

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, 1 MAY 2007**

SUBJECT DEVELOPMENT COST CHARGE (DCC) BYLAW 2758 UPDATE

PURPOSE

To provide an update to the Juan de Fuca Water Distribution Commission (JWDC) on the public information efforts for Bylaw 3432, "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 4, 2007".

BACKGROUND

DCCs were introduced in May 2000 to fund growth-related water infrastructure. Comprehensive reviews were carried out in 2004 and 2005 resulting in increases in the DCC to reflect changes in the areas to which DCCs applied and to reflect increasing construction costs.

A further review has just been completed. As this review is recommending a significant increase in the rates, the Inspector of Municipalities of the BC Ministry of Community Services will require that a formal communications program to provide this information to the stakeholders be carried out before they approve the changes. A copy of the proposed bylaw amendment is attached (**Attachment 1**)

Stakeholder Communication Plan

A public information package (**Attachment 2**) was created to provide basic information on the need for the DCC rate increase.

The following steps were taken to provide a wide circulation of the information package:

- Advertised in the Times-Colonist, Goldstream News and Sooke Mirror (**Attachment 3**);
- Posted on the CRD website;
- Twenty copies distributed to each of the municipal halls in the Juan de Fuca area;
- Copies direct mailed to 65 consultants and developers or companies that have done large or multiple developments in the Western Communities over the past few years. A list of names is attached (**Attachment 4**).

The information package encouraged any interested parties to contact Peter Malone, Senior Manager, Engineering and Planning, to provide comments up to April 18, 2007.

Results

Questions were received from the Town of View Royal and these, together with the response, are attached (**Attachment 5**). Letters were also submitted by the Canadian Home Builders Association and Shields Harney, legal counsel for Sun River Estates (**Attachment 6**).

FINANCIAL IMPLICATIONS

DCCs continue to be collected at current rates until the revised rates are adopted after Bylaw 3432 is approved by the Inspector of Municipalities and receives final reading by the CRD Board.

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RECOMMENDATION

That the Juan de Fuca Water Distribution Commission:

1. Receive the staff report for information, and
2. Forward Bylaw No.3432, "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 4, 2007" to the CRD Board for first, second and third reading prior to forwarding to the Inspector of Municipalities for approval.

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