

Report

City of Merritt
REGULAR Council Meeting
October 27, 2020

File Number: 3900.2292

To: Sean Smith, Chief Administrative Officer
From: Don McArthur, Planning Manager
Date: October 22, 2020
Subject: Land Use Fees Amendment Bylaw No. 2292 – Final Adoption

RECOMMENDATION:

THAT Council adopt Land Use Fees Amendment Bylaw No. 2292, 2020.

Background:

Council gave First, Second and Third Readings to the Bylaw at the Regular Council Meeting on October 13, 2020.

The Land Use Amendment and Development Approval Procedures Bylaw was adopted in 2009. Over the past decade, the costs of processing applications have increased. The fees charged for permits and processes no longer cover the costs of processing the applications.

Additionally, fees for Subdivision applications are not listed in the Land Use Amendment and Development Approval Procedures Schedule B fee schedule. There is a separate bylaw for Subdivision fees (Subdivision Application Fees Bylaw No. 2079, 2009), rather than containing the fees in one location. As a result, residents and developers must refer to multiple documents for information.

Furthermore, the Land Use Amendment and Development Approval Procedures Bylaw is no longer consistent with the Zoning Bylaw. Zoning Bylaw No. 2284, 2020 was adopted on September 1, 2020. Section 4.5 in the Zoning Bylaw pertains to Discretionary Use. This section includes the requirement to submit an application. To bring the Land Use Amendment and Development Approval Procedures Bylaw into

alignment with the Zoning Bylaw, fees for Discretionary Use applications must be added to the Land Use Amendment and Development Approval Procedures fee schedule.

Options / discussion

1. THAT Council adopt Land Use Fees Amendment Bylaw No. 2292, 2020; or
2. THAT Council receive this report as information.

Financial / Risk Implications:

The current fees do not cover the cost of processing development applications, meaning the status quo requires the use of property tax funds to be allocated for processing activities. The proposed changes are a financial response to this situation.

Others Consulted:

N/A

Attachments:

Attachment A: Land Use Fees Amendment Bylaw No. 2292, 2020

Respectfully submitted,

Don McArthur
Planning and Development Services Manager