

## APPENDIX "A"

### Public Correspondence Received:

#### Item 1: email From Janet Haslett-Theall Sep. 9, 2016 on behalf of Joshua Creek Residents Association (JCRA)

**Subject:** *Municipal Development Corp*

*Jim*

*Thank you for taking the time to better inform me of the Town's Municipal Development Corp plan. I have the following requests;*

*I would like to get a copy of the pros and cons wallboard as I think it is a good chart to share with residents.*

*I would like to know what best practices have been shared by the consultants or that the Town has required them to research on:*

- *the selection of the board*
- *how land sales are structured such that zoning, environmental are protected*

*I would like to see documentation that shows what public consultation will be guaranteed before the MDC takes control over the land sale negotiations.*

*Finally residents would want to understand what controls will be put in place to report on the MDC effectiveness; while the documents shared to date discuss an annual report given the sensitivity of any public land sale and the costs involved as well as the value creation a more comprehensive measurement tool should be recommended.*

*Your follow up would be appreciated*

*Janet Haslett-Theall*

*President JCRA*

### Town Response through this staff report:

#### Board Composition

Our consultants noted that boards are typically composed with representatives from council and experts in the area of real estate development, and often include senior municipal staff. This structure reflects the need for both political and subject area expertise. The board size should be scaled to the work load, which initially would be limited to the Works Yard.

#### Structured Land Sales

Ensuring that the former public lands are developed in accordance with the vision of Council is one of the reasons for the establishment of a MDC. Respecting Council approved zoning and the associated environmental protections as well as other municipal objectives is paramount. To this end, and under the structure envisioned in the report, the MDC would be mandated to develop in accordance with the approved zoning and the official plan. It would not have powers to change the planning permissions of any property under its purview. The MDC would need to seek approval of Council prior to initiating any change of the planned use of the property. The annual business plan, which will be subject to Council approval, would serve to identify lands projected to be sold in the coming year, along with establishing other performance objectives.

Once Council has authorized the MDC to dispose of lands, the MDC would have the ability to deploy available safeguards to limit a future owner's ability to apply for changes in land use, such as potentially through restrictive covenants registered on title, or an ability to purchase the land back at a reduced value in the event it is not developed as approved within a certain time period.

#### Public Consultation before MDC takes control of Land Sales

As mentioned above, the structure under consideration would envision that Council's authorization in the form of an approved annual business plan would be required prior to entering into negotiations for the sale of lands for the coming year. Further, Council would have to specifically authorize the transfer of particular lands to the MDC. Council's consideration of the business plan and/or land transfers would occur at a regular meeting of Council. The reports would be available for public review and comments for consideration by Council as part of that process.