

Index	Current Policy Name	Current Policy Section	Proposed Policy Section	Policy Workshop Date	Summary	The Intent of Proposed Change
1	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	1 Purpose	2.0 Purpose	N/A	The purpose was realigned and merged between the two policies. The administration reconsidered it based on the City of Regina policy template and the content of the policy. The policy's common purpose is to provide direction concerning the use, management, collection of Servicing Agreement Fees and Development Levies.	Administration wrote the section with the intent of providing an overview of the purpose of the policy.
2	Administration of Servicing Agreements and Development Levy Policy	1.0 Purpose	2.0 Purpose	N/A	The purpose was realigned and merged between the two policies. Administration reconsidered it based on the City of Regina policy template and the content of the policy. The policy's common purpose is to provide direction concerning the use, management, collection of Servicing Agreement Fees and Development Levies.	Administration wrote the section with the intent of providing an overview of the purpose of the policy.
3	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	2 Scope	3.0 Scope	N/A	All sections related to scope were merged into one. Administration adapted the scope to be inclusive of the merge, and it also considered the City of Regina policy template. Administration wrote the section in a table of contents style format to allow the digital version to be hyperlinked to sections.	Administration wrote the section to provide a general scope and a digital table of contents of the policy.
4	Administration of Servicing Agreements and Development Levy Policy	2.0 Scope	3.0 Scope	N/A	All sections related to scope were merged into one. Administration adapted the scope to be inclusive of the merge, and it also considered the City of Regina policy template. Administration wrote the section in a table of contents style format to allow the digital version to be hyperlinked to sections.	Administration wrote the section to provide a general scope and a digital table of contents of the policy.
5	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	3 Definitions and General Interpretation	4.0 Definitions	N/A	The new definition section was written into the City Policy Format, following the City Policy Manual. All sections related to definitions were merged into one section. Administration removed duplicate definitions. Administration updated definitions based on existing definitions within the OCP, Master Plans, bylaws and other related policy documents to provide interpretation consistency. The definitions also require to be updated based on the Zone Forward Project results and the newly approved <i>Regina Zoning Bylaw 2019</i> .	Administration wrote the section to consolidate definitions and allow for consistency of application and ease of interpretation.

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6	Administration of Servicing Agreements and Development Levy Policy	3.0 Definitions	4.0 Definitions	N/A	The new definition section was written into the City Policy Format, following the City Policy Manual. All sections related to definitions were merged into one section. Administration removed duplicate definitions. Administration updated definitions based on existing definitions within the OCP, Master Plans, bylaws and other related policy documents to provide interpretation consistency. The definitions also require to be updated based on the Zone Forward Project results and the newly approved <i>Regina Zoning Bylaw 2019</i> .	Administration wrote the section to consolidate definitions and allow for consistency of application and ease of interpretation.
7	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A Servicing Agreement and Development Levy Calculation Methodology 3 Additional Definitions	4.0 Definitions	N/A	The new definition section was written into the City Policy Format, following the City Policy Manual. All sections related to definitions were merged into one section. Administration removed duplicate definitions. Administration updated definitions based on existing definitions within the OCP, Master Plans, bylaws and other related policy documents to provide interpretation consistency. The definitions also require to be updated based on the Zone Forward Project results and the newly approved <i>Regina Zoning Bylaw 2019</i> .	Administration wrote the section to consolidate definitions and allow for consistency of application and ease of interpretation.
8	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B Servicing Agreement Fee and Development Levy Funding Criteria and Summary Chart 3 Additional Definitions	4.0 Definitions	N/A	The new definition section was written into the City Policy Format, following the City Policy Manual. All sections related to definitions were merged into one section. Administration removed duplicate definitions. Administration updated definitions based on existing definitions within the OCP, Master Plans, bylaws and other related policy documents to provide interpretation consistency. The definitions also require to be updated based on the Zone Forward Project results and the newly approved <i>Regina Zoning Bylaw 2019</i> .	Administration wrote the section to consolidate definitions and allow for consistency of application and ease of interpretation.
9	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.1 Application of Servicing Agreement Fees and Development Levies	6.0 General Policy 6B Application of Servicing Agreement Fees and Development Levies	N/A	This section was moved to the related section in the new policy. Administration added the additional context to allow for how the City differentiates between Greenfield and Infill Development. Reference was made to the appended map that shows the Intensification Boundary. Recognition is made to the limitation of the map shown in the proposed policy, and an order of precedence is set, allowing the Geographic Information System to precedence over discrepancies.	Administration wrote the section to provide an overview of where Servicing Agreement Fees and Development Levies are charged in Regina.

