

MUNICIPALITY OF WEST PERTH
POLICY FOR RESIDENTIAL SERVICING

The following policy has been adopted by the Council of The Municipality of West Perth to establish policies with respect to the provision of new municipal services to various areas throughout the Municipality:

Council is aware that there are a number of unimproved road allowances within the Municipality. Improvements to these road allowances and the extension municipal services are required prior to the development being permitted. It is Council's Policy that the onus is on the proponents of the development to provide the necessary improvements at the proponent's expense rather than at public expense.

In some circumstances, development has been hindered as the owners of land on one side of an unimproved road allowance cannot develop their land and buildings if they don't have cost sharing contributions from benefiting land owners. Council recognizes that growth and development are components of a healthy community and in certain circumstances, it may be necessary to impose cost sharing where road improvements and an extension of servicing is in the public interest.

This Policy will outline expectations with respect to providing new services on existing or new road allowances as development proceeds.

As a general policy developers are expected to provide servicing for new development as follows:

- The provision of all internal services on new road allowances in developments shall be the responsibility of the developer.
- Where services of a local nature need to be extended to facilitate development and in the opinion of the Council there are no other benefiting parties, the developer will be expected to be responsible for the installation of those services.
- Where adjacent trunk services have been identified as a project under the Municipality's Development Charges Justification Study, the installation of those services will be installed by the Municipality and funded from development charges.
- Where adjacent developable properties will have an immediate benefit from the extension of services, Council may consider assessing costs to those properties.
- This Policy may not apply to reconstruction or renewal of existing services required for development purposes.

Upon receipt of a written request from a developer by the Municipal Clerk, the Municipality may consider initiating a process to assess the cost of services to benefiting parties. The proponent(s), in his letter, must acknowledge in his request that municipal costs may be imposed whether or not the work proceeds. Depending on the nature of works the municipality may require deposits as security for their costs on pursuing these matters.

In reviewing the request by a proponent, Council may consider the following:

- That improvement to the road and the installation of services is in the public good.
- That abutting developable property owners receive benefit from the proposed installation, that they have been consulted with and they are not prepared to enter into cost sharing agreements with the proponent(s).
- That the proponent is prepared to pay the full cost for servicing and road improvements where there are no other benefiting parties.
- That the proponent must represent at least 25% of the benefiting lands to be assessed.
- That cost assessments will be imposed by by-laws for the installation of water supply, sanitary sewage collection, storm water management facilities. Road construction will not be considered for allocation.
- That any share to be allocated to the Municipality can be included in the current budgets or funded from Municipal sources.

The Municipality recognizes that some unimproved road allowances have existing residential or other development along them. It is the policy of the Municipality that they will be given the credit for 100% of their frontage for any road surface improvements. They will however be assessed for new facilities for sanitary sewer or watermains if they are not currently connected to Municipal systems. These lands may include:

- Existing dwellings fronting on the works.
- Existing commercial developments fronting on the works.
- The maximum credit for frontage shall be the frontage of the existing development not to exceed, 25 metres where there is potential for the creation of additional properties by consent.