



The Corporation of the Town of Minto

SERVICE EXTENSION POLICY

PURPOSE

This policy provides guidelines for the Town of Minto to allocate the cost of providing water, sewer, stormwater and roads (including surface, curbs & gutters and sidewalks) to new developments whether industrial, commercial or residential in the Town of Minto.

OBJECTIVE:

The Town wishes to allocate the cost of providing services in an equitable manner. Taxpayers and ratepayers should not subsidize specific developments, yet the Town wishes to encourage responsible development for the good of the whole community. Benefitting landowners should pay their fair share of the cost of these services.

METHODOLOGY:

A request for provision of water, sewer, stormwater services and/ or road extensions may be generated internally or from developers or property owners. The decision to accept these requests rests with Council, primarily based on recommendations of the Public Works Committee. The Public Works Superintendent will consider the feasibility of these requests, and will seek input from the Town Clerk, Building Department, Treasurer, County of Wellington Planning Department and any other relevant regulatory authorities. Town staff is encouraged to seek advice from engineers, lawyers, electricity providers and other utilities or outside consultants if necessary.

Once the practicality of the request has been determined, the Town will consider the financing of the project. The Town's Development Agreement Policy will be followed in preparing any agreements with outside parties. If the project qualifies as a Subdivision, the Town may proceed with a Front-Ending Agreement under the Development Charges Act.

Projects which are located within urban boundaries should be designed according to accepted service standards for quality of road surfaces, level of water flow for fire protection purposes and other approved standards. If the affected property is owned by the Town, whether inside or outside the urban boundaries, the Town will cover all expenses from general revenue, except for the portion paid by other benefiting landowners, if any.

Costs for the provision of water, sewer and stormwater services for projects requested by developers or other property owners, may be financed through the provision of Sections 326 or 391 of the Municipal Act, 2001. The area affected by the extension of services will be reviewed. If affected properties have existing services, the cost of water and sewer services will be paid through general user fees while roads and stormwater costs will be paid through general tax revenue. If the properties do not have these services, the services will be taken to the lot line, with costs allocated to the benefiting landowners on the basis of frontage, catchment areas or some other rational criteria. Under section 326, the costs will be designated as “special services”, and a “special local municipality levy” will be raised on the affected properties.

The Public Service Superintendent and Chief Building Official with the assistance of the municipal engineer will supervise the construction of all services aside from the hydro services.