



Department of Community Development

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DEVELOPMENT INFORMATION BULLETIN

FINANCIAL OBLIGATIONS OF THE DEVELOPER IN SUBDIVIDING LAND

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Department of Community Development.

SUBDIVISIONS WITH MUNICIPAL SERVICES

The Subdivision Developer is responsible for the cost of all work associated with the Subdivision Development. Where a serviced Subdivision will involve the installation of water and sewer lines and/or the construction of an internal road network, the work done by the Developer is defined in two categories:

1. Stage 1 - Work involves the installation of all water mains, hydrants, sanitary and storm sewer systems and all appurtenances, including the construction of all street right-of-ways to sub-grade, and the installation of necessary utilities as required in the City of Mount Pearl Development Regulations and the engineering standards and specifications as determined by the Mount Pearl Engineering Services Division.
2. Stage 2 - Work consists of all work relating to the installation of Subdivision Improvements, including the installation of curbs, gutters, catch basins, sidewalks and streets, installation of survey monuments, granular material, asphalt pavement, landscaping, and improvements to open space as defined in the City of Mount Pearl Development Regulations and the engineering standards and specifications as determined by the Mount Pearl Engineering Services Division.

Before the Developer receives the City's approval to commence with Stage 1 Work, adequate Security to cover all costs of Stage 2 Work must be submitted by the Developer to the Director of Corporate Services in the form of currency or an Irrevocable Letter of Credit.

The value of the Stage 2 Security will be calculated by the City's Engineering Services Division. The Stage 2 Security can be released by the City on a proportional basis as the Stage 2 Work is completed to the satisfaction of the City. If a Developer intends to seek building permits prior to the acceptance of Stage 1 Work by the City, the Developer must provide Security to the Director of Corporate Services in the amount estimated by the City's Engineering Services to complete the Stage 1 Work.

OTHER FINANCIAL COMMITMENTS OF THE DEVELOPER

Prior to City approval being granted to commence work on any Subdivision, all financial commitments of the Developer must be met. These may include:

A) SUBDIVISION APPLICATION FEE

This is an application processing fee. A fee per lot shall be applied against the Subdivision application and this fee must be paid by the Developer before issuance of any approvals by the City to commence any site work. Please see the City's Schedule of Rates and Fees.

This is an office consolidation prepared for easy reference. The City's Regulations are subject to periodic amendments. For the most recent and official version of the regulations pertaining to "Financial Obligations of the Developer in Subdividing Land", please refer to the City of Mount Pearl Development Regulations.

B) TOPSAIL ROAD UPGRADING SERVICE LEVY

If the subdivision is being located adjacent to or in close proximity to Topsail Road, an Upgrading Service Levy applies to the area that is to be subdivided, with the exception of the area of a residential or commercial lot as determined by City staff on which a residential dwelling or commercial building currently exists. The Upgrading Service Levy is based on gross land area and is calculated at a fixed rate per hectare serviced. The Topsail Road Upgrading Service Levy must be paid by the Developer at the time of signing of a subdivision development agreement or prior to the applicable building/ construction permits being issued by the City.

C) TRUNK SEWER SERVICE LEVY

If the Subdivision that is being developed is located within the drainage basin of a Sanitary Trunk Sewer for which there is a service levy registered, then the Trunk Sewer Service Levy must be paid by the Developer at the time of signing of a subdivision development agreement or prior to the applicable permits being issued by the City. Trunk Sewer Service Levies are based on gross land area, and are calculated at a fixed rate per hectare serviced.

D) KENMOUNT BUSINESS PARK SIGNALIZED TRAFFIC LIGHT SERVICE LEVY

If the subdivision is located within the development boundaries of the Kenmount Business Park, a signalized Traffic Light Service Levy shall be levied on the lots within the subdivision. The Signalized Traffic Light Service Levy must be paid by the Developer at the time of signing of a subdivision development agreement or prior to the applicable building/ construction permits being issued by the City.

E) KENMOUNT HILL WATER RESERVOIR SERVICE LEVY

If the subdivision is located within the servicing area of the Kenmount Hill Water Reservoir, the Kenmount Hill Water Reservoir Service Levy shall be levied on the subdivision and is based on gross land area, and are calculated at a fixed rate per hectare serviced. The service levy shall be paid by the Developer at the time of signing of a subdivision development agreement or prior to the applicable building/construction permits being issued by the City.

F) OPEN SPACE ASSESSMENTS

A fee per lot shall be levied upon each lot in a Subdivision in order to assist in the provision of recreational facilities in the geographic area of the Subdivision.

On occasion, the City may determine that it wishes the Developer of the Subdivision to convey land, with or without recreational facilities, to the City. Where this is the case, the value of the Open Space Assessment will be reduced by the value of the land and facilities conveyed to the City by the Developer.

FURTHER INFORMATION

Any person who wishes information on fees, services levies, or assessments should contact the Department of Community Development, Mount Pearl City Hall, 3 Centennial Street, Mount Pearl, NL, Telephone (709)748-1017/1022, Fax (709)748-1111, or Email at planning@mountpearl.ca.