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10	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.2 Transition to Charging for Development within Established Areas (i.e. Intensification)	N/A	N/A	This specific section of the policy was introduced to ensure that there were clear transition timelines to introduce the development levy for intensification. The section is now redundant as all subdivision and development levy applications within the Established Area are expected to pay the intensification rates.	This section has been removed as it is no longer required.
11	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.3 Capital Projects Recoverable through Servicing Agreement Fees and Development Levies	9.0 Capital Projects 9A Costs Eligible for Payment with Development Charges	N/A	The Administration used portions of this section to create the introductory section related to Capital Projects in section 9.0. Specific reference to Appendix A, the Policy retained the Infrastructure Tables in section 9A. Generally, the Policy retained this section's content, just assigned to the separate sections as required.	This section has been modified with the end-user in mind. Administration reassigned the content to the appropriate section in the new policy to allow for good policy flow.
12	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.4 Capital Projects required through Servicing Agreements and Development Levy Agreements	9.0 Capital Projects	N/A	This section was retained and used for the introductory section of the Capital Projects.	This section has been modified with the end-user in mind. Administration reassigned the content to the appropriate section in the new policy to allow for good policy flow.
13	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.5 Administration Fees for Servicing Agreements and Development Levy Agreements	10.0 Fund Management	June 15, 2020	This section was merged with Fund Management into section 10.0. Administration modified the section to reflect our current accounting practices related to these accounts. The Working Group determined no suggestions or changes.	This section has been modified to ensure transparency of our current practices with the management of funds related to Servicing Agreement Fees and Development Levies.
14	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.6 Fund Management	10.0 Fund Management	N/A	This section was merged with the Administration Fees into section 10.0. Administration modified the section to reflect our current accounting practices related to these accounts.	This section has been modified to ensure transparency of our current practices with the management of funds related to Servicing Agreement Fees and Development Levies.

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15	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.7 Calculation of Servicing Agreement Fees and Development Levy Rates	10 Fund Management 10.A.5	N/A	This section only refers to Appendix A from the main policy and is no longer required.	This section has been removed as it is no longer required.
16	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.8 Application of Servicing Agreement Fees and Development Levies	7.0 Greenfield Area Policy 7A Greenfield Area Development Charges 7.A.1 Exemptions 7.A.2 Deferrals	May 25, 2020	This section speaks to general exemptions for servicing agreement fees and development levies and deferrals. The section was divided to provide clarity between these two items. The Working Group identified that the Administration could modify much of this section for consistency of application. Administration provided clarity to exemptions related to dedicated lands, previously subjected to servicing agreements, pipeline corridors and electrical transmission lines. The proposed Policy negated most of the Working Groups' concerns with the proposed introduction of the definition of public work.	The section is intended to provide consistency in the application of the policy. Logistically, the section was located with the end-user in mind to create a "tear-out" section of policy related to Greenfield development.
17	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.9 Greenfield Industrial Development Rate	7.0 Greenfield Area Policy 7A Greenfield Area Development Charges 7.A.3 Reductions Applicable to Industrial Land	June 15, 2020	This section speaks to the exemptions related to industrial land use. Administration modified the section to ensure clarity on the policy's application in terms of the interest registered on the title of properties to enact this section. The Working Group determined no additions, deletions or modifications.	The section is intended to provide consistency in the application of the policy. Logistically, the section was located with the end-user in mind to create a "tear-out" section of policy related to Greenfield development.
18	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.10 Intensification Levy Rate	8.0 Established Area Policy 8A Established Area Development Charges 8.A.1 Exemptions	September 14, 2020	This section speaks to the exemptions related to the application of development charges in the Established Area. This section was retained and used for the new exemptions section related to the Established Area. Administration modified the section to clarify the policy's application in terms of adaptive reuse of a site. Commercial and Industrial development that modify the building's internal layout without changing the floor area of the building and the use of the building would be exempt. Industrial or Commercial development that modifies that space, but changes the use to residential, are not exempt. The Working Group determined no additions, deletions or modifications.	The section is intended to provide consistency and clarity in the application of the policy. Logistically, the section was located with the end-user in mind to create a "tear-out" section of policy related to Infill development.

