

		POLICY AND PROCEDURE MANUAL	
Category: Land Use	Number: LAN.40(C)	Financial Contributions for Community Amenities	
Type: <input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure	Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	Approved By: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head	
Office of Primary Responsibility: Planning Division			
Date Adopted: July 15, 1996	Council Resolution No: RC 96/123	Date to be Reviewed: October 2022	
Manner Issued: Pipeline			

PURPOSE:

To address the unique financial burden that residential development imposes on the community by creating a need or demand for new/upgraded public facilities or amenities.

POLICY:

It is recognized that residential development imposes a unique financial burden on the community by creating a need or demand for new/upgraded public facilities or amenities.

Under this Policy, applicants who are applying for a **rezoning which has a residential component** are requested to address this unique financial burden by making a contribution to the District's Community Amenity Reserve Fund for new/upgraded public facilities or amenities. Where an applicant does not address this issue to Council's satisfaction by offering to contribute to the Community Amenity Reserve Fund for new/upgraded public facilities or amenities, the rezoning may be denied.

The Community Amenity Reserve Fund contributions effective April 6, 2020, are as follows:

- **One Unit Residential (Single Family) Use**
\$2,815.00 for each new residential lot
- **Multi-Unit Residential**
(including duplex, mixed use and comprehensive developments)
\$2,815.00 for each new residential unit
- **Multi-Unit Residential within the *Mission City* Downtown Action Plan area**
\$0

(for multi-family projects, and mixed use and comprehensive development applications submitted before December 31, 2022 with construction completed by December 31, 2024)

- **Affordable Housing** units to be included on Mission’s Affordable Housing Inventory (see related policy LAN.61 – Incentives for Affordable Housing) **\$0 per unit**
- **Request to reduce the area of Protected Natural Assets (PNA) designated areas within the boundary of the Cedar Valley Local Area Plan (CVLAP) area** **See explanation below**

MissionCity Downtown Action Plan Area

Under the rationale that the downtown was identified as the top Council priority in 2012, and reconfirmed by Council in 2019, and that initially construction of new units within the downtown will trigger ongoing investment in the downtown, and where:

- a rezoning application is consistent with the *MissionCity* Downtown Action Plan,
- a development project will have a residential component,
- a complete Building Permit application is received on or before December 31, 2022, and
- the development applications are for projects on properties located within the *MissionCity* Downtown Action Plan area.

In place of any community amenity contributions volunteered as part of rezoning, a restrictive covenant shall be registered on the title of the subject development lands stipulating that “unless the building receives a final occupancy permit from the District of Mission Building Inspector on or before December 31, 2024, the developer and/or property owner shall not construct or continue the construction of, and shall not occupy or use for any purpose, any building or other improvement on the lands unless contributions towards the District’s Community Amenity Contribution fund as agreed to as part of rezoning approval, which permitted the development, have been made.

Cedar Valley Local Area Plan (CVLAP) Area

In addition to the Community Amenity Reserve Fund cash contribution for residential units noted in the above POLICY section, development applicants in Cedar Valley who request to reduce Protected Natural Assets (PNA) designated areas (excluding Riparian Area Regulations areas), on a development site within the boundary of the Cedar Valley Local Area Plan (CVLAP), are requested to address this unique financial and environmental burden by making an additional contribution to the District’s Community Amenity Reserve Fund over and above the amount for residential development.

Process and Procedure

There are three possible options for process and procedure:

a) Option 1

As part of the request to remove PNA, a developer would commission an appraisal report to determine the difference in current market value of the PNA land to be removed and the market value of the PNA for development should that land it be used for another land use. The District would then request that the developer contribute the difference in value of the land.

Option 2

The District may accept an alternate contribution in the form of land (at a 2:1 ratio) in lieu of

providing the cash contribution, provided the value of the land contribution is equal to, or greater than, the cash contribution.

Option 3

The District may accept a combination of land and cash, provided that the land and cash option is equal to, or greater than, the cash only contribution.

- b) The decision to accept the cash contribution and additional contribution of cash only, land only or cash and land option, shall be determined through the rezoning process.

Administration

The “*Confirmation of Contribution to Offset Burden of Rezoning*” Form should be submitted at the time of applying for rezoning. Actual payment of Community Amenity Reserve Fund contributions must be made prior to Council’s consideration of the rezoning adoption.

List of Community Amenities

The District of Mission’s Community Amenity Reserve Fund will be used for the following projects, which may be subject to change:

- Dike Trails and Related Signage;
- Enhancements to Silver Creek Parkway;
- District-Wide Trail System;
- Playfields and Parks Infrastructure;
- Playground Equipment and Landscaping for New Parks;
- Transit Exchange;
- Expansion of Public Works Building;
- Pool Addition;
- Leisure Centre Complex and Sports Park;
- Expansion of Policing Building;
- Recycling Centre;
- New Civic Centre;
- Public Art
- Fire/Rescue Hall;
- Parks and Recreation Amenities;
- Green Infrastructure Facilities.

Questions in regards to the Policy can be directed to the District of Mission’s Planning Division.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

N/A

*** END OF POLICY ***

RECORD OF AMENDMENTS/REVIEW

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>
LAN.40(C)			Y	February 7, 2000	00/113
LAN.40(C)			Y	March 19, 2001	01/229
LAN.40(C)			Y	May 7, 2007	07/375
LAN.40(C)			Y	January 1, 2008	07/375
LAN.40(C)			Y	January 1, 2009	07/375
LAN.40(C)			Y	June 15, 2009	RC09/372
LAN.40(C)			Y	February 22, 2010	PH10/010
LAN.40(C)			Y	December 20, 2010	RC10/701
LAN.40(C)			Y	December 2, 2013	RC13/763
LAN.40(C)			Y	July 21, 2014	RC14/492
LAN.40(C)			Y	January 22, 2018	RC18/028
LAN.40(C)			Y	November 18, 2019	RC19/684
LAN.40(C)			Y	March 2, 2020	RC20/139
LAN 40(C)			Y	April 6, 2020	RC20/183

CONFIRMATION OF CONTRIBUTION TO OFFSET BURDEN OF REZONING

By: _____

(the "Applicant")

Re: _____

("the Lands")

WHEREAS the Applicant has applied to rezone the lands so as to permit a higher residential density;

AND WHEREAS the Applicant acknowledges that such a rezoning imposes a special burden on the Municipality in relation to public facilities or amenities that are required to support such development;

THEREFORE, the Applicant volunteers and agrees to contribute the sum of \$2,815.00 per new single family lot, accessory attached residential use, rural second dwelling unit use or multi-family residential unit permitted by the rezoning in order to help offset this unique financial burden, in the event that the rezoning is approved by the council of the District of Mission.

The Applicant acknowledges that this contribution is being made voluntarily and that it is not in lieu of development cost charges, financial, or in-kind contributions under Section 937.3 or 941 of the *Local Government Act* or any other fee, charge or levy which the District of Mission is authorized to impose.

Dated this _____ day of _____, _____.

Signature _____
(Applicant)

SCHEDULE "A"

