

TITLE: DEVELOPMENT ASSISTANCE POLICY

RESOLUTION NUMBER:	POLICY #: CP-029
	EFFECTIVE DATE:
	SUPERSEDES:
	UP FOR REVIEW:

PURPOSE

The Town of Magrath recognizes that strategic support for developments can promote sustainable growth, bring new business to town, increase the housing supply, and improve local infrastructure. The purpose of this policy is to establish clear guidelines for when and how the Town of Magrath may provide assistance with the installation of municipal utilities or infrastructure within new developments. The policy ensures that such assistance is limited to developments of sufficient scale to provide meaningful community benefit and financial viability, while maintaining fairness, transparency, and responsible use of municipal resources.

DEFINITIONS

Developer: Any individual, partnership, or corporation undertaking the subdivision and construction of new residential lots within the Town.

Development: A new residential subdivision, non-residential project, or other development within the Town of Magrath that requires municipal infrastructure.

Eligible Residential Development: A residential development that proposes the construction of 15 or more residential lots or units within the municipal boundaries of the Town of Magrath.

Infrastructure Assistance: Any direct or indirect municipal contribution to the installation of infrastructure, including but not limited to water, sewer, stormwater, and roadway systems. Assistance may be in the form of labour, equipment, materials, or cost-sharing.

Non-Residential Development: Any commercial, industrial, institutional, or mixed-use development within the Town of Magrath. Non-residential developments may be considered for assistance on a case-by-case basis.

POLICY STATEMENTS

Residential Developments:

1. The Town may, at Council's discretion, provide infrastructure or utility installation assistance for Eligible Developments (15 or more residential lots).
2. Assistance will not be considered for developments proposing fewer than 15 residential lots.
3. Any municipal participation must be approved by Council through resolution and formalized by a Development Agreement that outlines the scope, costs, and responsibilities of each party.
4. The Town will require appropriate recompense for any assistance provided. Compensation may include direct payment, land dedication, off-site infrastructure improvements, or the transfer of developed lots. Such lots may be used by the Town for resale, future municipal development (such as parks, playgrounds, or public facilities), or for the placement of utility or community infrastructure.
5. Municipal contributions will be subject to available budget, alignment with the Town's development objectives, and demonstrated community benefit.
6. The Town will not assume responsibility for any portion of a private development's costs or liabilities beyond what is expressly authorized by Council.
7. This policy does not guarantee assistance but provides the framework under which requests may be reviewed and considered.
8. Assistance will only be considered for projects that meet engineering and construction standards and are ready to proceed according to approved timelines and comply with the Land Use Bylaw.

Non-Residential Developments:

1. The Town may, at Council's discretion, provide infrastructure or utility installation assistance for non-residential developments on a case-by-case basis, without a minimum development size threshold.
2. Any municipal participation for non-residential developments must be approved by Council through resolution and formalized by a Development Agreement that outlines the scope, costs, and responsibilities of each party.

3. Municipal contributions will be subject to available budget, alignment with the Town's development objectives, and demonstrated community benefit. Council retains the discretion to approve or deny assistance for each non-residential development individually.
4. The Town will not assume responsibility for any portion of a non-residential development's costs or liabilities beyond what is expressly authorized by Council.
5. Assistance will only be considered for projects that meet engineering and construction standards, are ready to proceed according to approved timelines, and comply with the Land Use Bylaw.