



TOWN OF CANMORE POLICY

EFFECTIVE DATE: January 1, 2008

ADOPTED BY RESOLUTION #: 67-2002

Amended by: #339-2002

#26-2004

#413-2007

604-2007

POLICY TITLE: Town of Canmore Parking Cash-In-Lieu Policy

TOWN OF CANMORE PARKING CASH-IN-LIEU POLICY

1.0 DEFINITIONS

Cash-in-lieu shall mean the use of money in place of parking stalls.

Council shall mean the Municipal Council for the Town of Canmore.

Developer shall mean the individual and/or corporation who propose to develop a parcel of land as defined in a Development Agreement.

Development shall mean:

- a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them,
- 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,
- a change in the intensity of use of land or a building or an act done in relation to land or building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority shall mean the Canmore Planning Commission, Council, the Subdivision and Development Appeal Board or the Development Officer as the context provides.

Town shall mean the corporation of the Town of Canmore.

2.0 PARKING CASH-IN-LIEU POLICY

Purpose:

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

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 or required parking stalls and the number of parking stalls provided within the Development.

Policies:

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

- 2.1 The parking Cash-in-lieu policy shall apply to all new developments and re-developments within the Town Centre (TC) Land Use District of the Land Use Bylaw, and such other special use or direct control districts as approved by Council.
- 2.2 The parking Cash-in-lieu fee shall be assessed for the difference between the total number or required parking stalls and the number of parking stalls provided within the Development.
- 2.3 The parking Cash-in-lieu fee and policy shall be reviewed every three (3) years.
- 2.4 The required Cash-in-lieu fee shall be collected through the development agreement process. The collection of Cash-in-lieu fees shall be as directed by the Collection of Levies and Fees Policy.
- 2.5 All Cash-in-lieu fees shall be deposited into an interest bearing parking fund established for the purpose of constructing future parking facilities. Construction of the parking facility may commence once 50% of the value of the facility has been collected.
- 2.6 A Developer who has contributed to the fund may request a refund of the moneys paid with interest if the parking requirement is otherwise met.
- 2.7 The Parking Cash-in-Lieu fee shall be established at **\$35,000** per stall to be cost shared by the developer at 80% (**\$28,000**) and the Town of Canmore at 20% (**\$7,000**) and this fee will be assessed as/when further costs information is developed in construction costs of our civic centre parking.

TOWN OF CANMORE

WHERE THERE IS ANY CONFLICT BETWEEN THE POLICIES AND PROCEDURES ADOPTED BY THE TOWN OF CANMORE AND THE POLICIES AND PROCEDURES SET FORTH IN A COLLECTIVE AGREEMENT ADOPTED BY CUPE LOCAL #37, OR POLICIES AND PROCEDURES SET FORTH IN A STATUTE OF THE PROVINCIAL OR FEDERAL GOVERNMENT, THE COLLECTIVE AGREEMENT OR THE PROVINCIAL OR FEDERAL STATUTE SHALL SUPERCEDE SUCH OTHER POLICIES OR PROCEDURES.

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