

Memo



Date: August 17, 2011
File: 0220-02
To: City Manager
From: J. Wunderlich, Financial Strategist, Infrastructure Planning
Subject: Development Cost Charges Bylaw 10515, Amendment No. 1

Recommendation:

THAT Council receives, for information, the report from the Financial Strategist dated August 17, 2011, with respect to the Development Cost Charges Bylaw 10515, Amendment No. 1.

AND THAT Council give reading consideration to Bylaw No.10589 being Amendment No. 1 to Development Cost Charge Bylaw 10515.

Purpose:

To obtain Council approval for adjustments made to the narrative section of DCC Bylaw 10515, as well as to the format of the DCC rate schedule (all DCC rates remain the same). These changes are being made in order to provide increased clarity to the meaning and intent of the Bylaw.

Background:

A complete review of the 20 Year Servicing Plan & Financing Strategy was done in conjunction with the 2030 Official Community Plan with ensuing Bylaw 10515 adopted by Council on June 13, 2011. Housekeeping amendments have been identified that will improve clarity and facilitate interpretation of the Bylaw.

Narrative section adjustments include Part 2 - Definitions whereby Residential 5 has been changed to metric from imperial measure, in line with the shift to metric throughout the DCC program; a 'no more than 6 months per year' time limit was added to the definitions of Seasonal Agricultural Commercial and Seasonal Agricultural Industrial, as per Council policy; and under the definition of Structure the word 'not' was inserted between 'shall include, but' and 'necessarily be amended to'.

Changes were made to Part 3, Section 3.1, whereby sub-paragraph (b) was deleted in its entirety and replaced with new sub-paragraphs (b), (c) and (d). These Part 3 changes were incorporated so as to clearly delineate between residential and non-residential construction, alteration or extension as well as to more clearly define what is chargeable through Building Permit. Former section 3.2, referring to rates charged on new building permits surrounding a new DCC Bylaw, was deleted as this is now outlined in the Local Government Act.

A handwritten signature in blue ink, appearing to be the initials "JW".

Regarding the Rate Schedule, the Industrial/Campground column was changed from a rate based on a fraction of a hectare to a rate per hectare. As well, a 2nd Seasonal Agricultural Industrial column was added showing the per hectare rate over minimum rates.

Internal Circulation:

Director, Policy & Planning
Director, Financial Services

Legal/Statutory Authority:

The Development Cost Charge (DCC) Bylaw sets out the charges imposed for public roads, water, sanitary sewer, drainage and public park infrastructure when subdividing or constructing, altering or extending a building, pursuant to Chapter 323, Part 26, Division 10 of the Local Government Act (R.S.B.C., 2000).

Financial/Budgetary Considerations:

There are no changes to the Development Cost Charge rates

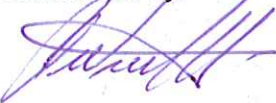
Existing Policy:

Development Cost Charge Bylaw 10515

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements:
External Agency/Public Comments:
Personnel Implications:

Submitted by:



J. Wunderlich, Financial Strategist, Infrastructure Planning

Approved for inclusion:



R. Cleveland, Director, Infrastructure Planning

cc: Director, Financial Services
Director, Policy and Planning