



Budget Service Change Request

Service Change Type

- New Service
- Service Update
- End of Service

NEIGHBOURHOOD AREA STRUCTURE PLAN SERVICE LEVEL – NORTH POINT

Service and Adjustment Summary

Service	Service Description	Service Value and/or Level	2025 Budget Adjustment
Statutory Plan Development – Neighbourhood Area Structure Plan (NASP)	The review and processing of applications for changes to or the Town-led development of Statutory Plans including Area Structure Plans and Neighbourhood Area Structure Plans, and the Municipal Development Plan.	NASP planning level allows landowners or developers for non-residential uses to commence land development.	Operating funds to facilitate the development of the North Point NASP.

Why change now? What is the need?

Administration has been approached by several business developers with an interest in locating in the North Point Area. Given the fragmented landownership within a large portion of the planning area, taking a comprehensive approach led by the Town will ensure that growth into this area will occur in a coordinated fashion.

The Town-led development of the Neighbourhood Area Structure Plan, (NASP) will take a comprehensive approach to ensuring that utility and infrastructure services will be designed and extended logically into the planning area.

The outcome of completing the NASP will be the creation of the detailed planning level that allows landowners or developers for non-residential uses to commence land development by moving forward with land use developments, based on sequencing and phasing included in the NASP.

It creates the opportunity for Economic Development to attract businesses to the Town given the increased certainty of intent and direction that an NASP demonstrates; it creates opportunities for employment growth and by doing so support a strong local economy and



diversify the Town's tax base, particularly during a time where there is considerable business investment in the wider area.

What is the expected impact/benefit for the community? How much of the community will be impacted and/or benefit by the change?

There will be no adverse impact on the community arising from the completion of the planning work that leads to the adoption of an NASP. In fact, with the pending adoption of the overarching Area Structure Plan (ASP), the development of the NASP will create a more detailed expectation of how development can or should progress within the plan area.

Community engagement is required as part of the planning process, including landowner engagement to create further opportunities for the community to participate and lead to greater certainty for the vision for this area.

The completion of an ASP or NASP does not mean that there would be pressure on landowners to develop, in fact development timing is left to the landowner. However, where a landowner considers land use amendments or is considering development, it would provide a targeted approach in alignment with the plan vision.

The completion of the NASP will allow the Town's economic development team to work with landowners and business investors to create or facilitate employment opportunities within the plan area. The NASP is an important step in progressing tax base diversification for the Town and in supporting a strong local economy.

While the development of this NASP is considered a strategic step to enable development of non-residential or employment lands, cost recovery methods for the development of NASPs have been included previously in the Town Fees, Rates and Charges Bylaw, comprising of the NASP fee (the greater of \$5000 or \$500/ha) plus \$1125/ha. It is proposed to add an additional provision to the amended 2025 Fees, Rates and Charges Bylaw that will seek the proportionate recovery of costs from landowners at the time of their application for land use amendment. Where there is specific interest by landowners in shaping the NASP, Administration is recommending cost sharing agreements based on the proportionate land area impacted by that landowner within this NASP. This combined approach allows for early and continuous recoveries from benefitting landowners.

What is the expected impact/benefit for the organization?

Developing the NASP will require management of the consulting team by Administration. This will take up staff capacity within the team, however Administration believes that this is achievable with current resources. Some of the required NASP inputs are already in progress, while needing refinement.

The development of an NASP is an important step in progressing tax base diversification for the Town, and in supporting a strong local economy.



Budget Change (M's)

Annual Estimated Change	2025B	2026F	2027F	2028F	2029F	Total
	\$0.300	0	0	0	0	\$0.300

The recovery from Developers will occur as part of the normal course of business.
