

TOWN OF TWO HILLS



Policy Number: 2007-01

Date of Issue: January 22, 2019
March 26, 2007

Policy Subject: **NEW INFRASTRUCTURE SERVICES & DEVELOPMENT**

POLCY STATEMENT:

The purpose of this policy is to establish guidelines in regards to infrastructure services and development within the Town of Two Hills. This policy pertains to new subdivisions and developments, as well as developed areas which require new infrastructure services.

1. Cost Recovery for Infrastructure

Cost recovery for infrastructure services shall be as follows:

- 1.1 The landowner shall be responsible for the construction cost of servicing parcels from the water and sewer mainlines to the property line, and further, for the cost of connecting water and sewer services from the property line to the residence.
- 1.2 The developer shall be responsible for the full cost involved with constructing infrastructure, and will be required to develop the property to fully serviced lots to Town standards.
- 1.3 Revenue for new additional services or infrastructure required for specific areas in the Town will be collected through special tax or local improvement tax or other tax as per the *Municipal Government Act*, to be determined on a real-cost basis.

2. Damages Caused by Developers

- 2.1 Developers causing damages to existing Town infrastructure, including but not limited to utilities, roads, sidewalks and curbs and gutters shall be responsible for the costs involved with repair/replacement of the damages.

3. Lot Grade Plans

- 3.1 Any lot grade plans must be complied with as per engineer specifications. The specifications will form part of the building permit.

MAYOR

CHIEF ADMINISTRATIVE OFFICER