

2020 Servicing Agreement Fee and Development Levy Policy Summary Changes

Notable changes by Section			
Index	Old Policy Section Reference	New Policy Section Reference	Description
1	N/A	1.0 Policy Statement	New: As a result of incorporating the old policies into the new corporate policy template. The statement was created using the OCP and primary intent of the policy. Statement reflects Section B, Goal 4 of Design Regina as a legislative requirement.
2	A&C Section 1, AoS Section 1.0	2.0 Purpose	Combined: All policy sections were combined into one. The corporate policy format dictated the contents of this section.
3	A&C Section 2, AoS Section 2.0	3.0 Scope	Combined: Section will be electronically linked in a table of contents style to allow for ease of use when using the PDF version.
4	A&C Section 3, A&C Appendix B Section 3, AoS Section 3.0	4.0 Definitions	<p>Combined: Definitions were combined to remove redundancies and allow for clarity.</p> <p>Modified: All definitions were modified to match existing definitions in Master Plans or Bylaws.</p> <p>New: Infill Development definition added.</p> <p>New: Municipal Reserve, Municipal Buffer, Municipal Utility definitions added.</p> <p>New: Dedicated Lands definition added.</p> <p>New: Development Charge definition added.</p> <p>New: Utility Service Provider definition added.</p> <p>New: Office Development Definition added.</p> <p>New: Institutional Development Definition added.</p> <p>Modified: Gross Floor Area definition to allow for ease of application of the policy.</p> <p>New: Residential Group Care Home definition added.</p> <p>New: Public Work definition added.</p>
5	A&C Section 4.1, 4.12, AoS Section 4.0	5.0 Legislative Authority	<p>Combined: All references to the P&D Act and the Development Levy Bylaw.</p> <p>New: Added reference to all sections within the OCP that provide this policy direction.</p>

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6	A&C Section 4.1, 4.12, AoS Section 4.0, Section 5.0	6A Delegated Authority	Combined: All sections related to Delegation of Authority by Council to the Executive Director were combined into one section that is applicable to the entire policy under General Policy.
7	A&C Section 4.1	6B Application of SAF and DLs	Modified: Section was modified to provide clarity on where the Greenfield Rates would apply and where the Intensification Levy would apply. Referenced the Map in the appendix section. New: Added clause to provide clarity that for specific details on a location that the City maintains a GIS map of the boundary and this information is available to use for clarification.
8	A&C Various Sections	7A Greenfield Area Development Charges	Modified: Create a development charges section specifically for greenfield applications. New: Added clarity on how reimbursements and refunds were being dealt with to match actual practice. New: Added the formula for calculating Servicing Agreement fees. This formula was already reflected in all standard agreements and imbedded in the Development Levy Bylaw.
9	A&C Section 4.8	7.A.1 Exemptions	Modified: Clarity for the exemptions for Environmental Reserves, freeways, expressways, grade separations. Modified: Lands that were previously subjected to servicing agreements fees. New: Added Municipal Utility and Municipal Buffer as exempted lands. New: Added lands utilized for Public Works as per P&D Act Definition. This allows for exemptions to be considered for all related public works. Placed provisions related to occupied structure.
10	A&C Section 4.8	7.A.2 Deferrals	Modified: Clarification of the interest to be registered on the title of the impacted property. New: Outlined the requirements of the registered interest.
11	A&C Section 4.9	7.A.3 Reduction Applicable to Industrial Land	Modified: Clarification of the interest to be registered on the title of the impacted property.

Index	Old Policy Section Reference	New Policy Section Reference	Description
12	AoS Various Sections	7B Greenfield Area Agreements	Combined: Various sections that result in a short introductory paragraph to Greenfield Agreements.
13	AoS Part E	7.B.1 Application Requirements	Modified: Clarification related to the issuance of a servicing agreement number.
14	AoS Part B and Part C	7.B.2 Payment of Servicing Agreement Fees and Development Levies	<p>Combined: Both sections pertaining to payments were combined to create a section specific to Greenfield Area.</p> <p>Modified: The time periods in which the payment amounts are due was changed. Generally, they were extended.</p> <p>Modified: The percentage of payments were changed to be the same for greenfield and intensification. The 30/40/30 split was adopted for Infrastructure.</p> <p>Modified: Removed the 2-hectare and 0.75-hectare limits.</p> <p>Modified: adopted the \$50,000 limit for all fee types which are servicing agreement fees and development levies.</p>
15	AoS Part A	7.B.3 Financial Assurances for Completion of Work	<p>Modified: The section was modified for language clarity.</p> <p>New: The section was modified to incorporate policy that would support a tiered security section like that of Edmonton, Alberta.</p>
16	AoS Part D	7.B.4 Endeavour to Assist	<p>Modified: The section was modified for language clarity.</p> <p>Modified: Definitions that were related to this section were generalized and the specific content moved into this section.</p>
17	A&C Various Sections	8A Established Area Development Charges	<p>Modified: Consolidated statements in several sections into one representing Established Area.</p> <p>New: Added clarity related to reimbursements to match actual practice.</p> <p>New: Added clarity around the rates to be utilized for subdivision in the established area within the development levy bylaw.</p> <p>New: Clarified that Gross floor area is to be used for all Established area calculations.</p>
18	A&C Section 4.10	8.A.1 Intensification Exemptions	Modification: Modified exemptions related to adaptive reuse from commercial to residential is not exempt.
19	A&C Section 4.11	8.A.2 Credits for Existing Development	<p>Modified: Removed the 10-year credit limit.</p> <p>New: Added clarity that credits cannot be transferred from site to site.</p>

