



Policy No.: 6100.01

Topic: <p style="text-align: center;">Hamlet Land Development</p>	Effective Date: March 22 nd , 2005
	Approved By: RES 135-03-22-05
Subject Area: <p style="text-align: center;">Planning and Development</p>	Date of Next Review: March, 2010
	Date(s) Revised:

Policy Statement:

Yellowhead County is committed to the sustainability of our communities and to a high quality of life. The recognized hamlets within the County form regional service hubs for the community, and that to ensure the viability of our communities requires an investment by the County. The availability of Residential and Commercial lots within the Hamlets helps build community capacity and enhances the viability of a community and quality of life.

Purpose:

To clarify land development responsibilities/expectations of the County with respect to the creation and sale of residential and commercial lands within the Hamlets.

Council Principles:

1. The Vision of Council is to ensure appropriate land capacity exists within the hamlets to accommodate future growth and development in a planned and logical manner.
2. Should land development be required to accommodate demand or perceived demand, the County may develop (on its own or through a developer) land to meet the growth needs of the community.
3. Should the County proceed with land development on its own, it may front end all costs/fees relative to the creation and servicing of new or expanded subdivisions.
4. All County created land parcels will be sold at market value or at the break even front end development cost; whichever is greater. Council may consider selling parcels for less than development cost if it is deemed to be in the best interest of the County as a Whole.



Reeve's Signature _____

Date _____