



Making a difference...together

REPORT JWDC 2013-06

**REPORT TO JUAN DE FUCA WATER DISTRIBUTION COMMISSION
MEETING OF TUESDAY, MARCH 5, 2013**

SUBJECT AMENDMENT TO THE DEVELOPMENT COST CHARGE BYLAW FOR JUAN DE FUCA WATER DISTRIBUTION

ISSUE

The need to update the Development Cost Charges Bylaw for Juan de Fuca Water Distribution so that it aligns with changes in the BC Local Government Act.

BACKGROUND

The BC Local Government Act (BC LGA) sets out the general requirements under which local governments levy development cost charges (DCC). The CRD established a DCC bylaw for Juan de Fuca Water Distribution in 2000 (Bylaw No. 2758) according to the requirements and wording specified in the legislation at that time. The legislation has since been amended resulting in the requirement for the proposed amendment to Bylaw 2758.

ALTERNATIVES

1. That Bylaw No. 3893, "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), Bylaw No. 1, 2000, Amendment Bylaw No. 6, 2013" be introduced and read a first and second time, and read a third time.
2. That Bylaw No. 3893 be deferred to a future meeting pending further information.

IMPLICATIONS

The proposed bylaw amendment ensures that administration of development cost charges align with the provisions of the BC LGA.

CONCLUSION


The CRD's DCC bylaw for Juan de Fuca Water (Bylaw 2758) distribution needs to be updated to align with the BC LGA. When Bylaw 2758 was established, it included specifications for levying DCC's according to wording in the legislation at that time. These specifications have since been amended in the BC LGA, thus creating the requirement to amend Bylaw 2758.

RECOMMENDATION

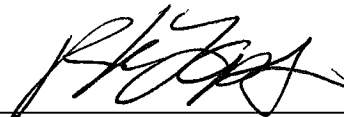
That Bylaw No. 3893, "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), Bylaw No. 1, 2000, Amendment Bylaw No. 6, 2013" be introduced and read a first and second time, and read a third time.



Ted Robbins, BSc, C. Tech.
Acting General Manager
Integrated Water Services



Diana E. Lokken, Dip Bus Admin, CMA
General Manager Corporate Services
Concurrence



Robert Lapham, MCIP, RPP
Chief Administrative Officer
Concurrence

Attachment: Bylaw 3893

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 3893**

**A BYLAW TO AMEND BYLAW 2758
“DEVELOPMENT COST CHARGES BYLAW (JUAN DE FUCA WATER DISTRIBUTION),
NO. 1, 2000”**

WHEREAS the Board of the Capital Regional District has considered the matters referred to in section 934(4) of the *Local Government Act*.

NOW THEREFORE, the Board of the Capital Regional District in open meeting assembled enacts as follows:

1. Bylaw No. 2758, “Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000”, is hereby amended by:
 - (a) Deleting Section 5 in its entirety and replacing it with the following:

“5(1) A person who applies for and obtains approval of a subdivision of residential land other than Medium Density Multi-Family or High Density Multi-Family in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to subdivision of the land.

(2) A person who obtains a building permit in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to the issuance of the building permit.

(3) A *development cost charge* is not payable where the development is subject to an exemption, waiver or reduction under the *Local Government Act* or another enactment of the Province or the *District*.”
 - (b) Deleting Section 6 and renumbering Sections 7 - 24 to 6 - 23.
 - (c) Deleting Section 11 (as renumbered) in its entirety and replacing it with the following:

“11 Each *Member Municipality* shall collect the *development cost charge* payable under this bylaw at the time prescribed in section 8 (as renumbered).”
 - (d) Deleting Schedule “G” in its entirety and replacing it with the attached Schedule “G”.
2. This Bylaw may be cited as “Development Cost Charges Bylaw (Juan de Fuca Water Distribution), Bylaw No. 1, 2000, Amendment Bylaw No. 6, 2013”.

READ A FIRST TIME THIS	th	day of	2013
READ A SECOND TIME THIS	th	day of	2013
READ A THIRD TIME THIS	th	day of	2013
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS		day of	2013
ADOPTED THIS	th	day of	2013

CHAIR

CORPORATE OFFICER

SCHEDULE "G"**Development Cost Charge Rates**

Description	Prescribed DCC Rates
Residential	\$2,655.34 per unit ¹
Medium Density Multi-Family	\$2,323.43 per unit ¹
High Density Multi-Family	\$1,493.63 per unit ¹
Commercial	\$9.76 per m ² ²
Industrial	\$5.29 per m ² ²
Institutional	\$21.57 per m ² ²
Institutional Residential	\$1,037.24 per bed
Elementary or Middle School	\$129.42 per student based on capacity
Junior or Senior Secondary School	\$175.09 per student based on capacity
Tourist or Travelling Public Accommodation	\$298.73 per sleeping room

¹ To be built or that may be built on a parcel, in the case of a development cost charge payable on subdivision

² of floor space to be built on a parcel