



**VILLAGE OF  
HARRISON HOT SPRINGS  
POLICY**

COUNCIL	POLICY NO. 1.26
<b>COMMUNITY AMENITY CONTRIBUTIONS</b>	DATE ADOPTED: January 5, 2018

**1. PURPOSE**

Development is a two-sided concept; it expands the tax base on one side and creates additional requests for new programs and services on the other side. The overall benefits of development can be summarized into the categories of: an increase in either the housing or commercial stock, an expanded property tax-base and an increase of potentially new jobs for the residents. The costs can include but not be limited to: loss of green space and an increased demand upon local services and infrastructure.

This policy has been developed to assist the Village with any negotiations associated with the offer of any community amenity contribution. This policy is to offer guidance for the provision of Community Amenity Contributions in the Village of Harrison Hot Springs through a fair and equitable approach.

**2. POLICY**

- i. The community amenity contribution, if any, must be negotiated between staff and the developer/agent, outside of any building permit or subdivision application process;
- ii. The Building Inspector and the Approving Officer will not negotiate or require any community amenity contribution associated with their technical review processes;
- iii. While community amenity contributions may be negotiated on a case by case situation, the agreement must support the principles of; transparency, nexus and portionality;
- iv. If a community amenity contribution is provided, it must be discussed during a rezoning application process only. The parties may agree however that the transfer of the funds may happen during the building permit or subdivision stage;
- v. The funds must be placed in a Community Amenity Contribution Reserve Fund;
- vi. The funds must be used for capital projects only;
- vii. This policy does not apply to any affordable housing applications or to any non-profit organization that serves the community;

- viii. The negotiations must be based upon a cost-based targeted approach;
- ix. One or more following sources of information may provide guidance to the negotiation process; the Official Community Plan, the Annual Financial Plan or the 5-Year Capital Plan;
- x. Council may choose to accept the community amenity contribution where it considers the Village's future budgets will be able to support the estimated lifecycle costs of the project; and
- xi. Nothing in this policy is intended to impair or fetter the discretion of Council with respect to adopting any bylaw or amendment thereof.

### **3. SUGGESTED COMMUNITY AMENITY CONTRIBUTIONS PROJECTS**

The use of funds received will be limited to the following capital related projects for any of the following:

- i. Civic facilities;
- ii. Libraries;
- iii. Parks and trail upgrades – specifically improvements that cannot access or be funded through DCC, such as upgrades;
- iv. Childcare facilities;
- v. Transportation services;
- vi. Public safety equipment and facilities, such as but not limited to firefighting equipment;
- vii. Art and cultural projects;
- viii. Flood proofing projects;
- ix. Recreation facilities;
- x. Youth centres – after school care facilities;
- xi. Community gardens;
- xii. Beautification projects;
- xiii. Expansion/improvements to the public beachfront; and
- xiv. Off-site traffic projects.