

POLICY NUMBER:	ARG-033-1121
POLICY SUBJECT:	LANDSCAPING SECURITY FEES
DEPARTMENT:	PLANNING AND DEVELOPMENT
INITIAL EFFECTIVE DATE:	NOVEMBER 22, 2021
EFFECTIVE DATE:	NOVEMBER 22, 2021
REVISION DATE (s):	

I. POLICY STATEMENT

- 1.1 The Town of Coaldale (the "Town") recognizes the importance of ensuring that new landscaping required as a part of development that occurs in the community is completed to a standard and quality that is reflective of the beauty and function of existing landscaping in place throughout Coaldale.

II. PURPOSE

- 2.1 The purpose of this policy is to clearly identify the security fees associated with landscaping that is required to be installed and maintained on residential, commercial and industrial, and other types of properties throughout the community.
- 2.2 This policy is intended to provide clarity and consistency for developers who are required, as per the Land Use Bylaw (LUB), to install and maintain landscaping on a property or properties in Coaldale, including Town of Coaldale lands and rights-of-way.

III. EFFECTIVE

- 3.1 This policy comes into effect on the date of the Council meeting where it is approved.

IV. DEFINITIONS

"All other lands" refers to lands upon which an application for development or redevelopment has been applied for, but that are not lands that are zoned Commercial, Industrial, or residential, as contained in the Town's Land Use Bylaw (LUB) (Bylaw no. 677-P-04-13) and any amendments thereto.

"Commercial Lands" refers to lands that are being developed or redeveloped for the purposes of a commercial endeavour, as defined by the Commercial uses and zonings contained in the Town's Land Use Bylaw (LUB) (Bylaw no. 677-P-04-13) and any amendments thereto.

"Estimated cost of construction" refers to the likely cost of constructing landscaping that is proposed for a development or redevelopment, based on actual calculated costs

prepared by a professional landscaping company, or, if the Development Authority allows, the estimated costs of construction based on actual costs collected by an applicant and submitted in a manner that clearly identifies the cost of each element of the landscaping and a sum total of the costs of individual elements of the landscaping.

"Industrial Lands" refers to lands that are being developed or redeveloped for the purposes of an industrial endeavour, as defined by the Industrial uses and zonings contained in the Town's Land Use Bylaw (LUB) (Bylaw no. 677-P-04-13) and any amendments thereto.

"Landscaping Security Fees" are those fees that are collected in accordance with the Fees and Rates Bylaw (Bylaw no. 829-C-09-21) and any amendments thereto, and/or this Policy.

"Residential Lands" refers to lands that are being developed or redeveloped for the purposes of a residential property being developed or redeveloped, as defined by the Residential land uses and zonings contained in the Town's Land Use Bylaw (LUB) (Bylaw no. 677-P-04-13) and any amendments thereto.

V. LANDSCAPING SECURITY FEES

Landscaping fees shall be as follows:

- 5.1 Residential lands (single detached dwelling and 2-unit dwellings)
\$1000 per unit
- 5.2 Residential lands (multi-unit development more than 2 units)
\$1000 per unit to a maximum of \$25,000, or 50% of the estimated cost of landscaping, to the discretion of the Development Authority
- 5.3 Commercial lands
50% of the estimated cost of landscaping
- 5.4 Industrial lands
\$5000/acre, as calculated based on the total acreage of the titled area of the lot(s)
- 5.5 All other lands
50% of the estimated cost of landscaping

VI. RATES AND FEES BYLAW

- 6.1 The landscaping security fee dollar amounts are set through the Town's Rates and Fees Bylaw (Bylaw no. 829-C-09-21) which is amended from time to time. The landscaping security fees specified in this policy are a reflection of the fees set in the Rates and Fees Bylaw, and any amendments thereto. As such, if there is a discrepancy between the dollar amounts listed in this policy and the Rates and Fees Bylaw and any amendments thereto, the dollar amounts shown in the bylaw shall apply.
- 6.2 When the Rates and Fees Bylaw is amended and if those amendments include a change in landscaping security fees, the new dollar amounts will be updated in this policy without need to bring the policy before Council for approval.
- 6.3 If anything in this policy other than the dollar amounts of the fees is proposed to be changed, the proposed changes will be brought forward to Council for consideration and a decision.