



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 22, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Area Structure Plan Cost Recovery Policy	

POLICY DIRECTION:

On May 26, 2020, Council directed Administration to look for cost recovery for any additional lands that may be developed in the proposed Glenmore Trail Area Structure Plan.

EXECUTIVE SUMMARY:

The *Municipal Government Act* allows Council to establish and charge fees for matters under Part 17 (Planning and Development). The County has consolidated the fees it charges for providing goods and services into the Master Rates Bylaw (C-7992-2020), which is reviewed and updated annually.

The Master Rates Bylaw (C-7992-2020) determines the fees associated with planning and development proposals, which include Area Structure Plan review and amendment fees (i.e. actual cost). Based on the *Municipal Government Act*'s provision (Section 630.1), the Master Rates Bylaw may be amended to include additional fees for Area Structure Plan cost recovery.

The County adopted the Conceptual Scheme Cost Recovery Policy in 2009, which may be amended to include both County-led and/or developer-led Area Structure Plan projects (see Appendix A).

Administration recommends that the existing Conceptual Scheme Cost Recovery Policy be revised to include Area Structure Plan cost recovery and to bring the revised Policy back to Council for consideration by the end of this year.

ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time. Legal review of the Cost Recovery Policy and Procedure would be covered under operational cost.

OPTIONS:

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| Option #1: | Motion #1 | THAT Administration be directed to review the existing Conceptual Scheme Cost Recovery Policy (#309) to include cost recovery for County-led and Developer-led Area Structure Plans. |
| | Motion #2 | THAT Administration be directed to report back to Council by December 22, 2020, to present the Area Structure Plan Cost Recovery Policy for Council's consideration. |
| Option #2: | THAT alternative direction be provided. | |

Administration Resources

Johnson Kwan, Planning and Development Services



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A' – Conceptual Scheme Cost Recovery Policy C-309

APPENDIX 'B' – Conceptual Scheme Cost Recovery Procedure #309