

# CITY OF WELLAND

## POLICY

<b>Policy Title:</b> Parkland Dedication and Cash-in-Lieu of Parkland Dedication	
<b>Date of Approval:</b> May 19, 1998	<b>Policy Number:</b> SER-012-0002
<b>Lead Role:</b> General Manager, Infrastructure & Development Services/City Engineer	<b>Support Role:</b>
<b>Cross Reference:</b> By-law 2014-101	<b>Next Review Date:</b>
<b>Council File Number:</b> 07-50	<b>Revision Date:</b> August 11, 2014

### Policy Statement:

1. Upon the development or redevelopment of residential lands in the City of Welland, the City shall require, of the Developer/proponent, either a land Dedication or Cash-in-Lieu of Park Land Dedication as permitted by the Planning Act, as amended effective January 1, 2015.
2. All land Appraisal Reports required to be submitted to the City of Welland to determine Cash-in-Lieu of Parkland Dedication shall be prepared by persons which have the Accredited Appraiser Canadian Institute (AACI; P. App) designations.

### Residential

1. That as a condition of development or redevelopment of lands for all residential development purposes including consents, subdivisions and condominiums in the City of Welland, the City shall require 5% Cash-in-Lieu of Parkland Dedication to be paid to the municipality in compliance with Section 42 of the Planning Act, as amended;
2. For the purposes of Section 1, the value of the property shall be determined as of the day before the day any required Building Permit is issued with respect to the development or redevelopment or, where more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued;
3. Notwithstanding Sections 1 and 2 hereof, the Council of the Corporation of the City of Welland may require a 5% land dedication rather than a 5% Cash-in-Lieu of Parkland Dedication for all residential development and redevelopment within the City of Welland;
4. As an alternative, the Council of the Corporation of the City of Welland may require that land, or equivalent cash-in-lieu thereof be conveyed to the City for park or other public recreational purposes at the rate of 1 hectare for each 300 dwelling units proposed;
5. No building shall be constructed nor any building permit be issued until such time as the owner has paid the required funds in accordance with the provisions of the Planning Act, as amended.

\*NOTE: Consents include both the vacant lands to be severed and the vacant lands retained.