Land Use Bylaw Committee
AGENDA

Tuesday, July 14, 2020
1:00 PM
Council Chambers
County Administration Building

1. Approval of Agenda

2. Old Business
   2.1 Agricultural Small Holdings (ASH)/Agricultural Hobby Farm (AHF) – Report  
       David Blades
   2.2 Requirements for Utilities for Subdivisions – Report  
       David Blades
   2.3 Pavement and Per Lot Road Contribution Policy Review – Report  
       David Blades

3. New Business

4. Next Meeting Date
Background

On May 19, 2020, the Planning Committee recommended that Administration make the discussed changes below to the proposed Agricultural Hobby Farm (AHF) and Agricultural Small Holdings (ASH) districts. Comments from Administration are included in red.

- Going beyond the 20 acre provision for Agricultural Hobby Farm;
- Wording - initial stage of 20 acre allowance then if expansion is requested, provide a provision for larger area;
- Ability for Council to hybrid rules for different situations;
- Tweaking on Agricultural Small Holdings – Three (3) tiered system: AHF, then ASH (better soil), and finally large farmland (AG);
- Three (3) Options for landowners to look at - not a one size fits all;
- Restrictions on land once zoned to AHF and ASH - "you're only allowed to build on existing development" requirement;
- 1.1.7 - certain situations where you could have more than two (2) parcels zoned to ASH per quarter section;
- Written on any zoning notification - "If you go beyond the standard first parcel out, you will need to do an ASP" or "any more than two of this AHF or ASH district on a quarter requires an ASP"; and
- Remove (r) from 1.1.4 - Discretionary Uses - Recreational Units use.

The two (2) districts are outlined as follows:

1.1 Agricultural Small Holdings (ASH)

1.1.1 Purpose

The purpose of this district is to provide for more intensive, added value or higher potential agricultural operation on parcels smaller than would otherwise be allowed. At the request of
the owner, Council may classify land to this district if it is convinced that the proposed parcel will support a viable agricultural related operation.

1.1.2 Lot Involving Proof of Viable Agricultural Operations

Lots proposed on good agricultural land for viable agricultural operations shall only be approved if the following prerequisites are present:

a) If required under policy, an Area Structure Plan;

b) Demonstrated compatibility between the proposed land use and existing land uses;

c) Once districting has been approved on existing developed sites, there shall be no additional building development over or removal of the viable agricultural land.

d) Proposed undeveloped parcels shall have a maximum of one (1) acre of development that will include buildings or other non-productive features or structures. The remainder shall be productive agricultural land.

d) Long term concept for the proposed land;

e) Include a planned footprint including agricultural area and existing and proposed buildings;

f) Details of the proposed parcel indicating existing and/or proposed minimum Agricultural area (minimum of 60%) not occupied by buildings or other non-productive features or structures; and

e) Any fragmentation of the remainder of the good agricultural quarter shall not be allowed unless further consideration is provided under existing policies or bylaws. Including those provisions under Section 1.1.5 and 1.1.7 below in this District.

1.1.3 Permitted Uses

a) Agriculture, Extensive

b) Dwelling, Detached

c) Dwelling, Mobile – New

d) Dwelling, Modular – New
e) Dwelling, Moved-in-New (amended by Bylaw 2019/44)

f) Buildings and uses accessory to the above

1.1.4 Discretionary Uses

a) Dwelling, Communal

b) Dwelling, Moved-in- Used (amended by Bylaw 2019/44)

c) Dwelling, Mobile – Used

d) Dwelling, Modular – Used

e) Dwelling, Secondary Suite

f) Agricultural, Intensive

g) Tree Farm

h) Bed and Breakfast

i) Kennel

j) Public Utility

k) Public or Quasi-Public Use

l) Resource Processing Operation

m) Recreational, Extensive

n) Abattoir

o) Greenhouse

p) Veterinary Clinic

q) Equestrian Center

r) Recreational Units Use (greater than 32.0 hectares (80 acres), where no dwelling exists — maximum 3 year permit. If the landowner wishes the use to continue, they must re-apply for the use prior to the expiry of the permit).
s) Apiary *(amended by Bylaw 2019/44)*

t) Offsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*

u) Offsite Home Occupation (Type 2) *(amended by Bylaw 2019/55)*

v) Onsite Home Occupation (Type 1) *(amended by Bylaw 2019/55)*

w) Onsite Home Occupation (Type 2) *(amended by Bylaw 2019/55)*

x) Onsite Home Occupation (Type 3) *(amended by Bylaw 2019/55)*

y) Market Garden *(amended by Bylaw 2019/55)*

z) Buildings and uses accessory to the above

**1.1.5 Lot size**
The minimum and maximum lot size shall respectively be between 4.05 hectares (10 acres) to 8.1 hectares (20 acres). If expansion for a larger area of the existing approved area is proposed, an application may be approved for a larger area at the discretion of Council.

**1.1.6 Setbacks**

a) Front yard: see Section 9.10.1

b) Side yard: 5.0 meters (16 feet)

c) Rear yard: 10.0 meters (33 feet)

**1.1.7 Area Structure Plan and Redistricting Rezoning Requirements**

a) Subject to the respective requirements of this Bylaw, an Area Structure Plan will be required beyond first parcel out. Redistricting will be necessary for proposals applied for. There will be no more than two parcels districted to Agricultural Small Holdings per quarter section.

**1.1.8 Recreational Units**
Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

**1.1.9 Sewage and Wastewater**
Sewage and wastewater systems are required as outlined in Section 3.12 (g), Recreational Units.
1.1.10 Utility Hookups
Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

1.1.11 Enforcement
Offences and fines are outlined in Section 5, Contravention.

INCLUDE ASH WITHIN THE FOLLOWING LUB 2017/48 SECTIONS
(These would have to be referenced)

- 9.2 Animal Restrictions
- 1.3 Establishment of Districts
- 9.18 Accessory Buildings
- 3.12 Recreational Units

10.3 Agricultural Hobby Farm (AHF)

10.3.1 Purpose
The purpose of this district is to provide for small parcels that exist on poorer agricultural land for residential hobby farm purposes.

10.3.2 Lot Involving Poorer Agricultural Land for Agricultural Hobby Farm
Lots proposed under this concept must be shown to have:

a) If required under Policy, an Area Structure Plan;

b) An area of at least eighty percent (80%) of the land showing no greater than forty percent (40%) soil rating; (amended by Bylaw 2019/44)

c) Demonstrated compatibility between the proposed land use and existing land uses; and

d) Any further fragmentation of the remainder is subject to existing policies and Bylaws.

10.3.3 Permitted Uses

a) Agriculture, Extensive

b) Dwelling, Detached

c) Dwelling, Modular – New

d) Dwelling, Mobile – New

e) Buildings and uses accessory to the above uses

10.3.4 Discretionary Uses

a) Agriculture, Intensive
b) Apiary

c) Bed and Breakfast operations with a maximum of three guest rooms

d) Dwelling, Detached – Used

e) Dwelling, Modular – Used

f) Dwelling, Mobile – Used

g) Dwelling, Secondary Suite

h) Equestrian Center

i) Green Houses

j) Market Garden

k) Public Utility

l) Veterinary Clinic

m) Offsite Home Occupation (Type 1) (amended by Bylaw 2019/55)
n) Offsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
o) Onsite Home Occupation (Type 1) (amended by Bylaw 2019/55)
p) Onsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
q) Onsite Home Occupation (Type 3) (amended by Bylaw 2019/55)
r) Buildings and uses accessory to the above uses

10.3.5 Setbacks

a) Front yard: see Section 9.10.1

b) Side yard: 5.0 meters (16 feet)

c) Rear yard: 10.0 meters (33 feet)

10.3.6 Lot Size

The minimum and maximum lot size shall respectively be between 2.0 hectares (5.0 acres) to 8.0 hectares (20.0 acres). If expansion for a larger area of the existing approved area is proposed, an application may be approved for a larger area at the discretion of Council.

10.3.7 Density of Development

No more than one residence shall be built or maintained on a parcel.

10.3.8 Rezoning Requirements
Subject to the respective requirements of this Bylaw, there will be no more than two parcels districted to Agricultural Hobby Farm per quarter section.

If not qualified under the Second Yardsite Policy, an Area Structure Plan shall be required beyond first parcel.

