



TOWN OF DALMENY COUNCIL POLICY

POLICY TITLE	ADOPTED BY:	EFFECTIVE DATE	POLICY NO.	ORIGIN/AUTHORITY
Development Levy Policy	Bradley/Redekop	January 6/14	2/14	Municipalities Act

1. PURPOSE:

This policy is intended to provide for setting of development levy rates for use in servicing agreements & other development levies as authorized by legislation & bylaw.

The objective is to adopt a fair method of application of costs of infrastructure construction to properties benefitting from such infrastructure.

2. POLICY & PROCEDURE:

Levy Rates as calculated by consulting engineers & presented in reports shall be used in servicing agreements for new subdivisions. Council may use any or all of the rates, as required with each new subdivision. A copy of this policy with appended engineer report shall be attached to and form part of the Servicing Agreement for all new subdivisions, including infills.

3. INFRASTRUCTURE CONSIDERATIONS:

In accordance with the Planning & Development Act, the numbers will take into consideration the following: (1) Water Plant Expansion; (2) Lagoon Expansion; (3) Park Development; (4) Drainage; and, (5) Public Highways, Roadways and Related Facilities.

Should the Planning & Development Act be expanded to include other areas of consideration (i.e. protective services), these numbers may be revised. The Council will work in cooperation with various consultants and the provincial government to update the numbers to include other applicable areas.

4. ENGINEER REPORT:

The Engineer Report shall consist of rates of construction of infrastructure as listed in part 3 above, with calculation for a frontage rate or a per acre rate as required. Residential single family lots shall use frontage rates, Multi unit residential, commercial & industrial developments shall use per acre rates. Such report shall be acceptable for use in both this policy in any Development Levy Bylaw, as approved by Saskatchewan Municipal Board.

5. REVIEW & UPDATE:

Council shall at minimum conduct an annual review of this policy, to determine need for an engineering report. Council may authorize production of a new report if market costs have changed to a degree considered material. Alternatively, Council may adjust development levy rates using industry standard rates provided from an independent source.

Terms of this policy may be adjusted by motion of Council at any time.