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19	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.11 Credits for Existing Development within Established Areas	8.0 Established Area Policy 8A Established Area Development Charges 8.A.2 Credits for Existing Development	September 14, 2020	<p>This section is intended to allow for the application of credits for existing development within the Established Area. Credits are the City’s way of recognizing that the City planned the existing use to utilize the infrastructure capacity in some regard. Logistically the section was just moved and modified for clarity to the new section of the policy.</p> <p>When Administration initially developed the intensification policy, the Policy provided a 10-year time limit for the credit application. The thought behind this was to allow the time limit to act as an incentive to promote a redevelopment within that time. The 10-year time limit has been removed, allowing a Developer to provide evidence and work with the City to apply a credit to a Development within the Established Area.</p> <p>Administration modified the definition of Gross Floor Area to allow the submission to be more flexible. The old definition required the removal of stairwells, mechanical rooms, and shafts. The modified definition has removed these and only excludes areas used for off-street loading and parking.</p> <p>The Working Group determined no additions, deletions or modifications.</p>	<p>The section changes are intended to allow for intensification credits to be applied unrestrictedly concerning time and generally apply to all developments that may have had a pre-existing legal use.</p> <p>The section changes related to Gross Floor Area are intended to calculate an applied Credit easier for the Developer and the Administration to determine.</p>
20	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.12 Delegated Authority	6.0 General Policy 6A Delegated Authority	N/A	This section was merged with other like sections to provide brevity and consistency of language.	The section changes are intended to provide one section related to Delegated Authority to allow for transparency and clarity of the Executive Director's authority.
21	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.13 Servicing Agreement Fee Rate and Development Levy Review	10.0 Fund Management 10A Development Charges Financial Cash Flow Model	June 1, 2020	<p>Administration modified this section to introduce the new term “Development Charges Financial Cash Flow Model.” Historically, the City has referred to this as the SAF Model. The modification recognizes that the cashflows in the model represent both Servicing Agreement Fees and Development Levies. Generally, Administration modified the section for language clarity.</p> <p>The Working Group had identified that the section related to the annual review needed to recognize additional items. The first was recognizing the citywide Capital Projects and providing language that ensures that cost estimates, timing, and context concerning growth are provided. The second was that the review recognizes and aligns with any new master plans and OCP amendments. The section was amended to provide for the recognition of both during the annual review.</p>	The section changes are intended to provide transparency of the administration's process and accountability during the annual review process.

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22	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.14 Annual Reporting	10.0 Fund Management 10A Development Charges Financial Cash Flow Model	June 1, 2020	This section was merged with others to allow for consistency and brevity. The Working Group determined no additions, deletions or modifications.	This section was merged with others to allow for consistency and brevity.
23	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	4 Policy 4.15 Policy Review	11.0 Policy Review	N/A	The discussion around this section was related to the timing of the policy review. Administration found that the minimum required timing of 5 years was sufficient to allow for changes. To allow flexibility within this time period to external factors, Administration modified the section to allow for the Executive Director to direct a review if required.	Administration modified the section to allow flexibility in timing if required by unforeseen circumstances or impacts from other City policies.
24	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 1 Purpose	2.0 Purpose	N/A	Administration found this section to be redundant. The new purpose section allows for the deletion of this section.	Administration deleted the section as Administration found it to be redundant.
25	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 2 Scope	3.0 Scope	N/A	Administration found this section to be redundant. The new purpose section allows for the deletion of this section.	Administration deleted the section as Administration found it to be redundant.
26	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology	10.0 Fund Management	N/A	Administration found this section to be redundant. The new purpose section allows for the deletion of this section.	Administration deleted the section as Administration found it to be redundant.