10.3.9 Recreational Units

Recreational Units may be authorized as outlined in Section 3.12, Recreational Units. **10.3.10 Sewage and Wastewater**

Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

10.3.11 Utility Hookups

Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

10.3.12 Enforcement

Offences and fines are outlined in Section 5, Contravention.

**Recommendations**

Administration recommends that the Land Use Bylaw Committee review the draft districts and subject to any amendments, be approved to be brought for review by Council. This also would be pending review of compatible provisions under the Municipal Development Plan.
1.1 Agricultural Small Holdings (ASH)

1.1.1 Purpose

The purpose of this district is to provide for more intensive, added value or higher potential agricultural operation on parcels smaller than would otherwise be allowed. At the request of the owner, Council may classify land to this district if it is convinced that the proposed parcel will support a viable agricultural related operation.

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b) Demonstrated compatibility between the proposed land use and existing land uses;

c) Once districting has been approved on existing developed sites, there shall be no additional building development over or removal of the viable agricultural land.

d) Proposed undeveloped parcels shall have a maximum of one (1) acre of development that will include buildings or other non-productive features or structures. The remainder shall be productive agricultural land.

d) Long term concept for the proposed land;

e) Include a planned footprint including agricultural area and existing and proposed buildings;

f) Details of the proposed parcel indicating existing and/or proposed minimum Agricultural area (minimum of 60%) not occupied by buildings or other non-productive features or structures; and

e) Any fragmentation of the remainder of the good agricultural quarter shall not be allowed unless further consideration is provided under existing policies or bylaws. Including those provisions under Section 1.1.5 and 1.1.7 below in this District.
DRAFT DISTRICT

1.1.3 Permitted Uses
   a) Agriculture, Extensive
   b) Dwelling, Detached
   c) Dwelling, Mobile – New
   d) Dwelling, Modular – New
   e) Dwelling, Moved-in-New \textit{(amended by Bylaw 2019/44)}
   f) Buildings and uses accessory to the above

1.1.4 Discretionary Uses
   a) Dwelling, Communal
   b) Dwelling, Moved-in- Used \textit{(amended by Bylaw 2019/44)}
   c) Dwelling, Mobile – Used
   d) Dwelling, Modular – Used
   e) Dwelling, Secondary Suite
   f) Agricultural, Intensive
   g) Tree Farm
   h) Bed and Breakfast
   i) Kennel
   j) Public Utility
   k) Public or Quasi-Public Use
   l) Resource Processing Operation
   m) Recreational, Extensive
   n) Abattoir
   o) Greenhouse
   p) Veterinary Clinic
   q) Equestrian Center
   r) Recreational Units Use (greater than 32.0 hectares (80 acres), where no
dwelling exists — maximum 3 year permit. If the landowner wishes the use to
continue, they must re-apply for the use prior to the expiry of the permit).
   s) Apiary \textit{(amended by Bylaw 2019/44)}
DRAFT DISTRICT

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The minimum and maximum lot size shall respectively be between 4.05 hectares (10 acres) to 8.1 hectares (20 acres). If expansion for a larger area of the existing approved area is proposed, an application may be approved for a larger area at the discretion of Council.

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a) Front yard: see Section 9.10.1
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c) Rear yard: 10.0 meters (33 feet)

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a) Subject to the respective requirements of this Bylaw, an Area Structure Plan will be required beyond first parcel out. Redistricting will be necessary for proposals applied for. there will be no more than two parcels districted to Agricultural Small Holdings per quarter section.

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Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

1.1.9 Sewage and Wastewater
Sewage and wastewater systems are required as outlined in Section 3.12 (g), Recreational Units.

1.1.10 Utility Hookups
Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

1.1.11 Enforcement
Offences and fines are outlined in Section 5, Contravention.

INCLUDE ASH WITHIN THE FOLLOWING LUB 2017/48 SECTIONS
DRAFT DISTRICT

(These would have to be referenced)

- 9.2 Animal Restrictions
- 1.3 Establishment of Districts
- 9.18 Accessory Buildings
- 3.12 Recreational Units
10.3 Agricultural Hobby Farm (AHF)

10.3.1 Purpose

The purpose of this district is to provide for small parcels that exist on poorer agricultural land for residential hobby farm purposes.

