



CORPORATE POLICY MANUAL

Section:	Engineering & Public Works	11
Sub-Section:	Local Improvement Projects	5320
Title:	ROAD OPENING AND SERVICING OF NEW DEVELOPMENT	8

POLICY

Local Improvement Procedures will be made available for the servicing of new developments - i.e., areas involving subdivision or replotting and the development of newly dedicated roads - under the following circumstances:

1. The proposed development must involve a multiplicity of owners - sufficient to make it impractical to expect a developer to assemble and handle development on a profit making basis
2. The development must be of some tangible benefit to the District - i.e., in an area where the District wishes to encourage infilling and development
3. The area must carry the full cost of the development, including engineering and administrative overheads
4. In waterworks costs, the District will participate only to the extent that watermains installed are to be in excess of 200 millimetres (mm) in diameter in residential areas and 250 millimetres (mm) in diameter in commercial and industrial areas
5. Sufficient monies must be made available in the Local Improvement Fund to finance the development over five years without borrowing
6. The instigating owners undertake to commute the balance of unpaid Local Improvement charges prior to, or upon
 - 6.1 the sale of their parcels, or any portion thereof; or
 - 6.2 the subdivision of their parcels, or any portion thereof;
 whichever event shall first occur.

REASON FOR POLICY

To facilitate development.

AUTHORITY TO ACT

Delegated to Staff

Approval Date:	January 25, 1982	Approved by:	Policy & Planning Committee
1. Amendment Date:	December 11, 1995	Approved by:	Regular Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	

