

	<b><i>Downtown Infill Development Incentive</i></b>	
	<b>Policy Type:</b>	Council-Management Delegation
	<b>Number:</b>	CMD-P-3.3
	<b>To be Reviewed:</b>	Once per term
	<b>Approval Date:</b>	April 8, 2019
	<b>Motion Number:</b>	19.C.155
	<b>Revised Date(s):</b>	

**Policy Statement:**

To incent investment in and promote economic development and redevelopment in downtown Okotoks, the Town will pay off-site levies that apply to new Infill Development projects in the Downtown Core and Expansion Area.

**Purpose:**

This Policy is consistent with and furthers the Town’s economic development strategies and existing policy priorities respecting business retention and attracting redevelopment in the Downtown Core and Expansion Area, including:

- Council’s statements of intent expressed in the Okotoks Municipal Development Plan to encourage development and redevelopment of the downtown core;
- Supporting key initiatives of the Economic Development Strategic Plan, Community Sustainability Plan and Downtown Urban Design Master Plan; and
- responding to stakeholder feedback on the removal of barriers to investment and business retention and attraction in downtown.

**Definitions:**

- **Infill Development** – refers to development of a site or parcel of land that has been previously subdivided and therefore no dedication of roads or MR is included as part of the site redevelopment, as defined in the Town of Okotoks Off-Site Levy (OSL) Bylaw 04-20.
- **Downtown Core and Expansion Area** – are those areas of downtown Okotoks delineated in the Okotoks Municipal Development Plan.
- **Generally Available Infrastructure** – refers to infrastructure noted in *Municipal Government Act (MGA)* sections 648, 650, or 655 which will become generally available to the public or other property owners and businesses under the general management of the Town.

**Interpretation and Administration:**

- This Policy shall not be interpreted or applied as amending the Off-Site Levy Bylaw, including for example, the basis for imposing levies or the calculation of those levies.
- This Policy shall not be interpreted or applied as amending the Land Use Bylaw or the Town’s authority under the *MGA* to require that an applicant for development or subdivision enter

into a development agreement, including for the purposes of paying for levies or paying for or constructing improvements as anticipated in *MGA* sections 650 or 655.

- Any financial contribution from the Town respecting this Policy will only be available for Generally Available Infrastructure.
- A commitment by the Town to pay an off-site levy should not become binding upon the Town without a complementary commitment from the developer to complete any associated subdivision or development.

**Levies to Which this Policy Applies:**

Those levies imposed pursuant to the Off-Site Levy Bylaw respecting new Infill Development (in the development or subdivision context) located in the Downtown Core and Expansion Area.

**Further Review of this Policy:**

This Policy shall be reviewed annually or at the discretion of Council.

**Further Details and Delegation:**

- Levies will be paid from general reserves annually until this Policy is changed.
- Administration will document, for example in Development Agreements provided for in the Off-Site Levy Bylaw and/or provided for in conditions of subdivision or development approval, terms and conditions of levy payment, and payment of levies by the Town of Okotoks.
- Administration may establish various Administrative Guidelines to effectively implement this Policy and including respecting the keeping of related records, the entering into related agreements and their terms and conditions, and accounting for payment of Infill Development levies by the Town.

**Responsibilities:**

The Planning and Engineering Business Centres shall work in concert with the Finance and Accounting Services to administer this Policy.