10.3.2 Lot Involving Poorer Agricultural Land for Agricultural Hobby Farm

Lots proposed under this concept must be shown to have:

a) If required under Policy, an Area Structure Plan;

b) An area of at least eighty percent (80%) of the land showing no greater than forty percent (40%) soil rating; *(amended by Bylaw 2019/44)*

c) Demonstrated compatibility between the proposed land use and existing land uses; and

d) Any further fragmentation of the remainder is subject to existing policies and Bylaws.

10.3.3 Permitted Uses

a) Agriculture, Extensive

b) Dwelling, Detached

c) Dwelling, Modular – New

d) Dwelling, Mobile – New

e) Buildings and uses accessory to the above uses

10.3.4 Discretionary Uses

a) Agriculture, Intensive

b) Apiary

c) Bed and Breakfast operations with a maximum of three guest rooms

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n) Offsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
o) Onsite Home Occupation (Type 1) (amended by Bylaw 2019/55)
p) Onsite Home Occupation (Type 2) (amended by Bylaw 2019/55)
q) Onsite Home Occupation (Type 3) (amended by Bylaw 2019/55)
r) Buildings and uses accessory to the above uses

10.3.5 Setbacks
   a) Front yard: see Section 9.10.1
   b) Side yard: 5.0 meters (16 feet)
   c) Rear yard: 10.0 meters (33 feet)

10.3.6 Lot Size
    The minimum and maximum lot size shall respectively be between 2.0 hectares (5.0 acres) to 8.0 hectares (20.0 acres). If expansion for a larger area of the existing approved area is proposed, an application may be approved for a larger area at the discretion of Council.

10.3.7 Density of Development
    No more than one residence shall be built or maintained on a parcel.

10.3.8 Rezoning Requirements
    Subject to the respective requirements of this Bylaw, there will be no more than two parcels districted to Agricultural Hobby Farm per quarter section. If not qualified under the Second Yardsite Policy, an Area Structure Plan shall be required beyond first parcel.

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    Recreational Units may be authorized as outlined in Section 3.12, Recreational Units.

10.3.10 Sewage and Wastewater
    Sewage and wastewater systems are required as outlined in Section 3.12.1(g), Recreational Units.

10.3.11 Utility Hookups
    Utility hookups are required as outlined in Section 3.12.1(h), Recreational Units.

10.3.12 Enforcement
    Offences and fines are outlined in Section 5, Contravention.
Requirements for Utilities for Subdivisions – Report

Meeting Date (Report Reference Only): 2020/07/14
Meeting (Report Reference Only): Council Planning & Development

Background

At our May 19, 2020 Land Use Bylaw Committee meeting, the Committee reviewed the wording for a proposed Policy and recommended that a formal draft Policy be drafted and brought back for consideration to the Land Use Bylaw Committee.

Administration has attached a draft Policy for review and approval to proceed with by the Committee.

Alternatives

1. To amend the proposed formal Policy; or
2. To accept the proposed formal Policy and forward to Council for their final approval.

Recommendations

Administration recommends that the Land Use Bylaw Committee accept the proposed formal Policy and forward it to Council for their final approval.

Recommended Resolution

that the Land Use Bylaw Committee accept the proposed formal Policy and have it brought forward for final approval by Council.
1. **Policy Statement:**

1.1 This Policy shall apply to new subdivisions and the requirement or the exemption of gas and power utilities to those subdivisions.

2. **Definitions:**

- **Gas or Gas Utility** shall mean natural gas provided by a gas provider as authorised by the Province of Alberta.

- **Power or Power Utility** shall mean electrical power provided by an electrical power provider as authorised by the Province of Alberta.

- **Subdivision** shall mean the subdivision of land as authorised by the County of Wetaskiwin Subdivision Approving Authority whether by Policy through Administrative Approval of Simple Subdivisions or by County Council.

3. **General Provisions for Exemptions:**

3.1 Regarding conditions of subdivision, the Subdivision Approving Authority may grant an exemption from the requirement of providing gas and/or power to lots being subdivided whether under or not under an Area Structure Plan as outlined in the following examples:

- First parcel out (Rural Residential districting is automatically applied);

- Parcels created through the second yard site policy (typically the second lot will be Country Residential. It should be noted that the yard site will have already had some form of utilities);

- Where multiple subdivision occurs with all lots accessing existing developed Township, Range Road, and registered forced road plans;

- Parcels approved as Watershed Protection, Wizard Lake Watershed and Rural Conservation Districts if such parcels are abutting existing road rights of way that may already have utility lines and are of a larger size not requiring internal road system development;
4. **Power and Gas Required:**

4.1 Subdivisions that will require both gas and power shall be multi-parcel subdivisions involving the development of internal road systems providing access to the new lots.

