

The VOICE of Business

City Development Levies



Development Levies pay for the cost of installing infrastructure in green land and for infrastructure upgrades in in-fill.

Recently the members of the Chamber's Business Development and Policy committees met with Mayor Maloney, Councillors Goulden and Fisher, and City Manager, Lonnie Kaal.

A number of topics were covered, including the City's new development levies or charges. The Chamber expressed its concern that the levies are stifling growth. Council, on the other hand, explained that growth costs money and someone has to pay for it. All cities charge development levies.

During the discussion, Lonnie Kaal defined the development levies. "Development charges are a way for municipalities to recover capital costs incurred for infrastructure improvements required for new development," she said. "They're collected only once and they finance the off-site costs associated with development and redevelopment." These could include sewer, water and storm infrastructure, as well as roads and intersections.

The current levies, established by Council under Bylaw No. 01/2014, set the fees for commercial and industrial lands at \$69,000/acre and residential land at \$39,000/acre.

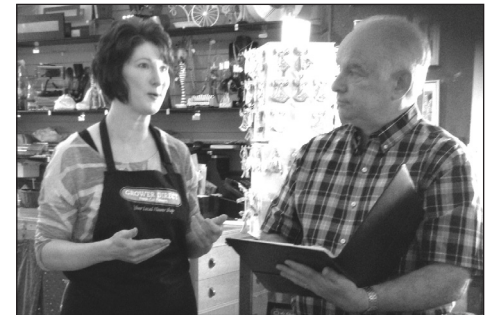
Kaal pointed out that a misconception circulating in the community is that developers must pay all development fees on all the land as soon as it is acquired. In reality, if the developer submits an application to Council and if Council approves, the charges may be phased in over time as each parcel of land is developed. For example, if a developer purchases 20 acres of land but is developing only 5 acres right away, the levies charged may be for only the first 5 acres. As the rest of the land is developed, the City will then collect the remaining charges.

Normally development charges only apply to 'Greenfield' or undeveloped lands but they can apply to infill areas when the purpose of the land is changed (if infrastructure demands on sewer and water increase with infill development, then development charges may apply.) Kaal used a few examples to illustrate her point. "If land that was formerly residential is converted to commercial, upgrades to the water, storm or sanitary sewer services may be required," she said. "And if land that supported a single dwelling now has multiple homes or units, changes to the infrastructure may also be needed."

The Service Connection Fee, (fees charged to a developer when connecting to infrastructure such as water and sewer), are levied on a cost-recovery basis.

Kaal indicated that when a developer visits the city, representatives of the City's Engineering, Planning and Public Works departments meet with him or her to discuss any issues or concerns he or she might have. The Chamber indicated this is a good idea as it demonstrates to the developer the city is truly interested in having the developer invest in Yorkton.

The Chamber and Council agreed to meet more often to discuss issues and opportunities.



Kerry Geddes, owner of Welcome Home Floral & Gift Shop chats with Mayor Bob Maloney during the second annual Business Walk with the Mayor. The Chamber invited Mayor Maloney and reps from YBID to join the Chamber as it visited some of its members during the week of July 20. Topics discussed included the health of the business community and suggestions for Yorkton's continued growth and expansion.

Congratulations!

- To **Rick Bilous** of Yorkton Distributors on receiving the Outstanding Snowmobiler Award from the Canadian Council of Snowmobile Organizations.
- To **Yorkton Sno Riders** on receiving the Sask Snowmobile Association's Outstanding Club of the Year for Zone 3. And to Larry Harris of Penguin Refrigeration and his family who were awarded Zone 3's Outstanding Family of the Year Award.
- To **Value Tire** on 30 years in business!
- To **Key Chevrolet Cadillac Buick GMC** on 30 years in business!
- To the **Western Development Museum** on it's 60th Threshermens' Show!