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27	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.1 Establish Inflation Rate and Interest Rates	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.1 Inflation Rates and Interest Rates	June 1, 2020	Administration modified this section for brevity, clarity and to reflect actual practice. The Working Group discussions were related to determining the interest rate, timing and who determines the rate. The City retains an Economist on staff to provide the calculation of the inflation rate. Administration determined that Administration would modify the policy to reflect the actual practice of the Economist completing the inflation rate calculation. The proposed policy also considers if this position is vacant, then the City can proceed with a consultant to provide these services.	The proposed changes are intended to provide clarity and transparency of actual practices concerning inflation and interest rates.
28	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.2 Set the Opening Servicing Agreement Fee / Development Levy Reserve Cash Balance	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.2 Opening Balance	N/A	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the opening balance of the Model.	The proposed changes are intended to provide clarity, brevity and transparency of actual practices about the opening balance.
29	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.3 Calculate Outstanding Servicing Agreement Fees and Development Levies to be Collected	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.3 Revenue Projections	N/A	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the revenue represented in the Model.	The proposed changes are intended to provide clarity, brevity and transparency of actual practices about the collected revenues within the Model.

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30	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.4 Establish Development Projections for Intensification & Greenfield	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.3 Revenue Projections	June 1, 2020	<p>Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the revenues represented in the Model.</p> <p>The Working Group discussion was related to the timing of the 25-year projections and moving to a rolling model. Administration can accomplish the movement to rolling model calculations in the current policy. However, it was limited by the amount of information on the infrastructure required beyond the 25 years. The discussion related to this section was also related to feedback utilized for the annual report structure but resulted in no changes to the policy.</p> <p>The Working Group had no proposed additions, deletions or modifications to this section.</p>	<p>The proposed changes are intended to provide clarity, brevity and transparency of actual practices about the collected revenues within the Model.</p>
31	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.5 Establish Payment Schedule for Servicing Agreement Fees / Development Levies	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.4 Expense Projections	N/A	<p>Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the expense projections of the Model.</p>	<p>The proposed changes are intended to provide clarity, brevity and transparency of actual practices about the projected short-term and long-term expenses within the Model.</p>
32	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.6 Update Capital Project List	9.0 Capital Projects	June 15, 2020	<p>Administration modified this section for clarity. The language-related to Endeavour to assist was added to ensure the proposed Policy established the relationship between the sections.</p> <p>The Working Group discussion was related to the annual reporting on the Capital Project List. Generally, there was a request for more information on how projects are placed on the list, commitments to completion of these projects and rationale of the project supporting growth.</p> <p>The Working Group determined no additions, deletions or modifications.</p>	<p>The proposed changes are intended to clarify and link this section to other related sections within the policy. Administration created the section to provide a single location for Capital Projects within the Policy.</p>

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33	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.7 Establish the Share of Costs Attributed to Greenfield Growth and the Share of Costs Attributed to Intensification for Each Capital Project	9.0 Capital Projects 9B Determining Cost Share	June 15, 2020	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the determining cost shares for growth Capital Projects. The Working Group determined no additions, deletions or modifications.	The proposed changes are to provide clarity. Administration created the section to provide a single location for Capital Projects within the Policy.
34	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.8 Calculate the Share of Total Capital Costs Allocated to Intensification and Greenfield Development	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.4 Expense Projections	N/A	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the expense projections of the Model.	The proposed changes are intended to provide clarity, brevity and transparency of actual practices about the projected expenses within the Model.
35	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.9 Calculate Estimated Servicing Agreement Fee / Development Levy Rates for Intensification & Greenfield Based on the Cash-Flow Model	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.5 Servicing Agreement Fees and Development Levy Rate Calculation	N/A	The sections were divided into the related Greenfield Rate (10.A.5.1) and Intensification Rate (10.A.5.2). The Greenfield section was merged with other section content to provide consistency and clarity of the policy's interpretation. Administration added definitions within the section. The Intensification Rate section was merged with other section content to provide consistency and clarity of the policy's interpretation. Administration expanded the formula for Total Intensification Equivalent Population growth for transparency.	The proposed changes are intended to provide clarity, brevity, and transparency of actual practices concerning the policy's rate calculation sections.

