

REQUEST FOR RECONSIDERATION -  
OUTLINE PLAN AND LAND USE  
AMENDMENT APPLICATIONS FEES,  
C2017-0595

Combined Meeting of  
Council  
2017 September 11



At the 2017 July 31 Combined Meeting of Council, Council approved the following:

- Amend the Municipal Development Plan to allow developers in all Area Structure Plans to submit combined Outline Plan and Land Use applications prior to Growth Management Overlay removal decisions. (PFC2017-0480)
- Subsequently, Council approved the following recommendations in report C2017-0595:
  1. Amend the 2017 Planning Applications Fee Schedule by adding the proposed 2017 Combined Outline Plan and Land Use Amendment and Ancillary Applications Fee Schedule in Attachment 1, and;
  2. Delete the 2017 Subdivision Fee Schedule and replace it with the proposed 2017 and 2018 Subdivision Fee Schedule in Attachment 2.

Administration presented three fee options:

### **Option 1: Continuation of Current Fee (Status Quo)**

- Current fees are based on the area under evaluation and land use designation plus associated administrative fees
- Option 1 is not consistent with the principle of full cost recovery

### **Option 2: Full Cost Recovery Fee Only for Combined Outline Plan and Land Use Applications in Areas with Growth Management Overlays**

- These files are the catalyst for moving to a full cost recovery model, as they will lead to an increase in application complexity and volumes.
- Option 2 achieves full cost recovery for some applications

### **Option 3: Full Cost Recovery Fee for All Combined Outline Plan and Land Use Applications**

- Option 3 is recommended, it achieves full cost recovery for all applications of this type
- Maintains fairness for applicants of the same file type

- Administration has received feedback related primarily to applicants in areas where no growth management overlay is in place
- Unintended consequences have been identified
- Evaluated alternatives to mitigate the impact of the fee, yet maintain the principle of full cost recovery
- Recommendation today addresses:
  - Full cost recovery for applications with a growth management overlay in place,
  - Short term mitigation for applicants in non-overlay areas, and
  - Opportunity to review the cost model and propose fee recommendations

## Reconsideration Motion

THAT Council reconsider the vote on the options presented in report C2017-0595 to adopt a new full cost-recovery fee for all combined Outline Plans and Land Use Applications. This decision is contained in the minutes of the Combined Meeting of Council, 2017 July 31 to August 2; and

## New Recommendation

THAT Council

1. Amend the 2017 Planning Applications Fee Schedule to adopt a full cost recovery fee only for combined outline plan and land use applications in areas with Growth Management Overlays as follows:
  - a) By adding the proposed 2017 and 2018 Combined Outline Plan and Land Use Amendment and Ancillary Applications Fee Schedules in Attachment 1; and
  - b) By deleting the 2017 Subdivision Fee Schedule and replacing it with the proposed 2017 and 2018 Subdivision Fee Schedules in Attachment 2.
2. Direct Administration to work with industry to define cost recovery needs and establish a model that can apply to combined outline plan and land use applications in areas without a Growth Management Overlay and bring any recommendations to Council no later than the end of Q1 2018.