



Town of Rimbey Policy Manual

Title:	Development Contributions Policy	Policy No.:	6602
Supercedes:	New		
Approved:	September 12, 2011	Resolution No.:	208/11
Effective Date:	September 12, 2011		
Purpose:	To assist in economic development within the Town of Rimbey by providing development contributions.		

1.0 Policy Statement

The Town may provide contributions to development projects that will notably increase the Town tax base and provide viable long-term employment opportunities within the Town. Any contributions will meet the Design Guidelines and Construction Standards for Development.

2.0 Purpose

Municipal Improvements shall mean and include the following to be constructed on Public Property to the Town of Rimbey Design Standards:

- 2.1 All sanitary sewer systems including, service lines, manholes, mains and appurtenances; and
- 2.2 All minor and major drainage systems, including storm sewers, storm sewer connections, provisions for weeping tile flow where a high water table or other subsurface conditions cause continuous flow in the weeping tile, storm retention ponds, catch basins, catch basin leads, manholes, overland drainage (swales), and associated works, all as and where required by the Municipality; and
- 2.3 All water systems including all water mains, fittings, valves, and hydrants, all appurtenances and system looping as required by the Municipality, in order to safeguard and ensure the continuous and safe supply of water in the Development Area; and
- 2.4 All roadway systems including curb, gutter and sidewalk, road structures including subgrade preparation, GBC gravel and asphalt and all surface asphalt on Public Property; and
- 2.5 The restoration of all Public Properties to the Municipality's satisfaction which are disturbed or damaged in the course of the Developer's work.

Amended:

Date:

Resolution:

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3.0 Guidelines

- 3.1 Each application must be made in writing to Town Council at the time of development permit application.
- 3.2 The Town may contribute for the servicing of commercial properties to accommodate new development with an added fair market value over \$250,000.
- 3.3 Contributions will only be made for upgrades or continuance of municipal improvements to the property line of the subject lands.
- 3.4 The amount of the contribution is based on 15% of the cost of municipal improvements to the property line to a maximum contribution of \$45,000.
- 3.5 The municipal improvement costs will be based on the actual cost of the improvements and verified by the Town of Rimbey.
- 3.6 Development Contributions will only be paid upon the issuance of a Construction Completion Certificate for the municipal improvements.
- 3.7 Payment for development contributions will only be paid from an invoice received by the Town from the Developer.
- 3.8 Council may at its own discretion adjust the development contributions.
- 3.9 Payment for development contributions will only be paid if the Developer is not in arrears to the Town for any reason.
- 3.10 This policy may be varied, revised or rescinded at the full discretion of Town Council or due to changes in legislation.

Amended:

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