrastructure Strategy. The investment makes the SIP area the best value industrial growth area for developers in the Regina region.

The financial model leans on existing users in SIP, representing significantly less risk than a speculative development.

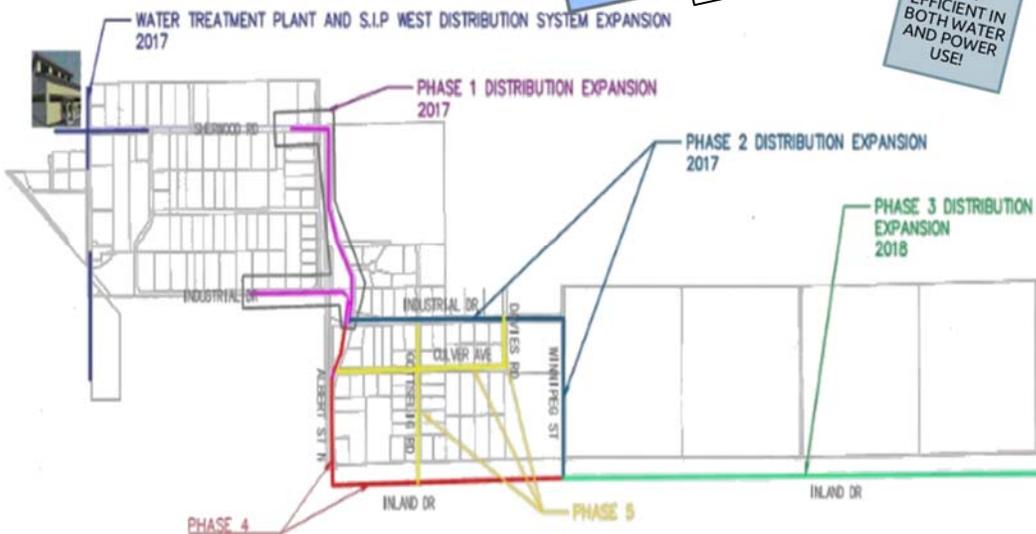
Industrial/commercial development accounts for over 75% of R.M. tax revenue and this investment supports an estimated 20+ years of further growth that is currently limited by water allocation.

SIP users will be serviced by brand new infrastructure, but the R.M. is forecasting only manageable 2% increases in water rates.

The R.M. is taking control of its growth and development and will not be dependent on cost increases or planning restrictions with the City or other partners.

Making the investment now fills a market gap for industrial land in the region and takes advantage of a favourable construction cost environment.

There is risk of water volumes decreasing or growth taking longer than expected, but this risk is supported by new SIP tax revenue first, not existing ratepayers.



FOR MORE INFORMATION PLEASE

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