Corporate Report

SURREY
CITY OF PARKS

REGULAR COUNCIL

TO: **Mayor & Council**   DATE: **May 24, 2006**

FROM: **General Manager, Engineering**   FILE: **3150-01**

SUBJECT: **Amendment to DCC By-law No. 15973**

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Rescind Third Reading of By-law No. 15973;
2. Amend Section 4 of By-law No. 15973 to specifically note that developments involving fewer than 4 dwelling units are not exempted from paying DCCs (as underscored in Appendix I);
3. Give Third reading to By-law No. 15973 as amended; and
4. Authorize staff to forward the amended By-law to the Province for approval.

DISCUSSION

City staff has received preliminary comments back from the Province regarding the 10 Year Servicing Plan and DCC By-law No. 15973. The Province has requested that the By-law be amended to specifically note that developments involving the creation of less than 4 dwelling units are not exempted from paying DCCs.

During the review of the DCC Rates, it was determined that the Province had amended the Local Government Act to remove the requirement for an automatic exemption from paying DCCs for developments involving less than 4 dwelling units. Municipalities now have the prerogative of including or excluding the exemption from their DCC By-law. Staff decided in the interest of fairness to all developers that under the new By-law all new developments regardless of their scale would be required to pay DCCs including those involving less than 4 dwelling units. At the same time it was decided that the minimum threshold for construction value that would trigger the payment of DCCs would be adjusted upwards from $50,000 to $100,000.

Legal Services is satisfied with the proposed amendment.

CONCLUSION

The proposed amendment to the By-law does not change the intent of nor does it have any financial implication on the DCC rates or 10 Year Servicing Plan. Rather it simply is intended to clarify the application of the By-law.

Paul Ham, P.Eng.
General Manager, Engineering

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