



June 4, 2024

Our File: 5200-1765

RDCO Westside Regional Wastewater Treatment Plant and East Trunk Stakeholders

Re: Regional District of Central Okanagan Development Cost Charges Inflation Adjustment 2024

As members of the development community and / or stakeholders with an interest in the RDCO Wastewater Treatment Plant and East Trunk, we provide the following information about changes to Development Cost Charges (DCCs).

DCCs are the primary funding source for growth-related infrastructure capacity upgrades. The Regional District currently collects DCCs for the Westside Regional Wastewater Treatment Plant (Bylaw 1528) and East Trunk sewer collection system (Bylaw 1529) which were adopted on June 15, 2023.

The [DCC Best Practices Guide of BC](#) recommends that “minor amendments to the DCC bylaws should be made annually to reflect changes in construction costs, land values, and the status of government grants.” BC’s Community Charter permits local governments to increase DCCs annually allowing modest adjustments in a timely manner without approval by the Ministry if the increase does not exceed the annual average Consumer Price Index (CPI).

In alignment with the DCC Best Practices Guide, the DCCs are proposed to increase 3.9% effective October 13, 2024 for all land uses based on the annual average CPI for BC as published by Statistics Canada for 2023. Once adopted, any in-stream applications will have 12-months of grace before new rates apply. The proposed charges are outlined in the table below:

Land Use	WRWTP DCC		East Trunk DCC	
	Current	Proposed	Current	Proposed
Single Detached Residential (per parcel created at subdivision)				
Mobile Home, Modular Home, Manufactured Home - where the units are not located on their own individual lots or bare land strata lots (per dwelling unit)	\$4,608	\$4,787	\$2,584	\$2,684
Duplex or Triplex (per unit permitted on the parcel at time of subdivision)				
Multiple Housing Residential (per dwelling unit)	\$3,072	\$3,191	\$1,723	\$1,790
Industrial (per 100 m ² gross floor area)	\$1,995	\$2,072	\$1,120	\$1,163
Commercial (per 100 m ² gross floor area)	\$1,995	\$2,072	\$1,120	\$1,163
Institutional (per 100 m ² gross floor area)	\$1,690	\$1,755	\$948	\$984

The updated Wastewater Treatment Plant DCC would be collected from new development projects in the City of West Kelowna, District of Peachland, and Westbank First Nation that receive wastewater treatment

service from the regional facility. Funds collected will assist the Regional District with the capital costs of future development-driven expansion at the RDCO plant located off Gellatly Road in West Kelowna.

The updated East Trunk DCC would be collected from new development projects in the City of West Kelowna and Westbank First Nation that receive wastewater collection service through the East Trunk. Funds collected will assist the Regional District with the capital costs of development driven expansion in the RDCO wastewater collection system.

It is anticipated that the updated DCCs will be presented to the Regional Board for consideration at a Regional Board meeting in July 2024. Once published, the Board Report will be available at www.rdco.com/agenda. If you have any questions or require additional information about the proposed DCCs, please contact the undersigned at 250-469-6172. All comments and feedback received will be summarized and provided to the Regional Board.

Sincerely,

A handwritten signature in cursive script that reads "Mike Wyman".

Mike Wyman, ASCT
Engineering Services Manager | Development and Engineering Services
Regional District of Central Okanagan