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36	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.10 Calculate the Servicing Agreement Fee and Development Levy Rates for Intensification & Greenfield Based on the Cash-Flow Model	10.0 Fund Management 10A Development Charges Financial Cash Flow Model 10.A.5 Servicing Agreement Fees and Development Levy Rate Calculation	September 14, 2020	The sections were divided into the related Greenfield Rate (10.A.5.1) and Intensification Rate (10.A.5.2) Administration modified the Intensification Rate section to remove specific reference to equivalency factors for commercial and industrial. Administration replaced the factors with the generic formulas for the same calculation. The Working Group determined no additions, deletions or modifications.	The proposed changes are intended to provide clarity, brevity, and transparency of actual practices concerning the policy's rate calculation sections.
37	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.11 Calculate the Fee to be Charged for Intensification Development	8.0 Established Area Policy 8A Established Area Development Charges	September 14, 2020	Administration modified this section for language clarity. The sections related to calculating the development charges and credits were merged to create consistency throughout the Established Area document. Administration added a section to inform that refunds or reimbursements would not be issued if no development occurs. Instead, a credit would be applied on the applicable lands and registered on the title. The Working Group determined no additions, deletions or modifications.	The proposed changes are to provide clarity. Administration created the section to provide a single location for established area development charges and credits within the Policy.
38	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.12 Calculate the Credit for Existing Development	8.0 Established Area Policy 8A Established Area Development Charges	September 14, 2020	Administration modified this section for language clarity. The sections related to calculating the development charges and credits were merged to create consistency throughout the Established Area document. Administration added a section to inform that refunds or reimbursements would not be issued if no development occurs. Instead, a credit would be applied on the applicable lands and registered on the title. The Working Group determined no additions, deletions or modifications.	The proposed changes are to provide clarity. Administration created the section to provide a single location for established area development charges and credits within the Policy.
39	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.13 Calculate the Total Amount Owing for Development Within Established Area	8.0 Established Area Policy 8A Established Area Development Charges	June 1, 2020 September 14, 2020	Administration modified this section for language clarity. The sections related to calculating the development charges and credits were merged to create consistency throughout the Established Area document. Administration added a section to inform that refunds or reimbursements would not be issued if no development occurs. Instead, a credit would be applied on the applicable lands and registered on the title. The Working Group determined no additions, deletions or modifications.	The proposed changes are to provide clarity. Administration created the section to provide a single location for established area development charges and credits within the Policy.

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40	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.14 Calculate the Administration Servicing Agreement Fee / Development Levy	7.0 Greenfield Area Policy 7A Greenfield Area Development Charges	June 1, 2020	Administration modified this section for language clarity. The sections related to calculating the development charges and admin fees were merged to create consistency throughout the Greenfield Area document. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity. Administration created the section to provide a single location for Greenfield Area development charges and admin fees.
41	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix A 4 Methodology 4.15 Charge Servicing Agreement Fees / Development Levy	8.0 Established Area Policy 8A Established Area Development Charges 7.0 Greenfield Area Policy 7A Greenfield Area Development Charges	June 1, 2020 September 14, 2020	Administration added the section to both the Greenfield Area and the Established Area sections of the policy. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity.
42	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 1 Purpose	2.0 Purpose	N/A	The purpose was realigned and merged between the two policies. Administration reconsidered it based on the City of Regina policy template and the content of the policy. The policy's common purpose is to provide direction concerning the use, management, collection of Servicing Agreement Fees and Development Levies.	Administration wrote the section with the intent of providing an overview of the purpose of the policy.
43	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 2 Scope	3.0 Scope	N/A	All sections related to scope were merged into one. Administration adapted the scope to be inclusive of the merge, and it also considered the City of Regina policy template. Administration wrote the section in a table of contents style format to allow the digital version to be hyperlinked to sections.	Administration wrote the section to provide a general scope and a digital table of contents of the policy.
44	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 4 General Principles	9.0 Capital Projects 9A Costs Eligible for Payment with Development Charges	June 1, 2020 June 15, 2020	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the eligible costs to receive payments with Development Charges for growth Capital Projects. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and brevity. Administration created the section to provide a single location for Capital Projects within the Policy.

