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Policy Title		
OFF-SITE DEVELOPMENT REQUIREMENTS		

Council Resolution	GMCS	CC	Cross Reference	Effective
No. 425-00 Date: September 26, 2000				September 26, 2000

PURPOSE

Pursuant to Sections 648, 650, 651 and 655 of the Municipal Government Act, S.A., 1994, M-26.1, and amendments thereto, the proponent of a development or subdivision application may be required, as a condition of approval, to enter into an agreement to construct or pay for the construction of a public roadway required to give access to the development, pedestrian walkways, installation and/or oversizing of utilities (i.e. sanitary sewer, water, storm water, electrical, gas, etc.), offstreet parking and unloading facilities, etc. The following policy establishes the position of Parkland County with respect to off-site development and/or oversizing.

POLICY

1. Required construction and/or upgrading of all off-site improvements and/or oversizing shall be carried out by the developer at no cost to the County.
2. Future development or subdivision of lands which lie adjacent to the off-site road improvement and/or benefit from the improvement may be required to contribute to the cost of the construction and/or upgrading when development or subdivision occur(s) on the adjacent lands.
3. Parkland County will endeavour to recover monies from applicable future development or subdivision of adjacent lands by developing and including cost recovery clauses in the development agreements for adjacent lands. However, the County will not be held liable for failing to recover monies as a result of extenuating circumstances.
4. Notwithstanding the above, the County may consider off-site and/or oversizing cost-sharing on major developments or subdivisions where, in the opinion of Council, the development will provide a major significant economic benefit to the County.