

**Fee for Combined Outline Plan and Land Use Amendment Applications:  
Potential Risks**

Risk	Mitigation
<ul style="list-style-type: none"> <li> <b>Developer expectations</b>  Through this process developers will have various expectations that may not correspond with The City's. For example, developers may expect that their applications will be guaranteed approval and may not understand what they are expected to pay for under this new process. Developers may expect that moving further into the planning process and commencing review of Outline Plan level detail indicates City support for the development. </li> </ul>	<ul style="list-style-type: none"> <li>Expectations will be clarified with the developer and The City to make clear that approval is not guaranteed and that the developer must pay for identified costs incurred by the application including costs of all consultants, City staff, supporting technical analysis, ancillary applications, public engagement, advertising, GST amounts that may apply, and any unanticipated costs.</li> <li>Application check points will also be included early in the process in order to assess the likelihood of a favourable Growth Management Overlay removal.</li> <li>Determination of a satisfactory land use pattern through the Outline Plan is not a sufficient reason to remove the Growth Management Overlay.</li> </ul>
<ul style="list-style-type: none"> <li> <b>Alignment with Strategic Growth efforts</b>  As applications proceed ahead of strategic growth policy and budgeting decisions being made, there is a risk that development will be approved without a strategic growth direction. Requests for interim infrastructure and servicing solutions are likely to increase and may be difficult to refuse which may raise the risk of a lack of comprehensive servicing strategy. Implementing guiding policy (MDP/CTP) in a comprehensive way may be more difficult. </li> </ul>	<ul style="list-style-type: none"> <li>Combined Outline Plan and Land Use Amendment applications should be refused if they do not align to MDP/CTP and applicable ASP policy guidance, if they do not align with strategic growth budget priorities, or if they do not support the complete build-out of new communities and efficient delivery of City services. Also, the Growth Management Overlay approach will still apply.</li> </ul>
<ul style="list-style-type: none"> <li> <b>Perceived unfairness</b>  There is a risk that it will be perceived as unfair that combined Outline Plan and Land Use Amendments are imposed a full cost recovery fee. It may also be perceived as unfair because it requires a developer to have a significant amount of money to advance an application. </li> </ul>	<ul style="list-style-type: none"> <li>The Municipal Government Act allows the City to establish fees for development applications.</li> <li>Developers will only pay for actual resources expended to review applications, and any amount paid in excess will be returned.</li> </ul>

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<ul style="list-style-type: none"> <li>• <b>Perceived bias or conflict of interest</b> There is a risk that having developers fund applications may bias Administration in favour of the funder.</li> </ul>	<ul style="list-style-type: none"> <li>• Administration will clarify that its role is to represent the public interest and approval is not guaranteed. Final decisions are made by The City, CPC, and Council.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Perceived Level of Priority</b> Developer funded Outline Plan and Land Use Amendment applications may appear to receive higher priority than other application types or policy initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Clearly communicate internally and externally that the method of determining priority files has not changed. Council sets priority on policy initiatives.</li> </ul>