



THE CORPORATION OF THE TOWNSHIP OF BROCK

# CASH IN LIEU OF PARKING POLICY

## BEING A POLICY TO PROVIDE FOR PAYMENT IN LIEU OF PARKING SPACES

SECTION 40 OF THE PLANNING ACT R.S.O. 1990 c.P. 13, AS AMENDED, AUTHORIZES THE COUNCIL OF A MUNICIPALITY TO ENTER INTO AN AGREEMENT EXEMPTING THE OWNER FROM THE REQUIREMENT OF PROVIDING AND MAINTAINING PARKING FACILITIES.

1. This policy applies to all lands within the Township of Brock but does not apply to parking requirements on lands with exclusively residential uses. The appropriate process for exclusively residential uses is a Minor Variance or Zoning By-law Amendment.
2. Nothing in this policy shall be construed to require Council to enter into an agreement where Council desires the establishment of parking spaces in association with a development, and in accordance with the zoning by-law.
3. Where agreeable by the Council of the Corporation of the Township of Brock, an owner or occupier of a parcel of land, may, in lieu of providing the required parking spaces, pay to the Township of Brock a fee in accordance with the Township of Brock Fee By-Law for each or any portion of a parking space.
4. For Cash-In-Lieu of Parking to be considered, the Owner shall provide the Township with the following:
  - a. A complete planning application and associated fees in accordance with the Planning Fees By-law (3000-2021);
  - b. Site plan or sketch of available parking spaces in conformance with all provisions contained in Zoning By-law 287-78-PL;
  - c. Planning Justification Brief to describe the parking plan for the full property;
  - d. Calculation of parking deficiency as per Zoning By-law 287-78-PL; and
  - e. Calculation of Cash-In-Lieu of Parking amount.
5. Where the Township receives a complete application for Cash-In-Lieu of Parking spaces, a report is to be drafted for Council's consideration. This report may be included in a Site Plan Approval or Rezoning report where appropriate. Where approved by Council, the parking agreement shall form part of a registered plan, Zoning By-law Amendment or parking agreement between the owner and the Township of Brock to be registered on the title of the property.
6. Where the Council of the Township of Brock has approved the cash-in-lieu request, payment shall be made prior to building permit issuance or prior to registration of the Agreement.
7. Funds obtained from Cash-In-Lieu of Parking payments shall be deposited into an exclusive account to be used for municipal parking upgrades, or other transportation service upgrades at the discretion of the Council of the Township of Brock.