

Approved by Council - December 14, 1998

LAND DEVELOPMENT RELATED UTILITY EXTENSIONS

BACKGROUND

The Town of Redcliff has in the past had to extend services past vacant Town owned land in order to service property being sold further away from the service point.

At other times the Town of Redcliff develops land for sale or arranges to sell a single lot in an area which is not fully serviced and the costs of the utility main service lines needs to be paid.

This can be done by different methods which include a frontage bylaw, the past practice of the Town to paying for the installation of these services and pro rating the cost of the utilities installed to all the vacant land which is adjacent to the utility being installed and incorporating the cost into the sale price of the affected municipal properties.

POLICY

1. The Town of Redcliff may install utility service main lines or enter into an agreement to install utility service main lines into areas where services are not presently available.
2. Payment of costs of construction and installation of utility service main lines may be done by:
 - a) Frontage Bylaw; or
 - b) If the project cost is less than \$5,000.00 the Municipal Manager may approve any such unbudgeted project and pro rate the cost of the utilities installed to all the vacant land which is adjacent to the utility being installed, based on a front footage basis (1 front foot equals 130 sq feet of property).
 - c) These items to be funded from Land Development Reserves.
3. Future land sales prices shall reflect the cost of utilities installed that have been pro rated to vacant property.
4. Where the Town provides for servicing of an area and there are private holdings in the area affected, the private land holders will be allowed to access the services upon payment of their pro rated share of costs.
5. These pro rated costs are for main lines only and do not include cost of service connections.