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to the Yorkton Chamber of Commerce*

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Financing for Youth Entrepreneurs

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Call the Chamber office at 783-4368

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- RawTec • PC Place • LNX Hosting • Staples • Yorkton Welding
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- Theodore ABC Daycare • Good Earths Shop • Nutter's • Sangsters • SveinCo.
- Tonkin Millwork • Deneschuk Homes • Integrity Builders
- North American Basement Systems • Joe Beeverz Bar & Grill
- Brown's Social House • Mr. Mike's Steakhouse • Mano's Restaurant
- Yorkton Hotel • Painted Hand Casino • Culligan Water • Penguin Water
- Sask Power • Medius Restoration • AJ Upholstery • Ecol Electric

Just to mention a few . . .

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The Canadian Chamber of Commerce & First Data, a leader in the electronic payment processing industry, have partnered to bring you exclusive benefits to help grown your business. Together we are ready to help you with preferred pricing and products tailored to suit your needs.

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Discover	1.60%
Card Brand	0.15%
NQA	0.27%
Interac Debit	\$0.05/Transaction
Monthly Account Fee	\$5.00



**Trial Offer
from First Data**

If you're a Chamber member and are interested in saving money in the area of credit card processing, then this offer is for you! **First Data** is offering a **complimentary** statement analysis and find out how your business can save up to **\$1000+** per year with their **new lowered rates**. AND, if you switch to First Date, your business will receive a **free terminal for 6 months**.

To learn more about this limited time offer (valid to Sept 30, 2015), contact 1-888-265-4117 or chambermember@firstdata.com

**Time to
Celebrate**

If your business is a member of the Chamber and is celebrating a milestone year in 2015, let the Chamber office know so we can put it in the Congratulations section of the Courier. And if you are holding a celebration breakfast or bbq, send us the details so we can circulate them to the membership.



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Is there a Mentor in You?

Young entrepreneurs seek the advice of experienced business people but often, they are not sure who is willing to share with them. If you would like to share your business experience, then becoming a volunteer mentor with futurpleneur Canada may be the right fit for you. Futurpleneur Canada describes its mentoring program as follows:

"Mentors have a significant impact on young people, helping them grow both personally and professionally. As a Futurpleneur Canada mentor, you will listen, advise, support, challenge and celebrate with your entrepreneur. Your experienced guidance will help them develop the tools needed to succeed independently over the long term."



To learn more about the mentoring program, visit futurpleneur.ca/mentoring

New Signs Filling Board

Recently, **18 new signs** were installed on the Chamber's Sign Board. The Sign Board is popular with tourists as they walk about the grounds to stretch their legs, let the kids have a run or to walk the dog. Did you know that according to stats provided by Tourism Yorkton, over 11,000 people visit the Tourism Yorkton/Chamber building each year?

The new rates for sign space rental are:

- 1 sign space - \$300 for 3 years (that's less than 28¢ per day for 24 - 7 advertising!)
- 2 sign spaces - \$550 for 3 years (that's 50¢ per day for year-round advertising!)
- 4 sign spaces - \$1200 for 3 years (that's \$1.09 per day for a big sign that's illuminated at night!)

To ensure your business is noticed, call the Chamber office (306-783-4368) to order your sign space!



Upcoming Dates to Remember

September 10
Chamber Business Lunch. Life Member Induction.

September 30
Annual Chamber Business Dinner with Manjit Minhas as Guest Speaker.

*Manjit Minhas,
Co-Founder and
Co-Owner of Minhas
Brewery and the
newest Dragon on
CBC's Dragon's Den
will be the Guest
Speaker at the
Chamber's Business
Dinner September 30.*



Dec 31
Chamber New Year's Eve Party at the Painted Hand Casino. Black Tie Event.

Mission Zero

Top 5 Reasons to Invest in Safety:

There are solid business reasons for committing to a safety program. In pure \$ and ¢, it's profitable to improve safety.

