Citywide Growth Strategy: Growth Applications Fee Adjustment

IP2023-0924

Infrastructure and Planning Committee | 2023 September 13

Administration Recommendation

That the Infrastructure and Planning Committee recommend that Council adopt, by resolution, the updated Fee Schedule in Attachment 2.

Previous Council Direction

On 2023 July 25, through IP2023-0559, Council approved a redesigned approach to Growth Applications for funding and enabling growth in new communities. Council also approved a Motion Arising directing Administration to:

"[B]ring forward recommendations for a prorated Base Fee schedule for a standard Growth Application to the 2023 Land Use Amendment Fee Schedule for land holdings smaller than 16 hectares or different fee structures for Council to consider and return to Council through Infrastructure and Planning with recommendations prior to Q4 2023."

Fee Adjustment – Analysis

Administration worked to adjust the fee structure by:

1. Analyzing options based on the Council direction, considering:

   a) Cost recovery

   b) Impact and equity across spectrum of landowners

   c) Accessibility and responsiveness

2. Engaging with potential applicants, in particular representatives of landowners with smaller holdings

Fee Adjustment – Proposed

- Introduction of a **base fee** plus **area fee** (per hectare) pro-rated approach

- **Area fee** component is capped at 16 hectares

- Pro-rated approach for both initial submissions and resubmissions

- No changes to maximum fees

Item	Base Fee	Area Fee	Total
Initial Growth Application	$3,264 +	($1,836 x gross application area (ha) up to a maximum of 16 ha)	Base Fee + Area Fee (to a maximum of $32,640)
Growth Application Resubmission	$864 +	($486 x gross application area (ha) up to a maximum of 16 ha)	Base Fee + Area Fee (to a maximum of $8,640)

Administration Recommendation

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