



BOARD Policy

Section:	Planning and Development	BRD-0340-50
Title:	Community Amenity Contribution for Independent Power and Resource Projects	031

1. PURPOSE

- 1.1 To provide guidance for the Sunshine Coast Regional District (SCRD) Board, staff, and proponents regarding negotiating community amenity contributions.
- 1.2 To identify the SCRD's expectations and provide a basis for identifying suitable community amenity contributions from independent power and resource projects.

2. SCOPE

- 2.1 Applies to projects regardless of whether a formal environmental assessment is required.
- 2.2 Applies to projects regardless of whether an amendment to SCRD Official Community Plans and/or zoning bylaws is required.

3. DEFINITIONS

- 3.1 **"Independent power project"** includes wind, run-of-river, tidal and power produced from other sources.
- 3.2 **"Resource project"** includes independent power projects, mining proposals and other resource based activities.

4. POLICY

- 4.1 Determining a Suitable Community Amenity Contribution
 - a) The SCRD will work with the proponent to ensure a contribution of mutual interest.
 - b) The community amenity contribution will be commensurate with the scale and community impact of the project.
 - c) Environmental works that return the site to, or maintain, baseline conditions will not be considered as a community amenity contribution. However environmental enhancements may be considered a contribution.
 - d) The SCRD retains discretion regarding disbursement of contributions to provide flexibility in responding to community needs.
 - e) If the project requires re-zoning, the draft contribution agreement will be made available before a public hearing for a rezoning application is scheduled.
 - f) Each Community amenity contribution should provide financial or in-kind resources which:
 - i. Are located in the SCRD.
 - ii. Satisfy identified community needs or priorities as determined by the SCRD Board.
 - iii. Does not create a financial, management or operational burden to the SCRD.
 - iv. Corresponds with an existing service area or function where possible.
 - v. Addresses any other issue identified by the SCRD.
 - g) The contribution may be a single payment, in-kind contributions, or a regular payment over the life of the project, or a combination of these.
 - h) Where the project is not taking place on a legal parcel, one-time contributions are preferred. This does not exclude consideration of a contribution that is made over the life of the project.
- 4.2 SCRD Disbursement of Contributions



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- a) The Director(s) representing the area(s) where the project is proposed will take the lead to facilitate discussions in determining the disbursement of the contribution.
- b) Decisions to disburse the contribution will be made by SCRD Board resolution.
- c) Financial contributions from all community amenity contribution agreements shall be pooled in a single fund to allow for the SCRD to allocate contributions to projects across the SCRD area.
- d) Priority will be to address the project's impacts on local communities near the project site.
- e) Where no local community is impacted or where the impacts are wider, disbursement may be to projects associated with services and facilities that serve the wider community such as:
 - i. Parks.
 - ii. Libraries.
 - iii. Recreation.
 - iv. Fire departments.
- f) Where there is a direct link between the contribution received and disbursement on a specific project, the SCRD will formally acknowledge the contribution such as by a notice on site or through publicity.
- g) The SCRD will maintain record of which Electoral Area the project is in, the contributions associated with it and how the funds are disbursed. Any in-kind or non-monetary contributions will also be recorded and if possible, a monetary value will be assigned to it.

4.3 Implementation

- a) Eligibility for a charitable tax receipt will be considered in accordance with the applicable legislation.
- b) If the amenity contribution requires an ongoing commitment, an agreement must be signed by all parties.
- c) Where the project is on a legal parcel, the agreement shall be included in a covenant or legal agreement registered on title.
- d) Where the project is not on a legal parcel, the agreement must consider the impact of a sale/transfer of the project to a new owner. A mechanism should be included to note what steps need to be taken to ensure that the agreement's terms/obligations will be met after the sale/transfer has taken place.

5. EXCEPTIONS

6. AUTHORITY TO ACT

6.1 Retained by the Board.

7. REFERENCES (Bylaws, Procedures, Guiding documents)

Approval Date:	October 22, 2015	Resolution No.	411/15 Rec. No. 2
Review Date:	July 28, 2022	Resolution No.	192/22 Rec. No. 5
Amendment Date:	June 8, 2023	Resolution No.	141/23 Rec. No. 22
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