

COUNCIL POLICY

INTERIM COMMUNITY AMENITY CONTRIBUTION POLICY

1. PURPOSE

The purpose of this policy is to provide guidance for developers, staff, and Council in negotiating appropriate community amenity contributions at the time of application for zoning bylaw amendment in the short term. The community amenity contributions will generally be secured by covenant prior to adoption of the zoning amendment bylaw.

This policy is intended to be temporary, and sections will become obsolete as various bylaws are updated and adopted.

2. SCOPE

North Cowichan staff will consider this policy when reviewing any applications for zoning bylaw amendments. Staff will communicate this policy to the development industry, property owners, and the public.

In considering applications for zoning bylaw amendments, North Cowichan Council will consider this policy. However, nothing in this policy fetters Council's discretion in considering applications for zoning bylaw amendments.

3. ACRYNOMS & DEFINITIONS

3.1. Acronyms

The following acronyms are used in the place of the full term.

Acronym	Full term
CAC	Community Amenity Contribution
DCC	Development Cost Charge

3.2. Definitions

The following defined terms are italicized when used in this policy.

"DCC Bylaw" is Development Cost Charges Bylaw No. 3460, 2012.

"Subject Property" means the property that is the subject of an application for a zoning amendment application.

4. SHORT-TERM INFRASTRUCTURE FUND

The DCCs established in the *DCC Bylaw* are based on infrastructure costs that were established in 2011. A project is underway to update the DCCs, however, infrastructure modelling projects have revealed that several major infrastructure upgrades are required in the near-term before adequate funds can be collected under new DCC rates.

- 4.1. All applications for zoning amendment that will allow for an increase in density on the *subject property* are asked to contribute to a fund to support near-term development of infrastructure. The amount of the requested contribution is:
 - a) Equal to three times the amount established in the *DCC Bylaw* Phase 3 (July 1, 2015 onwards), and
 - b) Payable at the time of issuance of a Subdivision or Building Permit as applicable.
- 4.2. The contribution to the short-term infrastructure fund may be reduced or waived where a developer is required to build off-site infrastructure, in addition to the required services established by the Subdivision Bylaw as a condition of their development (e.g., when system-level infrastructure upgrades must be completed as a precondition of the development).
- 4.3. After the date when the *DCC Bylaw* is repealed or amended, the developer may waive their contribution to the short-term infrastructure fund by agreeing in writing to pay the new DCC charges established.
- 4.4. As of one year after the date when new DCC charges are established, contributions towards the short-term infrastructure fund will no longer be requested and any covenant requirement for provision of short-term infrastructure contributions will be written to expire upon the new DCC Charges becoming payable.

5. AFFORDABLE HOUSING FUND

The Municipality is working to adopt an affordable housing policy which may include targets for provision of affordable housing units or contributions as CACs. In the meantime, establishing a token CAC amount payable towards the Affordable Housing Reserve Fund will support staff and developers in determining appropriate CAC contributions and may accumulate sufficient funds to provide modest support to affordable housing projects.

- 5.1. All applications for zoning amendment that that will allow for an increase in residential density on the *subject property* are asked to contribute to the Affordable Housing Reserve Fund. The amount of the requested contribution is equal to \$4,000 per additional single detached lot, \$2,000 per additional ground-oriented unit, and \$1,000 per additional apartment/condo unit.
- 5.2. The contribution to the Affordable Housing Reserve Fund and/or the Short-Term Infrastructure Fund may be reduced or waived where a project directly provides affordable housing (e.g., projects built under the CMHC Apartment Construction Loan Program, where a housing agreement is in place).

RELATED POLICIES & PROCEDURES

Development Cost Charges Bylaw No. 3460, 2012

APPROVAL HISTORY

WRITTEN BY: Bell McKinnon Local Area Plan Technical Steering Committee	APPROVED BY:	DATE: Click here to enter a date.
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