

**Title: Land Development Reserve**

**Policy No: 1511**

**Approval: Town Council**

**Effective Date: November 14, 2007**

Supersedes Policy No: none



**Policy Statement:** The Town of Hardisty believes that it is in the ratepayers' best interests that the property tax mill rate remains stable and predictable over time. Land Development requirements of the Town are generally financed from property tax revenue. To mitigate the effect on the property tax rate of the wide variations from year to year in the requirement of the Town pertaining to land development costs, the Town should establish a Land Development Reserve.

- All Town-owned land sold to Developers through an approved sale and develop agreement shall be transferred to the Land Development Reserve until all applicable caveats are released.
- All transfers to and from the Land Development Reserve shall be approved by Council.
- Sufficient financial assets should be held by the Town to fund the balance sitting in the Land Development Reserve.
- The General Ledger account for the Land Development Reserve will be GL # 366-00-121-00