

Approved by Council: September 24, 2007

Municipal Reserve Policy

BACKGROUND

This policy provides direction in regards to the dedication of municipal reserve, the calculation of money in lieu of land dedication, municipal reserve credit, and parks and open space standards.

This policy is consistent with the Municipal Government Act.

MUNICIPAL RESERVE DEDICATION

Purpose: To provide guidance when municipal reserve dedication is required.

Planning Principles:

- The Municipal Government Act sets out the requirements for dedication of municipal reserve.

Policies

As per section 663 of the Municipal Government Act reserve may not be required in the following situations: no dedication or money in lieu may be required of an owner where:

- The subdivision creates one lot out of a $\frac{1}{4}$ section.
- Lots of 16 ha (40 ac) or larger created for agricultural purposes.
- The lot is less than 0.8 ha (2 ac).
- Where money in lieu or land dedication was already taken from a previous subdivision.
 - Land subdivided subsequent to 1963 is deemed as already having dedicated land or money in lieu, unless there is a deferred reserve caveat or evidence otherwise.

MONEY IN LIEU OF LAND DEDICATION

Purpose: To provide guidance in how money in lieu of dedicating municipal reserve is to be calculated.

Planning Principles

- There are circumstances where the dedication of land as municipal reserve is not desired or practical.
- As per Sections 666, 667 and 670 of the Municipal Government Act a municipality may require money in lieu of land dedication to satisfy municipal reserve requirements.

Policies

- Land dedication or money in lieu payment shall be in accordance with the governing area structure plan or area redevelopment plan. If there is no statutory plan in place the acceptance of money in lieu of land dedication will be at the discretion of Town Council.
- Money in lieu of land dedication shall be calculated by utilizing the assessed land value for the entire subdivision plan area (less environmental reserve) and dividing it by the number of net hectares of land within the plan area. The result is the money per hectare that shall be used to determine the money owing.
- The calculation of money in lieu of land dedication shall be consistent with Section 667 of the Municipal Government Act.

STORM WATER MANAGEMENT FACILITIES

Purpose: To provide policies to allow for the allowance of municipal reserve credit for storm water management facilities.

Planning Principles

- The open space and amenity value associated with storm water management facilities may be recognized by providing the developer with an appropriate amount of municipal reserve credit for these areas.
- By accepting the principle that stormwater management facilities have a public recreation component, the result is less municipal reserve as traditional park space within the community.

Policies

- All storm water management facilities should be located on public utility lots adjacent to municipal reserve parcels wherever possible, and shall complement the public open space concept for the area.
- A municipal reserve credit of 25 percent of the public utility lot, less the land area of any sediment fore-bay, shall be available for all storm water management facilities provided an acceptable level of landscaping and amenities is proposed.
- The maximum amount that a stormwater management facility can be provided reserve credit for is 12.5 percent of the required municipal reserve dedication within an approved area structure plan. If there is not an approved area structure plan the maximum allowable credit will be 12.5% of the parcel.
- municipal reserve credit shall only be provided when all of the following criteria are met:
 - Neighborhood requirements for municipal and school reserve lands have been properly met and have not been compromised.
 - The proposed area designated for municipal reserve credit can and shall be developed as usable and functional public open space;
 - There is an identified need for this type of open space in the community;
 - The developer is responsible for landscaping the storm water management facility and any adjacent municipal reserve lands to the satisfaction of the Town.

PUBLIC UTILITY LOTS

Purpose: To provide guidance in regards to the acceptance of public utility lots as municipal reserve credit.

Planning Principles

- No open space and amenity value is associated with linear utility rights-of-way or public Utility Lots. Narrow linear public utility lots are unable to be sufficiently landscaped (trees) due to the presence of underground utilities.

Policies

- No municipal reserve credit will be provided for linear utility rights-of-way and public utility lots.

PARKS AND OPEN SPACE STANDARDS

Purpose: To provide guidance in regards to park and open space development.

Policies

- For those areas that are to be used for active recreation (parks), the following standards shall apply.
 - Parks to be developed with turf grass and irrigation system.
 - Trees and shrubs should be climate appropriate and drought tolerant.
 - A minimum of 62 trees per ha (25 trees per ac) is required.
 - Shale or asphalt trails with rest benches at key locations and viewpoints are required. The minimum trail width is 2.4 m.
 - Park locations identified by the Town shall include playground facilities, and other related park facilities and/or infrastructure.
- For those areas that are to be left as natural areas the following standards shall apply.
 - Include xeriscaping (low maintenance and low water usage, i.e. natural vegetation).
 - Shale or asphalt trails with rest benches at key locations and viewpoints, along with other open space facilities and/or infrastructure. The minimum trail width is 2.4 m.
 - Ensure minimal disturbance to the natural area.

EASTSIDE MUNICIPAL RESERVE CREDIT

The below table will allow the Town to track municipal reserve credit given within the Eastside Area Structure Plan boundary. The table will be updated each time municipal reserve credit is granted to a stormwater management facility in Eastside.

Stormwater Management Facility	MR Credit Given	% of Total MR
Pond 1	#	#
Pond 2	#	#
Pond 3	#	#
Pond 4	#	#
Total	#	#

Note: The total municipal reserve credit given for all the stormwater management facilities cannot be more than 12.5% of the total municipal reserve dedication for Eastside.

(Schedule A)

“Schedule A”

