



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: December 9, 2024

Subject: SRCAO.2024.15 - Payment in Lieu of Parking (2)

Report from: Emily Dance, Chief Administrative Officer

Appendices: DRAFT Payment in Lieu of Parking Policy

Recommendation

Be It Resolved that Council hereby,

1. Receives Report SRCAO.2024.15 - Payment in Lieu of Parking (2)
2. Directs staff to bring back a by-law to bring force and effect to the Payment in Lieu of Parking Policy.

Report Summary

Payment-In-lieu of Parking Policy will enable the Municipality to secure financial resources to allow for the construction, maintenance or replacement of existing parking facilities, while encouraging new development/redevelopment, and the reuse of existing buildings in the commercial zones of the Municipality where the applicant is not able to satisfy the parking requirements of the Municipalities zoning By-law.

Background

At the November 25, 2024 Council meeting, staff was directed to bring forward a Payment in Lieu of Parking Policy that outlines the requirements and procedure for Payment in Lieu of Parking in the designated Commercial Zone (C1, C2, C3 and C4) in the Comprehensive Zoning By-Law.

Analysis

Payment in Lieu of Parking is not intended to replace or conflict with the minor variance or zoning amendment process. It is preferable for the applicant to provide on-site or some off-site parking, within close proximity to the development, to satisfy the Zoning By-law requirements of a project.

Should an applicant not be able to provide the number of parking spaces required, staff will bring forward a report for consideration. Council will maintain the authority to determine whether the parking requirements apply to a particular site or if it could be varied.

Upon Council approval, the applicant will be required to enter into a Payment in Lieu of Parking Agreement.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

Staff is proposing the fee of \$500 for the Payment in Lieu of Parking Agreement and \$1,500 per parking space that is not provided. The payment-in-lieu of parking fee will be included in the rates and fees by-law as amended from time to time.

Funds received will be placed in a reserve account to be used for parking lot development, maintenance and repair.

Approved by: Emily Dance, Chief Administrative Officer