

POLICY 2015-07

TOWN OF CROSSFIELD

UTILITY CAPACITY ALLOCATION TO

DEVELOPERS

Purpose

The purpose of this policy is to provide general guidelines on when the Town of Crossfield officially allocates utility capacity to developers for purposes of internal infrastructure planning.

Policy

As attached and titled Policy 2015-04 Utility Capacity Allocation to Developers.

Adopted this 1st day of September, 2015



Deputy Mayor James Ginter



Chief Administrative Officer Kenneth Bosman

1.0 Introduction

The Council of the Town of Crossfield wishes to maintain development and future development within the Community and ensuring proper utility capacity has been allocated for future development.

2.0 Definitions

- 2.1 **“Capacity”**: shall mean the maximum amount or number that can be received or contained.
- 2.2 **“Council”**: shall mean the current elected officials of the Town of Crossfield.
- 2.3 **“Chief Administrative Officer”**: shall mean a person appointed to the position by Council.
- 2.4 **“Developer”** means a person/company who invests in and develops the urban or suburban potentialities of real estate, especially by subdividing the land into home sites and then building houses and selling them.
- 2.5 **“Town”**: shall mean the Town of Crossfield as incorporated under the Municipal Government Act R.S.A. 2000, C M-26 as amended, its employees, or its duly authorized representatives.
- 2.6 **“Public Utility”** means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:
- a. Water or steam;
 - b. Sewage disposal;
 - c. Public transportation operated by or on behalf of the municipality

3.0 Guidelines and Regulations

- 3.1 For the purposes on planning, the Town of Crossfield shall allocated utility capacity when a subject property achieves third (3) reading of the Land Use Redesignation, subject to the following conditions:

At land use Redesignation, the developer shall:

- a. Provide the Town of Crossfield estimation as to when utility capacity will be connected to the developers construction, including such phasing information as may be required by the Town.
- b. The allocation of such utility capacity shall expire if the developer is at any time more than one (1) year behind their originally proposed timeline, but the developer may apply to Town Council to have it extended prior to expiry.