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20	AoS Various Sections	8B Established Area Agreements	New: Created a section specific to Established Area Agreements
21	AoS Part B and Part C	8.B.2 Payment of Servicing Agreement Fees and Development Levies	<p>Combined: Both sections pertaining to payments were combined to create a section specific to the Established Area.</p> <p>Modified: Clarity provided reflecting actual practice of when an intensification development levy is collected.</p> <p>Modified: The percentage of payments were changed to be the same for greenfield and intensification. The 30/40/30 split was adopted for Infrastructure.</p> <p>Modified: Removed the 2-hectare and 0.75-hectare limits.</p> <p>Modified: changed the \$50,000 limit for all fee types which are servicing agreement fees and development levies.</p>
22	A&C Section 4.3	9.0 Capital Projects	Modified: To include recognition of Endeavour to Assist.
23	A&C Appendix B and A&C Section 4.3	9A Costs Eligible for Payment with Development Charges	<p>Combined: Both sections pertaining to eligible payments were combined.</p> <p>Modified: The section was modified for language clarity.</p>
24	A&C Appendix B, A&C Appendix A 4.7	9B Determining Cost Share	<p>Combined: Both sections pertaining to determining the cost share for capital projects were combined.</p> <p>Modified: The section was modified for language clarity.</p>
25	A&C Appendix B	9C Estimate of Costs	Combined: Section was created by combining paragraphs from existing policy.
26	A&C Appendix B	9.C.1 Infrastructure	<p>Combined: Combined sections on Grants, regional and community contributions.</p> <p>New: Formula added for alternative funding sources.</p> <p>New: Added assumption for consulting fees to be applied to projects that assume consulting services as part of the total estimate.</p>

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27	A&C Appendix B Section 6	9.C.2 Land	<p>Modified: The section was modified for language clarity.</p> <p>New: Added that determination of the lands value shall be determined by a Professional Appraiser as defined by AIC.</p>
28	A&C Section 4.6, A&C Appendix A Section 4.1	10.0 Fund Management	<p>Modified: The section was modified based on current accounting practices, the Cities financial policies and our current practice within the model.</p> <p>Combined: Relevant portions of each section pertaining to general information on the fund management.</p>
29	A&C Section 4.13 and 4.14	10A Development Charges Financial Cash Flow Model	<p>New: Changed the name to reflect the collection of development levies and servicing agreement fees.</p> <p>Modified: This section was modified for language clarity.</p> <p>New: Added Capital projects adjustments for timing and accuracy.</p> <p>New: Added review of Masterplans and OCP Growth Phasing</p>
30	A&C Appendix A Section 4.1	10.A.1 Inflation Rates and Interest Rates	<p>Modified: Updated based on actual practice.</p>
31	A&C Appendix A Section 4.2, A&C Appendix B Section 9	10.A.2 Opening Balance	<p>Combined: Relevant portion of each section pertaining to the opening balance were combined.</p> <p>Modified: This section was modified for language clarity.</p>
32	A&C Various Sections	10.A.3 Revenue Projections	<p>Combined: Relevant portions of each section pertaining to revenue were combined.</p> <p>Modified: This section was modified for language clarity.</p>
33	A&C Various Sections	10.A.4 Expense Projections	<p>Combined: Relevant portions of each section pertaining to expense projections were combined.</p> <p>Modified: This section was modified for language clarity.</p>

Index	Old Policy Section Reference	New Policy Section Reference	Description
34	N/A	10.A.5 Servicing Agreement Fees and Development Levy Rate Calculation	New: Section Created to allow for consolidation of the rate calculations for Greenfield and Intensification.
35	A&C Appendix A Section 4.9 and 4.14	10.A.5.1 Greenfield Rate	Modified: This section was modified for language clarity. Combined: Relevant portions of each section pertaining to Greenfield Rate Calculations were combined.
36	A&C Appendix A Section 4.9 and 4.14	10.A.5.2 Intensification Rate	Modified: This section was modified for language clarity. Combined: Relevant portions of each section pertaining to Intensification Rate Calculations were combined. New: Added Equivalent Servicing Impact Ratios formulas Removed: Specific reference to values for Equivalent Servicing Impact Ratios New: Added Section to ensure that the Equivalent Servicing Impact Ratios are considered during rate setting by the City.
37	A&C Appendix A Section 4.14	10.A.5.3 Administration Rate	Modified: To reflect actual accounting practices. Modified: This section was modified for language clarity.
38	A&C Section 4.15	11.0 Policy Review	New: Added that the policy can be reviewed as directed by the Executive Director.
39	N/A	12.0 Reviews	New: Updated based on past and current reviews.
40	N/A	13.0 Amendments	New: Updated based on past and current amendments.

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41	A&C Appendix B	14 Appendix A	<p>Removed: All sections that could be merged into section bodies in the main policy and that did not specifically refer to the contents of the appendices.</p> <p>Modified: This section was modified for language clarity.</p> <p>Modified: Section headers to repeat on pages.</p> <p>Modified: Added language to differentiate between Regional and Site-specific infrastructure related to Stormwater Trunk Sewers, lift stations and channels.</p>
42	A&C Appendix C	15.0 Appendix B	<p>Removed: The description paragraph and merged it into the section body of the policy.</p> <p>Modified: Referenced new OCP Map.</p>
43	A&C Section 4.15	8A Established Area Development Charges & 7A Greenfield Area Development Charges	<p>Modified: moved to each new section respective of Greenfield and Established Area.</p>

A&C is the abbreviated form of the *Administration and Calculation of Servicing Agreement Fees and Development Levies Policy*

AoS is the abbreviated form of the *Administration of Servicing Agreements and Development Levy Agreements Policy*