1. Reduce lost time. Finding workers is one of the biggest challenges to businesses in Saskatchewan. You need every person you can find to get the job done. Losing people due to poor safety performance is just like having fewer employees.
2. Having a good safety record makes you more productive.
3. Having a good safety record makes you more efficient.
4. Having a good safety record makes you more profitable.
5. Save money. If your injury record with Workers Compensation Board is improving, your WCB premiums go down.



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Did You Know?

- Over 30,000 Saskatchewan direct and indirect jobs come from mineral production.
- Saskatchewan ranks as the world's number one potash producer and world's number two uranium producer.
- Wondering why Dracup Avenue running past the Trades & Technology Centre isn't paved? This is what the City says on its website www.yorkton.ca
- **Dracup Avenue North** has become a major collector street for Yorkton and the current roadway and **intersection at Dracup and Darlington** meets neither current nor future growth needs for the city. A number of significant dollar value options are being

evaluated including widening and increasing the carrying capacity of the roadway, and a possible round-a-bout at the Dracup/Darlington Street intersection. These could be better options rather than just resurfacing the existing roadway. In addition, as major work is soon to get underway on Highway 10 East, it is not prudent to restrict traffic in two important areas of the city so close together at the same time. Once options for the Dracup corridor have been thoroughly evaluated and work on Highway 10 East is either nearing completion or is completed, we will be moving forward with reconstruction in the Dracup Corridor area.

Businesses Talk Insurance

The Chamber has often promoted the Chambers of Commerce Group Insurance Plan as being one that is affordable and flexible for small businesses with 1 to 50 employees. Sanctioned by the Canadian Chamber, the plan is utilized by thousands of businesses across Canada. It's available only to Chamber members. Over 100 Yorkton Chamber members use the Plan. Here's a sampling of what some of them have to say about it:

"The Chamber Group Insurance plan has been our health plan provider since we purchased our business in 2004. The plan is affordable and administered locally by Barry Zapshalla's office. They are always quick and efficient in dealing with any questions or concerns that we may have."

- Lori Butchko, Marlor Enterprises

"The Society for the Involvement of Good Neighbors (SIGN) has been a part of the Chambers of Commerce Group Insurance Plan since 1996. SIGN first joined the Group Insurance Plan with 18 staff enrolled. Now with almost 70 staff enrolled, we continue to experience exceptional service! The plan provides SIGN with an affordable and comprehensive coverage plan for our Employees. As a Community Based Organization, we find this to be a very effective recruitment and retention tool for our valued staff."

- Andrew Sedley, Executive Director



Chambers of Commerce
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"The Chamber Group Insurance Plan has been part of our office's benefit package that we have offered to our employees for the last 15 years. This plan is very attractive to our employees as it offers some great benefits at a reasonable rate. The package is also very affordable for us as employers. Some of the highlights that employees find very beneficial are the disability insurance portion off the package as well as the drug plan and travel insurance. The plan is very easy to set up and seamless to administer. I would highly recommend this plan to any employer who is looking to add a great incentive to their work place."

- Dr Dennis Fuchs, Drs Bode, Fuchs and Yaworsky Dental Practice

For more information about how your business can access the Chamber Group Insurance Plan, contact Barry Zapshalla Investment & Insurance Solutions (306-786-6262).

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Calling Entrepreneurs 18 - 39



Entrepreneurs between the ages of 18 and 39 years, may qualify for start-up financing through Futurpreneur Canada.

Futurpreneur Canada offers resources to young entrepreneurs between the ages of 18 and 39 years, including start-up financing!

What's available?

- Financing - Up to \$45,000 in start-up financing from Futurpreneur Canada and the Business Development Bank of Canada.
- Mentoring - Up to 2 years of one-on-one mentoring from knowledgeable business professionals at no cost!
- Pre-Launch Coaching - Includes free webinars, workshops and guidance to help you evaluate your ideas and create a viable business plan.
- Business Resources - A range of free tools to help you build your business the right way, including an online Business Plan Writer.

To "fuel your business idea and realize your potential", visit futurpreneur.ca or call 1-800-464-2923.

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