

TOWN OF HIGH PRAIRIE

Policy Number	Approval Date <i>Oct 23/16</i>	Resolution Number 389/96
Supersedes	Effective Date	Legal Authority
Amended:	Amendment Date	Resolution Number

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.

MINUTES OF A REGULAR MEETING OF THE TOWN OF HIGH PRAIRIE HELD IN
THE TOWN CONFERENCE ROOM ON OCTOBER 23, 1996 AT 8:00 P.M.

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386/96 MOVED by Councillor Olson, Seconded by Councillor Haubrich that the report be accepted as information.

CARRIED

RESIGNATION:

A letter, signed by Jim Fisher tendering his resignation from Town Council effective October 9, 1996, was presented.

387/96 MOVED by Councillor Olson, Seconded by Councillor Walker to confirm Resolution 373/96 and accept the resignation.

CARRIED

BY-ELECTION:

A memo, dated October 17, 1996 from Brian Martinson, Community Development Officer, suggesting that Thursday, November 14, 1996 be set as nomination day and if required Thursday, December 12, 1996 be set as Election Day, was presented.

388/96 MOVED by Councillor Olson, Seconded by Councillor Walker to set November 14, 1996 as nomination day and if required set December 12, 1996 as Election day.

CARRIED

COMMERCIAL
DEVELOPMENT
COSTS:

A list of items commonly identified in the Town of High Prairie Development Agreements, was presented.

389/96 MOVED by Councillor Haubrich, Seconded by Councillor Olson that the Commercial Development Costs be adopted as Town Policy, form part of these minutes and be made available to Developers at the Development Permit Stage.

CARRIED

JUSTICE ISSUES:

A letter dated October 2, 1996 from Brian Evans, Minister of Justice, referring to recent issues raised between himself and Mayor Oliver, was presented.

Mayor Oliver stated that the mandate of the Task Force is to review policing costs, reduction in grants for policing and fine revenue distribution. The task force will complete a report by December 1996. The task force will not be travelling to gather input so it is important that they receive our concerns through AUMA.

390/96 MOVED by Councillor Olson, Seconded by Councillor Haubrich that Administration contact AUMA to ensure that Council's views in regards to the Task Force issues are noted.

CARRIED

Commercial Development Costs Council Resolution 389/96

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- 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 cuts 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 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.
- Letter of Credit (varies dependant on Development size).
- 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.

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