

Front End Financing of Infrastructure

Applicant Information

Applicant Information	Name:		
	Address:		
	Phone No:		
	Email Address:		
Description/Location of the Subject Land	Municipality:		
	Concession Number:		Lot Number:
	Registered Plan:		Lot(s)/Block(s):
	Reference Plan No:		Parcel Number(s):
	Street No:		Name of Street/Road:
	Approximate Area of the Subject Lands:		Hectares:
		Acres:	
Roll Number			
Description of Proposed Use:	<input type="checkbox"/> Retail <input type="checkbox"/> Industrial - Manufacturing <input type="checkbox"/> Industrial - Spec. Building		
	<input type="checkbox"/> Office <input type="checkbox"/> Industrial - Warehouse/Distribution <input type="checkbox"/> Other:		
	Number of Potential Employees:		
What is the Current Use(s) of the Subject Land?			
Municipal Staff Contact Information:	Staff Name:		
	Position:		
	Phone No:		Email:

Economic Development Needs Consideration

1. Review of Projected Growth Forecasts (From O.P. or Strategic Plan)	Provide Forecast Objectives:
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2. Consider existing applications and market supply of land in the general area	Is there an under supply in the area?: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Does this Development assist in achieving targets?: <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Explain:	
3. The development advanced has a compelling advantage to the County	Explain:	
4. This is an emergent economic development opportunity involving significant job creation (other than construction) that makes accelerating longer term capital works desirable	Explain:	

<p>5. The project may facilitate the development of a major facility that is needed by the adjacent development servicing area or localized community (e.g. new school or community centre)</p>	<p>Explain:</p>
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<p>Servicing Status of Land</p>	
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<p>1. Availability of existing municipal servicing, and extent of accelerated servicing required</p>	<p>Explain:</p>
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<p>2. Is servicing capacity available for water and wastewater?</p>	<p><input type="checkbox"/> Water</p>	<p><input type="checkbox"/> Wastewater</p>
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<p>3. EA/EIS are completed?</p>	<p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
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<p>4. Projects to be advanced are within the five year capital budget timeframe and are included within the existing DC Background Study</p>	<p><input type="checkbox"/> Yes (Is Within 5 Years) <input type="checkbox"/> No (Is Not Within 5 Years) <input type="checkbox"/> Not In Capital Budget</p>	
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<p>4. Projects to be advanced are within the five year capital budget timeframe and are included within the existing DC Background Study</p>	<p>Explain:</p>
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<p>5. Consider logical progression of development to contiguous areas of the community - development proposal does not constitute blatant "leap frog" development</p>	<p>Explain:</p>
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<p>6. An engineering evaluation to be undertaken to examine the technical feasibility of extending services to the area</p>	<p>Explain:</p>
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<p>7. An engineering evaluation to analyze the capital improvements that may be required to facilitate additional flows or demands, including oversizing</p>	<p>Explain:</p>
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Development Evaluation

1. Implications on service capacity and any servicing allocation commitments to development properties/proposals already within serviced area	Available Capacity in Area:			
	What level of Capacity is needed for the development?:			
2. Benefitting area to be defined, including allocations of the benefit if there are multiple affected property owners.	List Properties			
		Property Size	Development Type	Servicing Needs
	A			
	B			
	C			
D				
3. An evaluation of the likely or necessary phasing or staging of services from an engineering and development perspective.	Provide description of phases or timing:			
4. An assessment of the costs of providing services for each phase.	Explain:			
5. An evaluation of the likely timeline to achieve 'build-out' of the lands by phase.	Commencement Year:			
	Buildout Year:			
6. An evaluation of the timeline for the municipality to achieve 'financial payback' of its investment costs through the assessment generated from new development.	Explain:			
7. Consideration of whether the County's front end financing of a particular development creates an unfair competitive advantage.	Explain:			