4.2 Gas and power shall be installed at the time of multi-parcel subdivision development and placed within the internal road rights of way or within registered utility rights of way. As not currently required, there would not be the requirement to extend such services beyond the point of placing the utilities within the road rights of way or within registered utility rights of way. This means there shall be no requirement to extend services into the individual lots which shall then be the responsibility of the lot owner at the time of the actual development on the lot such as a residence.

4.3 The requirement for gas and power can ultimately be reviewed by Council at the Area Structure Plan stage where the proposal is brought forward and identified by the developer and outlines the future installation of power and gas or other types of utility sources and services through the development agreement and design stage of subdivision development.
Pavement and Per Lot Road Contribution Policy Review – Report

Meeting Date (Report Reference Only): 2020/07/09
Meeting (Report Reference Only): Council Planning & Development

Background

At the May 19, 2020 LUB Committee Meeting, it was recommended that Administration contact WSP and review the existing formula numbers to take into account not just paving and ensuring payment is equal for everyone and provide road linking clarification - everyone needs to pay as the road is developed. Administration was to bring the Pavement and Per Lot Road Contribution Policy to the next meeting with the following amendments to the Policy.

At the time of writing, WSP has been contacted for their input. In waiting for those discussions and with the information outlined below, Administration would like to present the following information and clarify the broader concepts the Committee wishes to undertake with the following alternatives.

At the time of approving the original Policy, it was intended to secure road contributions and have them banked until such time as enough funds were accumulated to deliver a road improvement, that is, being brought up to pre-paved standard or pavement, for direct access to the subdivision or development. Alternately, a significant subdivision or development would require actual pavement by the developer. One (1) of the intended outcomes of the Policy was also to try to encourage or entice multiparcel development closer to existing infrastructure such as nearby highways.

In our more recent Land Use Bylaw Committee discussions, their appears to be a strong interest in finding a way of securing intersection costs from all landowners using these intersections. One of the directions is to review the burden by “one developer” for road improvements and if possible change how intersection improvement costs are paid for and how such costs can be more fairly assessed to all users rather than only “the new developer”. This would result in cheaper rates for the developer, which is the opposite of the “developer pay” concept.

It should be noted, however, the fee or levy concept can only be implemented if subdivision or development occurs at the specific approval time by the developer wishing the subdivision or development. Essentially, the County cannot retro-actively take funds from existing area residents/adjacent landowners until a subdivision or development occurs from their own lands, with debentures or local improvement concepts excluded. Obtaining funds from all existing residents or users of particular road systems and intersections does seem fair, however, there
are limited means to require all landowners to pay and doing so may become an anathema to existing residents.

Another factor that needs to be taken into the background is when Alberta Transportation (AT) provides a response to subdivision. As directed by Alberta Transportation (AT), it is the responsibility of the County to ensure the upgrading of the respective local Highway Intersection. As these intersection improvements are expensive and one (1) developer may not be able to afford such improvements alone, the concept of an Area Contribution Fee is a possible logical solution.

For developers, there are two (2) distinct road areas that typically road improvements fall into.

- County road improvements that do not involve or require highway intersection improvements; or
- County road improvements that will involve or require highway intersection improvements.

The Policy is focused on roads under County jurisdiction while highway intersections, AT controlled, become a separate cost item but still can be managed separately under the Development Agreement. Also, Section 6 of the existing Policy addresses Development or Subdivision abutting a Provincial Highway.

