

Subject: **County – Developer Meetings**
 Meeting Date: Tuesday, September 10, 2024
 Prepared By: Mike Haugen, CAO
 Presented By: Mike Haugen, CAO

STRATEGIC PLAN ALIGNMENT: (Check all that apply)

	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
High Quality Infrastructure		Economic Resilience		Quality of Life		Effective Leadership		Level of Service	

RELEVANT LEGISLATION:

Provincial (cite)- N/A

Council Bylaw/Policy (cite)- N/A

BACKGROUND/PROPOSAL:

A question regarding the County’s meetings with prospective developers has been brought to Administration’s attention. This report is provided to outline the County’s process.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

The County, primarily Planning and Infrastructure, meets regularly with prospective developers. Sometimes, nothing further occurs, and sometimes, the prospective developer starts a development process that includes regular meetings with County departments. This is part of the standard work that Administration does.

These meetings help advise developers about the County’s Municipal Development Plan, Land Use Bylaw, and general development process. The developer may share draft plans or ideas with the County, some of which are confidential. These are standard practices.

All proposals and ideas are draft form or just ideas until we receive a formal application. In many cases, the developer’s application is different than their original proposal/idea because they have a better understanding of the process and regulations in place. Some ideas never come to fruition.

Administration notes that the County strives to be developer-friendly. That is, we try to guide prospective developers through the development process as smoothly as possible and provide advice on their best path to a “positive” result from the relevant development authority (Planning, MPC, Council, etc.). This has been our mandate from Council.

FINANCIAL & STAFFING IMPLICATIONS:

NA

RECOMMENDED ENGAGEMENT:

Directive Decision (Information Sharing, One-Way Communication)

Tools:	Individual Notification	Other:	
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ATTACHMENTS:

NA

COUNCIL OPTIONS:

1. Council may accept the report for information.
2. Council may provide some other direction.

RECOMMENDED MOTION:

That Council accept the County-Developer Report for information, as presented.

FOLLOW-UP ACTIONS:

NA

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved-

