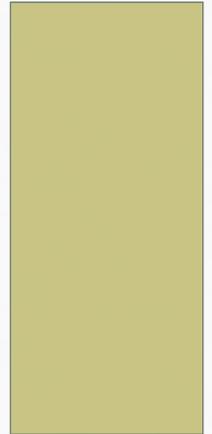




2014 DCC PROGRAM REVIEW

JULY 3, 2013



WHAT ARE DEVELOPMENT COST CHARGES ?

- Development Cost Charges (DCCs) are monies that are collected from land developers by a municipality, to offset some of the infrastructure expenditures incurred, to service the needs of new development .

A COMMON PHILOSOPHY

- “The Developer must pay for the costs associated with development.”

WHAT HAPPENS IF THERE ARE NO DCC'S?

The taxpayer will pay costs of the project needed to permit growth.

AND . . .

The needed work may not get done, so . . .

The development may not be able to proceed.

- IT'S A BALANCING ACT



HOW DO WE GET THE “RIGHT” BALANCE?

Variables that can change:

- Growth
 - Overall amount
 - Rate of growth
- Allocation of Developer amount
- Assist Factor
- Capital Project List overall & Individual Project costs
- Allocation of project to DCC's vs taxpayer

DCC'S =

- **Net Capital Infrastructure Costs (- % Assist Factor)**

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New Development Units

REVIEW PROCESS TO DATE

- May 2013 Council Adopts 2013-2017 Financial Plan - including 20 Year Capital Plan.
- January 2013 – May 2013 staff review current DCC program and makes appropriate changes to costs and projects and growth assumptions

CURRENT RATES

Roads Storm Water Sanitary Parkland Total

Single Family Residential - Unit	3,799.98	1,383.79	6,997.14	381.49	1,911.04	14,473.44
Multi Residential – M ²	17.95	4.00	63.61	3.47	17.37	106.40
Commercial M ²	52.16	4.43	29.99	1.63	8.19	96.40
Industrial M ²	20.68	6.23	29.99	1.63	-	58.53
Institutional M ²	52.16	2.49	36.65	2.00	-	93.30

PROPOSED RATES

Roads Storm Water Sanitary Parkland Total

	Roads	Storm	Water	Sanitary	Parkland	Total
Single Family Residential - Unit	6,644.18	1,586.22	11,018.32	351.42	1,295.39	20,895.53
Multi Residential – M ²	31.39	4.59	100.17	3.19	11.78	151.12
Commercial M ²	91.19	5.08	49.58	1.58	5.83	153.26
Industrial M ²	36.15	7.14	49.58	1.58	-	94.45
Institutional M ²	91.19	2.86	60.60	1.93	-	156.58

CHANGE FROM CURRENT RATES

Roads Storm Water Sanitary Parkland Total

Single Family Residential - Unit	2,844.20	202.43	4,021.18	(30.07)	(615.65)	6,422.09
Multi Residential – M ²	13.44	0.59	36.56	(0.28)	(5.59)	44.72
Commercial M ²	39.03	0.65	19.59	(0.05)	(2.36)	56.86
Industrial M ²	15.47	0.91	19.59	(0.05)	-	35.92
Institutional M ²	39.03	0.37	23.95	(0.07)	-	63.28

WHAT CHANGED

- Projects and associated costs required to maintain municipal infrastructure in relation to municipal growth
- Open spaces parkland revised
- Population Growth estimates

WHAT'S NEXT

- First Reading of Bylaw
- DCC Open House
- Feedback from Open House
- Update for any revisions
- Bylaw – Second & Third Readings
- Submission to Ministry
- Bylaw adoption
- Bylaw Implementation

QUESTIONS