

# **TOWN OF VULCAN**

## **Policy Manual**

<u>POLICY NUMBER</u>			<u>TITLE OF POLICY</u>
<b>PL-13</b>			<b>Development Agreements</b>
Approval	D/M/Y	Resolution #	
<b>From: PL-06</b>		<b>To: PL-13</b>	
<b>Adopted</b>	<b>12/06/2017</b>	<b>17.231</b>	

### **STATEMENT:**

**The Town of Vulcan requires a policy to further define the regulations in the Land Use Bylaw in regards to Development Agreements.**

#### **1. Policy**

Developers who are developing land for a residential or commercial/industrial subdivision shall be required to enter into a Development Agreement with the Town of Vulcan for the construction and installation of the utilities, local improvements and other matters and things incidental to the subdivision and development of the proposed development area.

- 1.1** The Development Agreement will establish the responsibility for costs in connection with the development and recovery of shared costs, if applicable. It will establish the manner in which the development will be done; will establish off-site levies, securities, and will establish the maintenance period for local improvements installed.
- 1.2** In addition to water, sewer and paving improvements, local improvements shall include such things as provisions to accommodate future development adjacent to the development area, landscaping of parks and boulevards, traffic control signs and devices, playground equipment and recreational facilities.
- 1.3** Upon approval of a subdivision The Town will provide a Standard Development Agreement to a developer. Any and all changes or amendments to the Standard Development Agreement must be negotiated and approved by resolution of Town Council.

**- END OF POLICY-**