As a result of the broader discussion of who should pay, the following alternatives should be considered:

1. Stay with existing Policy but look at lesser per lot fees and costs to be attributed to the developer. This would be dealt with under the respective Policy sections but modified to lessor costs to the developer and would still deal with the Township and Range Roads while, the highway intersections be dealt with Section 6 and the Development Agreement which determines the costs necessary by an estimate by reputable contractors;
2. Funding is done through an approved Area Contribution Fee, meaning pay as you develop with a set contribution written into respective Development Agreements between the developer and the County based on calculated improvement costs per each intersection. Again, fees can only be obtained at the time of subdivision or development;
3. Endeavour to Assist clause in accordance with Section 5 of the Policy. Such Endeavours are fronted by the developer who has sparked the improvements needed, however, costs can be recouped from the original developer from future developers;
4. Pursue the concept of local improvement bylaws that would involve all specific landowners abutting or near the roads and intersections affected;
5. That the County does not charge any fee and leave this for Council Budget discussions when improvements arise for our County roads or as required by Alberta Transportation.
Alternatives

1. To not accept the discussion alternatives;
2. To accept, with or without additional amendments, one or more of the alternatives; or
3. Wait for additional input from WSP

Recommendations

Administration recommends that the Land Use Bylaw Committee accept one or more of the Alternatives as presented and further wait for additional information from WSP.

Recommended Resolution

that the Land Use Bylaw Committee accept one or more Alternatives presented and await additional input from WSP.
County of Wetaskiwin No. 10

PAVEMENT AND PER LOT ROAD CONTRIBUTION FEE POLICY #6615

2019 FEE UPDATE

WSP
www.wspgroup.com

WSP File: 161-08331-00

Issued December 2019
This report is a summary of the assumptions and calculations of the proposed 2019 fee update for the County of Wetaskiwin Pavement and Per Lot Road Contribution Fee, Policy #6615.

Background

The previous pavement and per lot road contribution fee is $2,000 and was set in 2009.

Methodology

Section 3 paragraph five of the policy states that “the per lot fee shall be adjusted to take into account the industry standard cost increases for contracts, materials and labour at the beginning of each year and adjusted accordingly...”. The purpose of this update prepared by WSP is to set an adjustment for the per lot road contribution fee. This adjustment was determined by using published road construction costs that are prepared by Alberta Transportation. [1]

The following assumptions were used to prepare the 2019 Fee Update:

Assumptions

1. Fee is to be based upon the cost of upgrading linking road from gravel surface to paved surface. Widening and shoulder pulls are not included.
2. Top of road width is estimated at 8.0 meters
   a. 150 mm subgrade preparation
   b. 300 mm aggregate base course
   c. 100 mm asphalt concrete (2 lifts)
4. Cost scenario – Development is 3 miles from paved road, cost would be shared amongst 6 quarter section developments (assuming first development would recover cost from future developments via endeavor to assist) and assumes that the density of development is 75 lots per quarter section.
5. Cost for improvements is based upon Alberta Transportation Unit Price Average Report - 2019 construction prices
6. Engineering and contingency is 15% of the construction value
7. Assumes there is no contribution from the County for the cost of paving

Conclusion

Base on the assumptions above and the detailed cost analysis shown in Appendix A, WSP recommends the Pavement and Per Lot Road Contribution Fee be $4,745 / lot
# Appendix A Detailed Cost Analysis

## Unit price Average per l.m. of paving

<table>
<thead>
<tr>
<th>Specification</th>
<th>Conversion Factor</th>
<th>Revised quantity/sq.m.</th>
<th>Width</th>
<th>Total Quantity/ln.m. of road</th>
<th>AT Unit Price Average</th>
<th>Total Cost</th>
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<tbody>
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<td>Qnty</td>
<td>Unit</td>
<td>$</td>
<td>Unit</td>
<td>m</td>
<td>Units</td>
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<td>Subgrade preparation</td>
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<td>-</td>
<td>-</td>
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<td>Aggregate Base Course</td>
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<td>0.630</td>
<td>tonne</td>
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<td>Asphalt Concrete</td>
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<td>2.6</td>
<td>tonne/cu.m.</td>
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<td>tonne</td>
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<td>Engineering and Contingency (20%)</td>
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<td>Total Cost/L.m.</td>
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**Total cost for paving 1 miles (1.609 km) of gravel road:** $712,851.36  
**Total cost for paving 3 miles (4.820 km) of gravel road:** $2,135,452.80

### Fee Development Scenario

Density of 75 lots / quarter and there are 6 quarters abutting 3 miles of paved roadway: $4,745 / lot