



1. Purpose

The purpose of the Community Amenity Contributions Policy (“CAC Policy”) is to provide guidance for the provision of Community Amenity Contributions (CACs) in the SLRD through a fair and equitable approach.

Residential development within the Squamish-Lillooet Regional District (“SLRD”) creates demands for certain public services, amenities and facilities and should therefore contribute to their provision. The SLRD Board will be seeking the provision of Community Amenities when considering applications for Zoning Bylaw amendments that seek to increase density in order to contribute to needed infrastructure and amenities in order to ensure that development makes a positive contribution to the region.

CACs will be negotiated whenever possible in order to offset the impacts of new growth and to ensure that existing residents and taxpayers do not have to bear the burden of the impacts of growth.

2. Definition of Terms

Affordable Housing—means non-market housing that is available at rental rates and/or purchase prices below market rates and prices, the cost of which represents approximately 30% of household income, that is subject to a Housing Agreement between the landowner and the SLRD, that has some form of occupancy restrictions and/or rent price restrictions or sales price restrictions.

Community Amenity—means any public benefit, improvement or cash in lieu contribution that is prescribed in an applicable density bonusing bylaw agreed to by a private party and the SLRD as part of a rezoning process to be provided at no cost to the SLRD, or at a cost agreeable to the SLRD Board.

Community Amenity Contribution (CAC)—means a contribution of a Community Amenity or a contribution toward the capital cost of a Community Amenity agreed to by the applicant/developer and the SLRD Board as part of a rezoning process that is initiated by the applicant/developer.

Community Amenity Fund—means a fund that is created by statutory reserve bylaw in order to hold any funds resulting from cash in lieu contributions made through the CAC Policy. Each fund is to be specific to the Community Amenity and to the benefitting Electoral Area.

Housing Agreement—means a formal housing agreement as outlined in section 483 of the *Local Government Act*.

Approving Authority: Board	Page 1 of 5
Policy Name: Community Amenity Contributions	Policy No: 12-2018
Date of Approval: October 24, 2018	Dates of Amendment:
Policies Superseded: N/A	Related Enactments:



Employee or Staff Accommodation—means a form of Affordable Housing that includes a dwelling unit or units used exclusively for the use of employees of an SLRD-based business, and are made available by the business to its employees at rental rates and purchase prices that are below market rates and prices.

3. Guidelines

3.1 Policy Application

- This policy applies to all Electoral Areas within the SLRD.
- CACs will be negotiated on a case by case basis.
- Community Amenity Contributions are voluntary and entirely at the discretion of both the applicant and the SLRD. Contribution amounts may vary based on project size and value. They may include, but are not limited to, financial contributions (e.g. lump sum payments), construction or provision of tangible assets (e.g. trails and infrastructure) or in-kind resources (e.g. land).
- This policy applies to all new rezoning applications on properties that are not currently subject to comprehensive land development covenants that contemplated a development of the scale and scope proposed, phased development agreements or other development agreements that include previously negotiated amenity provisions.
- Rezoning applications for land that is subject to previously negotiated land development covenants, phased development agreements or other development agreements will not alter previously negotiated amenity provisions, however, growth, uses or densities in addition to what was previously negotiated will be subject to this CAC Policy.
- The SLRD Board may choose to waive or reduce CAC amounts in areas deemed to be in need of economic stimulation.

3.2 Exclusions

The following shall be excluded from this CAC Policy:

- Rezoning applications that include 100% Affordable or special needs Housing that is subject to a Housing Agreement.
- Rental housing units that are secured by way of a Housing Agreement.
- For single family residential lots, only the original lot is exempt from this policy.
- Secondary suites that are secured by way of a Housing Agreement, whether attached or detached.
- Multiple unit projects, where only one building is being proposed - only the first dwelling unit is exempt, after which the CAC Policy applies to each additional dwelling unit.

Approving Authority: Board	Page 2 of 5
Policy Name: Community Amenity Contributions	Policy No: 12-2018
Date of Approval: October 24, 2018	Dates of Amendment:
Policies Superseded: N/A	Related Enactments:



- Non-profit organizations will not normally be expected to contribute to CACs.
- Rezoning applications that are “in-stream” and have received second reading by the SLRD Board at the date of Approval of this policy (see footer below).