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45	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 4 Interim Services	9.0 Capital Projects 9A Costs Eligible for Payment with Development Charges	June 1, 2020 June 15, 2020	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the eligible costs to receive payments with Development Charges for growth Capital Projects. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and brevity. Administration created the section to provide a single location for Capital Projects within the Policy.
46	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 4 Lands	9.0 Capital Projects 9C Estimate of Costs 9.C.2 Land	June 1, 2020 June 15, 2020	Administration modified the section for language clarity. A section was added related to transparency for determining the value of the land. A Professional Appraiser is required to provide a valuation of the land. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and transparency.
47	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 7 Timing	9.0 Capital Projects 9C Estimate of Costs	June 1, 2020 June 15, 2020	Administration modified this section for language clarity. Related sections were merged to create consistency throughout the document related to the eligible costs to receive payments with Development Charges for growth Capital Projects. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and brevity. Administration created the section to provide a single location for Capital Projects within the Policy.
48	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 8 Grants and Community Contributions	9.0 Capital Projects 9C Estimate of Costs 9.C.1 Infrastructure	June 1, 2020	Administration modified the section for language clarity. Administration added new formulas for alternative funding sources. Administration added a reference to a rate for consulting fees to ensure consistency when estimating. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and transparency for estimating infrastructure.
49	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 9 Regional Service Contributions	9.0 Capital Projects 9C Estimate of Costs 9.C.1 Infrastructure	October 19, 2020	Administration modified the section for language clarity. Administration added new formulas for alternative funding sources. Administration added a reference to a rate for consulting fees to ensure consistency when estimating. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity and transparency for estimating infrastructure.

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50	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix B 10 Funding Criteria and Summary Sheets	14.0 Appendix A: Funding Criteria and Summary Charts	May 25, 2020 June 1, 2020 September 24, 25, 28, 2020	Administration modified the section for language clarity. The section related to Storm Sewer Trunk Mains, Lift Stations or Channels was modified to clarify the difference between Site-specific and Regional systems. The Working Group determined no additions, deletions or modifications. The Focus Group determined minor modifications regarding clarity for site-specific and regional storm trunk mains.	The proposed changes are to provide clarity to the policy.
51	Administration and Calculation of Servicing Agreement Fees and Development Levies Policy	Appendix C Servicing Agreement	15.0 Appendix B: SAF and DL Boundaries	October 19, 2020	The administration removed the text related to the map, and the map section was made larger. The Working Group had no proposed additions, deletions or modifications to this section.	Administration made no significant changes.
52	Administration of Servicing Agreements and Development Levy Agreements Policy	4.0 Policy Part A – Financial Assurance for Completion of Work	7.0 Greenfield Area Policy 7B Greenfield Area Agreements 7.B.3 Financial Assurances for Completion of Work	May 25, 2020	Administration modified the section for language clarity. Administration modified the section to ensure that the amounts for deficient infrastructure identified during Construction Completion Inspection were considered during bond reduction. Practices of other Cities were explored for this section in April 2020 and presented to the Working Group. The Working Group expressed interest in exploring a Tiered System like that of Edmonton or Calgary. The tiered system was researched and modified for Regina and implemented into this policy.	The proposed changes are to provide clarity and better risk management for the City and Developers.

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53	Administration of Servicing Agreements and Development Levy Agreements Policy	4.0 Policy Part B – Payment of Servicing Agreement Fees	7.0 Greenfield Area Policy 7B Greenfield Area Agreements 7.B.2 Payment of Servicing Agreement Fees and Development Levies 8.0 Established Area Policy 8B Established Area Agreements 8.B.2 Payment of Serving Agreement Fees and Development Levy Policies	May 25, 2020	<p>Administration combined the section content into two sections: greenfield and one related to the established area. Administration modified it for language clarity.</p> <p>The language limiting the installed payments to 2 or more hectares and 0.75 hectares or more was eliminated and replaced with the \$50,000 limit.</p> <p>The difference between the established and greenfield area percentage split for installed payments was eliminated and made the same at 30% for initial, 40% for second and 30% for final payment.</p> <p>The Working group requested that the payment timings be modified to allow for more time for the second and final payments. Administration completed Administration modified a financial risk analysis and the payment timings for the second and final payments for Infrastructure and Landscaping.</p>	The proposed changes are to provide clarity, brevity and to remove end-user confusion. The proposed changes provide better cash flows for developers at a negligible financial risk to the City.
54	Administration of Servicing Agreements and Development Levy Agreements Policy	4.0 Policy Part C – Payment of Development Levies	7.0 Greenfield Area Policy 7B Greenfield Area Agreements 7.B.2 Payment of Servicing Agreement Fees and Development Levies 8.0 Established Area Policy 8B Established Area Agreements 8.B.2 Payment of Serving Agreement Fees and Development Levy Policies	May 25, 2020	<p>Administration combined the section content into two sections: greenfield and one related to the established area. Administration modified it for language clarity.</p> <p>The language limiting the installed payments to 2 or more hectares and 0.75 hectares or more was eliminated and replaced with the \$50,000 limit.</p> <p>The difference between the established and greenfield area percentage split for installed payments was eliminated and made the same at 30% for initial, 40% for second and 30% for final payment.</p> <p>The Working group requested that the payment timings be modified to allow for more time for the second and final payments. Administration completed Administration modified a financial risk analysis and the payment timings for the second and final payments for Infrastructure and Landscaping.</p>	The proposed changes are to provide clarity, brevity and to remove end-user confusion. The proposed changes provide better cash flows for developers at a negligible financial risk to the City.
55	Administration of Servicing Agreements and Development Levy Agreements Policy	4.0 Policy Part D – Endeavour to Assist	7.0 Greenfield Area Policy 7B Greenfield Area Agreements 7.B.4 Endeavour to Assist	N/A	<p>Administration modified this section for language clarity. Administration moved content from the definitions section that was more appropriate for the policy section.</p> <p>Due to the recent review of this section in 2019 and 2020, Administration considered changes or alterations to this section's intent out of scope.</p>	The proposed changes are to provide clarity.

Index	Current Policy Name	Current Policy Section	Proposed Policy Section	Policy Workshop Date	Summary	The Intent of Proposed Change
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56	Administration of Servicing Agreements and Development Levy Agreements Policy	4.0 Policy Part E – Application Requirements	7.0 Greenfield Area Policy 7B Greenfield Area Agreements 7.B.1 Application Requirements	October 19, 2020	Administration modified this section for language clarity. The language-related to timing was changed to “before the issuance of a Servicing Agreement number” as the Servicing Agreement itself is a negotiated contract and not necessarily issued. The Working Group had no proposed additions, deletions or modifications to this section.	The proposed changes are to provide clarity.
57	Administration of Servicing Agreements and Development Levy Agreements Policy	5.0 Roles & Responsibilities	N/A	N/A	Administration removed this section. Administration will supply the content in standard operating material for administrative use.	Administration deleted the section and found it to be more appropriate for a standard operating procedure.
58	Administration of Servicing Agreements and Development Levy Agreements Policy	6.0 Revision History	12.0 Reviews and 13.0 Amendments	N/A	This section was divided between full reviews and amendments to the policy.	The proposed changes provide transparency and clarity on changes and the ability to find a related report.