

Saratoga Beach Master Development Agreement

Proposed Revisions
November 20, 2017

Overview of proposed revisions

- CVRD and SBE entered MDA in 2011
- May 2017 ESAC directed staff to discuss revisions to MDA based on a summary of proposed changes
- Proposed revision attached, staff and SBE agreed to all elements of change with the exception of two items:
 1. approval for temporary sewage treatment plant
 2. CVRD waive of Parkland Development Cost Charges

Overall, parties agreed as follows:

- Sewage Treatment Plant size: 652 connections reduced to 363 connections
- Sewage Treatment Plant expansion: 1,956 connections reduced to 700 connections
- Reduce park dedication to 16% from 31%
- Revise LOC drawdown terms to monthly instead of quarterly
- Add new provision to enable 4 show homes
- Add new section to enable temporary STP, pending board approval

Two areas of disagreement

1. Temporary Sewage Treatment Plant

Rationale: Staff do not support temporary STP as the provision of a STP was the key amenity to generate growth and address sewage issues in Saratoga Beach

Two areas of disagreement

2. Waive of Parkland DCC

\$1,417.63/ SF; \$1,181.36/MF

Rationale:

- a. Equity
- b. Legal Authority
- c. Precedence

Two areas of disagreement

2. Waive of Parkland Development Cost Charges

- *Equity*: all other property owners in Comox Valley pay DCCs upon subdivision
- *Legal*: no legal provisions to waive
- *Precedence*: KIP, Mt. Washington, SBE are key developments to support park service

Staff propose waive of 5% cash requirement collected by MoTI instead of DCC waive