4. Determining the Community Amenity Contribution

- 4.1 The SLRD’s expectation is that the CAC will be commensurate with the scale and value of the project.
- 4.2 The Board will consider the impact of Community Amenities on operating costs, and will only accept Community Amenities where it considers that future service budgets will support the Community Amenities.
- 4.3 Applicants for rezoning are encouraged to consider contributions in line with those set out below:

TYPE OF DEVELOPMENT	RECOMMENDED MINIMUM CAC REQUIRED		
NEW SINGLE FAMILY LOT	\$15,000 PER NEW LOT CREATED		
NEW MULTI FAMILY UNIT	<90 m²	90 m² -140 m²	140 m²+
	\$7,000	\$9,000	\$11,000

- 4.4 In addition to the CAC amounts noted in section 4.3, the SLRD considers the following amenities to be in the broad public interest and the following may also be matters suitable for consideration as amenities or special needs or Affordable Housing and may form a basis for additional CACs:

- School sites
- fire hall
- special needs or Affordable Housing
- pumping station
- wastewater treatment plant
- arena
- municipal building
- works yard
- community assembly facility
- transit exchange
- bus shelters and bus related infrastructure
- active transportation infrastructure
- road safety improvements

Approving Authority: Board	Page 3 of 5
Policy Name: Community Amenity Contributions	Policy No: 12-2018
Date of Approval: October 24, 2018	Dates of Amendment:
Policies Superseded: N/A	Related Enactments:



- creek safety improvements
- arterial or collector roads
- health care facility sites
- parking for publicly used facilities
- public moorage or docking facilities
- improvements to public buildings or public facilities
- public art
- public parks
- public trails
- swimming pool
- water park
- skateboard park
- bike park
- library
- heritage conservation
- neighbourhood enhancement project
- viewscape protection
- improvements to the public realm (plazas, seating, etc.)
- community greenhouses, gardens and related infrastructure
- conservation of significant environmental features
- agricultural land, including buffers and improvements
- other types of amenities described within Official Community Plans or other SLRD policy documents or deemed appropriate in a particular Electoral Area

5. Provision of CACs

5.1 The provision of a CAC offered by a developer may be secured through one or more of the following methods, prior to the final reading of the relevant rezoning amending bylaw. All costs associated with the preparation, review and registration of the following will be at the expense of the applicant.

- Provisions in a density bonusing bylaw (section 482 of the *Local Government Act*)
- Phased development agreement (section 516 of the *Local Government Act*);
- Housing Agreement for affordable or special needs Housing (section 483 of the *Local Government Act*);
- Covenant (section 219 of the *Land Title Act*);
- Transfer of land or an interest in land to the SLRD;
- Cash contribution to an SLRD Community Amenity fund(s);
- Written agreement between the parties;
- Other methods as appropriate to the circumstances.

Approving Authority: Board	Page 4 of 5
Policy Name: Community Amenity Contributions	Policy No: 12-2018
Date of Approval: October 24, 2018	Dates of Amendment:
Policies Superseded: N/A	Related Enactments:



- 5.2 In lieu of providing a Community Amenity, the Board may consider accepting the cash value of the Community Amenity (if deemed appropriate) or a contribution to the Community Amenity, to be held in an appropriate Community Amenity Fund for future use.
- 5.3 To calculate an acceptable cash in lieu amount, the applicant must submit a detailed cost summary to the SLRD which shall include the following:
 - (a) Estimated site preparation costs (including site remediation and servicing where applicable).
 - (b) Estimated costs of the physical construction materials.
 - (c) Estimated labour costs.
- 5.4 The SLRD may hire an independent professional to review the calculations at the rezoning applicant's expense, subject to agreement with the applicant on the terms of reference and cost of the review.
- 5.5 Applicants wishing to physically provide Affordable or Employee or Staff Accommodation as part of an Amenity Contribution may propose to provide those units "off-site" at an alternative location to the application, subject to approval by the SLRD Board.
- 5.6 Park dedications required by the subdivision process (as set out in section 510 (1) of the *Local Government Act*) shall not be accepted as a Community Amenity Contribution.
- 5.7 Highway improvements required by the subdivision process (as set out in section 513 (1) of the *Local Government Act*) shall not be accepted as a Community Amenity Contribution.
- 5.8 Purpose built market rental dwelling units will not be accepted as Community Amenity Contributions, unless expressly authorized by the SLRD Board.
- 5.9 Parks, trails, playgrounds and other amenities that only provide benefits to a particular development and are considered standard development provisions shall not be considered as amenities.

6. SLRD Disbursement of Contributions

- 6.1 The Director(s) representing the area(s) where the rezoning application is being proposed will take the lead in determining the disbursement of the monies in the CAC fund.
- 6.2 Decisions to utilize the CAC fund shall be by SLRD Board resolution.
- 6.3 Funds allocated to specific Community Amenity Funds shall only be used for the use specified, unless left unused for more than 7 years, at which time, the SLRD Board may determine if the funds can be used toward another Community Amenity in the same Electoral Area.

Approving Authority: Board	Page 5 of 5
Policy Name: Community Amenity Contributions	Policy No: 12-2018
Date of Approval: October 24, 2018	Dates of Amendment:
Policies Superseded: N/A	Related Enactments: