

## TOWN OF HIGH PRAIRIE

<b>Policy Number</b>	<b>Approval Date</b>	<b>Resolution Number</b> <b>389/96</b>
<b>Supersedes</b>	<b>Effective Date</b>	<b>Legal Authority</b>
<b>Amended:</b>	<b>Amendment Date</b>	<b>Resolution Number</b>

**TITLE: Commercial Development Costs**

**Policy Statement:**

Items listed below are often identified in the Town of High Prairie Development Agreements; the cost of these items shall be borne by the Developer. The items are in no particular order and are for the Developer's information. This list is not intended to restrict conditions, or the content of any Town of High Prairie Development Agreement.

**Common Development Agreement Costs:**

- Paving of parking area, vehicle circulation area and abutting laneway.
- Construction of Service Roads and related paving.
- Removal and replacement of abutting public sidewalk, curb and gutter.
- Curb cut for access to Development area.
- Parking area lighting.
- Landscaping; includes public boulevard.
- Video camera inspection of existing utility services.
- Removal and replacement of existing Utility services, if required by the Town, from main utility line to property line. Town supervision of utility construction may be charged at current Town rates.

Utility services include:

- Water Service
- Sanitary Sewer Service
- Storm Sewer Service ( where applicable)
- Natural Gas Service

- Registration and related costs associated with:

- Easements or Utility Right-of-Ways
- Signage
- Legal costs and engineering costs incurred by the Town of High Prairie in the preparation, drafting, execution and enforcement of conditions of the Development Agreement.
- Development Permits, Building Permits and Safety Code Fees.
- Any other costs associated with requirements under the provisions of the High Prairie Land Use Bylaw, Alberta Building Code, current High Prairie Municipal Engineering Servicing Standards, any other Municipal requests, requirements or Bylaws, Provincial Laws and Federal laws.

*NOTE: The Town of High Prairie encourages development and as a result, does not charge offsite levies. Offsite levies can range from \$3000 per utility service to \$6000 per utility service.*