TOWN OF HIGH PRAIRIE

Policy Number No. 28/2005	Approval Date January 12, 2005	Resolution Number 12/05
Supersedes No. 8/2000	Effective Date January 12, 2005	Legal Authority M.G.A. s. 650(1)(c)
Amendments:	Amendment Date	Resolution Number Motion #

TITLE: Utility Services Replacement Policy

Policy Statement:

The Town of High Prairie will implement a policy to ensure that water and sewer services on lots being redeveloped will be dealt with in a consistent and equitable manner.

Background:

Redevelopment is occurring in parts of the Town of High Prairie that were originally developed early in the Town's history.

Often in these older areas water and sewer services are:

a) substandard in relation to meeting current consumer service demands; or

b) prone to failure due to the age and/or type of original construction materials.

Regulatory Framework:

Development authorities for the Town of High Prairie include the Development Officer, Municipal Planning Commission and Council.

Development authorities for the Town of High Prairie have the authority to attach conditions to development permits either generally or with respect to a specific type of permit.

As a condition of a development permit being issued, the Town's development authorities may require the installation of public utilities that are necessary to service the development.

Policy Guidelines:

It is in the interests of both the Town and Developers that water and sewer services to properties being redeveloped be adequate to meet service demands, and also be structurally sound and not prone to failure due to age and/ or material type.

It is the intent of Council to encourage development. It is also the intent of Council that Developers be treated in an equitable manner.

Procedures:

The issue of water and sewer services shall be addressed as a condition of any development permit being issued for the redevelopment of a property.

Water lines will be required to be replaced if they are less than ¾ inch in diameter.

Sewer lines will be required to be replaced if they are constructed of any material other than PVC pipe.

The Developer will be responsible for all costs of upgrading water and sewer services to the property, including from the main to the property line.

The Town will reimburse the developer 50% of the costs of upgrading water and sewer services to the property (from the main line to the property line) to a maximum of $4000 upon proof of payment (copy of a paid invoice and photocopy of the cancelled cheque) by the developer.

Application:

This policy shall apply to any property being redeveloped, regardless of whether for residential, commercial or institutional development.

This policy shall apply whether the applicable development authority be the Development Officer, the Municipal Planning Commission or Council.

A copy of this policy shall be provided to all developers applying to redevelop lots.