
	<h2>Town of Vegreville Policy</h2>
Policy No.: Policy Title: Approval Date: Revised Date: Department:	MOS-2002 Cash-in-Lieu of Parking September 25, 2017 Infrastructure, Planning & Development


Policy Statement:

The purpose of this policy is to provide guidelines for implementing the parking Cash-in-lieu program as outlined in the Land Use Bylaw.

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1.0 Reason for Policy

Under the Land Use Bylaw, the Development Authority may, at its discretion, accept a Cash-in-lieu payment for the difference between the total number of required parking stalls and the number of parking stalls provided within the development.

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2.0 Definitions


- 2.1 Cash-in-lieu** shall mean the use of money for the construction of shared public parking stalls in place of private, on-site parking stalls.
- 2.2 Chief Administrative Officer** means Town Manager.
- 2.3 Council** means the Municipal Council for the Town of Vegreville.
- 2.4 Developer** shall mean the individual and/or corporation who propose to develop a parcel of land.
- 2.5 Development** means:
- 2.5.1 an excavation or stockpile and the creation of either of them, or
 - 2.5.2 a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
 - 2.5.3 a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - 2.5.4 a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
- 2.6 Development Authority** means the Development Authority established and appointed by Council pursuant to the Act through the municipality's Development Authority Bylaw
- 2.7 Stall** shall refer to a designated parking space, designed to the Town's standards under the Land Use Bylaw. The price of one stall shall refer to the designated parking space, as well as the associated share of the cost for the parking areas driveways, maneuvering aisles, landscaping and lighting.

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3.0 Principals

The following shall apply subject to the approval of the Development Authority:

- 3.1 The parking Cash-in-lieu policy shall apply to all new developments and re-developments within the C1- Central Commercial District of the Land Use Bylaw and such other districts as approved by Council.
- 3.2 The Cash-in-lieu rate will be calculated according to Alberta's Non Residential Building Construction Price Index.
- 3.3 Cash-in-lieu for parking will be directed towards:
 - 3.3.1 The parking reserve;
 - 3.3.2 Capital costs relating to the recreational fitness trail system

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4.0 Procedures

The method of calculation shall be as follows:

- 4.1 Calculate the parking requirements of the proposed development from the drawings provided, as per formulas in the Land Use Bylaw.
- 4.2 Calculate the parking requirements for the existing buildings and uses on the site as per the Land Use Bylaw, Developers wishing to provide cash-in-lieu for parking shall supply proof of the existing gross floor area and uses at the time of development permit, in a form acceptable to the Development Authority.
- 4.3 If not all required parking spaces are provided as per Land Use Bylaw requirements, then cash-in-lieu may be applied to the residual amount required.
- 4.4 Determine all parking stall considered for cash-in-lieu and assess each parking space the cash-in-lieu value described by this policy.
 - 4.4.1 If cash-in-lieu is provided, the full payment must be received prior to the issuance of the Permit Services Report (Occupancy) and/or completion of the commercial development as determined by the Development Authority.



Town of Vegreville Policy

Policy No.:

MOS-2002-5.0

Policy Title:

Cash-in-Lieu of Parking

Approval Date:

September 25, 2017

Revised Date:

Department:

Infrastructure, Planning & Development

5.0 End of Policy

A handwritten signature in blue ink, appearing to read 'Tim MacPhee', written over a horizontal line.

Mayor Tim MacPhee

A handwritten signature in blue ink, appearing to read 'Cliff Craig', written over a horizontal line.

Cliff Craig CLGM, Town Manager