



Council Policy

Fiscal Policy for the Planning and Development Business

Program Impacted	Land Development <i>Edmonton is developed to support growth and social, cultural, economic and environmental well-being.</i>
Number	C610A
Date of Approval	May 21, 2025
Approval History	November 27, 2018
Next Scheduled Review	2029

Statement

The purpose of this policy is to formalize the fiscal management and operating principles of the Planning and Development Business to ensure long term fiscal sustainability and service stability while enabling growth within the City of Edmonton.



The Planning and Development Business was established to deliver review, approval and inspections services associated with the following: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits. The Planning and Development Reserve will be used to support the long term financial sustainability to stabilize service levels despite the revenue variability associated with of these services (as defined in Appendix A of this procedure) by managing revenue risks, stabilizing operating and capital resources across extended periods of time, and funding initiatives that enhance service and ensure accountability to customers.

Policy Statement:

1. The Planning and Development Business is a self-sustaining operation that provides review, approval and inspection services for the following for the City of Edmonton: Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits.
2. The Planning and Development Business will meet the expected service level as defined by performance measures and targets that are set to deliver the planning and development services. Revenues from Area and Neighbourhood Structure Plans, Rezoning and Subdivision, Servicing Agreements, Development Permits, and Building Permits are to be used to fund direct and indirect operating costs for services as well as capital and service reinvestment costs.
3. The Planning and Development Reserve will be used to stabilize the Planning and Development Business across extended periods of time.
4. The Planning and Development Reserve will allow for the accumulation of annual surpluses and deficits from Relevant Services. One hundred percent of any annual surplus from the Planning and Development Business will be placed in the Planning and Development Reserve. One hundred percent of any annual deficit from the Planning and Development Business will be drawn from the Planning and Development Reserve.
5. The Planning and Development Reserve will have a target balance of 75% of annual budgeted operating expenses for the Planning and Development Business. In the event the balance exceeds the target, Administration will develop a strategy to reduce the fund balance over a period not to exceed three years, starting with the operating budget for the subsequent year.
6. The Planning and Development Reserve will have a minimum balance of 30% of annual budgeted operating expenses for the Planning and Development Business. In the event the balance is below the minimum, Administration will develop a strategy, to be approved by City Council, to achieve the minimum level over a period not to exceed three years, starting with the operating budget for the subsequent year.
7. The Fiscal Policy for the Planning and Development Business and the Planning and Development Reserve, will be reviewed every four years with updates, and recommendations, if necessary, provided to City Council.
8. This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.