
AUTHORITY:

EFFECTIVE DATE:

POLICY NO.: E-002-003

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TITLE:

LAND DEVELOPMENT

1. PROCEDURES:

- 1.01 Town staff will, as soon as practical, advise prospective developers regarding this policy.
- 1.02 Reference to this policy will be contained, as appropriate, in the Town's printed material pertaining to land development matters.
- 1.03 It is Council's intention that infrastructure will be installed or constructed by the developer. In exceptional circumstances, the Town may install or construct infrastructure by local improvement or otherwise. Such circumstances will usually include factors such as:
- servicing efficiencies;
 - economies of scale;
 - general benefit to the municipality.

REFERENCE:
Council 96/55

ADOPTED BY:
Town Council

SUPERSEDES:
New

PREPARED BY:

DATE ADOPTED: February 5, 1995

Engineering and Property Services

TITLE:

LAND DEVELOPMENT

POLICY STATEMENT:

The Council of the Town of Brooks believes in the concept of user pay as it pertains to land development which means that the cost of development, inclusive of land, utilities (both on and off site), roadways and walkways required to serve the development is paid for by the developer.

THE PURPOSE OF THIS POLICY IS TO:

- Ensure that each parcel of land bears its share of development costs;
- Ensure that purchasers have an opportunity to determine the costs attributable to land development at the time of the purchase decision;
- Establish and clearly communicate the Town's philosophy regarding land development and thereby ensure fair and consistent treatment of developers;
- Ensure that land development decisions are based primarily on market conditions, risk assessment and economic factors;
- Preserve the Town's debt capacity for projects that Council selects for debt financing.