

# Development Cost Charge Inflation Adjustment

Regular Board Meeting

July 14<sup>th</sup>, 2022

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# Inflation Adjustment

- Purpose:

*To consider inflationary adjustments to Development Cost Charges (DCC's) through amendments to the Westside Regional Wastewater Treatment Plant and East Trunk development cost charge bylaws.*

***Proposed Adjustment: 2.8%***

# Background:




WRWWTP - 1989

- Development Cost Charges fund growth related infrastructure capacity upgrades
  - WRWWTP DCC Bylaw adopted in May 2020
  - East Trunk Bylaw adopted January 2021.

# Best Practices

To ensure the DCC Bylaws remain current Municipal Affairs recommends:

- Now**  **Every year:**  
Review the Bylaw and adjust by the BC Consumer Price Index as needed to remain current
- 2023**  **Every 3 years:**  
Review the Bylaw scope and timing
- 2025**  **Every 5 years:**  
Review the entire Bylaw



# Consultation

- Development Community
- Engineers and Planners
- Municipal Planning/Development Departments
- Municipal Affairs

No written submissions received at the time of the Board Report – One verbal opposition



■ 1st Qtr ■ 2nd Qtr ■ 3rd Qtr ■ 4th Qtr

# Proposed DCC Rate Adjustment – 2.8%

Land Use	WWTP DCC		East Trunk DCC	
	Existing	Proposed	Existing	Proposed
Single Detached Residential (Each)	\$4194	<b>\$4311</b>	\$2353	<b>\$2418</b>
Duplex or Triplex (Each)	\$4194	<b>\$4311</b>	\$2353	<b>\$2418</b>
Multi Residential (Each)	\$2796	<b>\$2874</b>	\$1569	<b>\$1612</b>
Commercial (per 100m2)	\$1817	<b>\$1867</b>	\$1020	<b>\$1048</b>
Industrial (per 100m2)	\$1817	<b>\$1867</b>	\$1020	<b>\$1048</b>
Institutional (per 100m2)	\$1538	<b>\$1581</b>	\$863	<b>\$887</b>

# Next Steps:

- Westside Regional Wastewater Treatment Plant and East Trunk Sanitary Sewer DCC Bylaw Amendment:
  - 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Readings;
  - Forward to Ministry for final review and approval;
  - Final adoption and implementation.
- New rates take effect upon final adoption.
- Valid applications in process will be grandfathered for 1 year under the existing DCC rates.

# Recommendation:

- THAT Regional District of Central Okanagan Westside Regional Wastewater Treatment Plant Development Cost Charge Bylaw Amendment No. 1505, 2022 be read a first, second and third time.
- AND THAT Regional District of Central Okanagan East Trunk Development Cost Charge Bylaw Amendment No. 1506, 2022 be read a first, second and third time.





**End of Presentation**