

**Q: DCCs have been waived for dwelling units 29m<sup>2</sup> or smaller. Does the exemption require that every unit in the building be less than 29m<sup>2</sup>? Or are a variety of unit sizes allowed?**

A: A variety of unit sizes are allowed. Only the self-contained residential units no larger than 29m<sup>2</sup> will be exempt.

**Q: How does the DCC reduction vary from the current system where you need to justify DCC reductions based on the cost reductions?**

A: A local government may now waive or reduce DCCs for for-profit affordable rental housing; a subdivision of small lots that is designed to result in low greenhouse gas emissions; and a development that is designed to result in a low environmental impact. This authority may be used even if infrastructure cost savings are not quantifiable.

**Q: The bill will permit reduced DCCs for low impact small lot subdivisions. In what respect are these "low-impact" subdivisions?**

A: Bill 27 permits a waiver or reduction in DCCs for a subdivision of small lots that are designed to result in low greenhouse gas emissions. Not all small-lot developments are the same and local government has the authority to define what is meant by “a small lot subdivision designed to reduce greenhouse gas emission”. Small-lot developments are usually in the range of 3,000 to 5,000 square feet but to result in low greenhouse gas emissions other important elements need to be in place. Is the small-lot development designed to improve walkability? Is it located near an employment centre so that residents do not have to rely on personal vehicles to commute everyday? Are local amenities available nearby? These factors can have a significant impact on creating compact walkable communities and reducing greenhouse gas emissions.

**Q: We currently report our DCCs as a note to our audited financial statements. What will the format be for additional reporting?**

A: There is no prescribed format for the reporting. However, the report must include information on the amount of DCCs received; the expenditures from the DCC reserve funds; the balance in the DCC reserve funds at the start and at the end of the applicable year; and any waivers and reductions.

**Q: Can DCC reductions be different for different areas in a city?**

A: If development in one area of town will reduce the impact of a development then DCC could be reduced for that area. For example, a brownfield redevelopment could be subject to reduced DCCs. However, the local government must, by bylaw,

establish what constitutes an eligible development and the amount of reduction for an eligible development. In other words, it must be made clear what types of development will be considered low environmental impact and what the reduction will be.

**Q: Can local governments waive DCCs to commercial buildings if they are low environmental impact? And if so, when will this be possible?**

A: Local governments can waive or reduce DCCs for any development which is designed to result in a low environmental impact. However, as noted above the local government must establish what constitutes an eligible development and the amount of reduction for an eligible development in a bylaw. This authority is in force as of 29 May 2008.

**Q: Waiving or reducing DCCs appears to be a red herring, as the infrastructure costs need to be covered through other sources (i.e. other developments or assist factor/general revenue).**

A: The use of DCCs is not mandatory. DCCs are a tool which local governments may or may not use. What the Province has done is make the DCC tool more flexible. If local governments would like to use DCCs to encourage “greener” development in their communities then this option is now open to them. However, DCCs are just one of a number of ways to finance development. Other forms of cost recovery available to local government, such as user charges, focus on recovering costs from specific users of services rather than all new development.

**Q: If the role of the municipality is to define what constitutes "small lots"; this could result in the inconsistent application of DCC fees from one municipality to another. Why not a provincial standard similar to the small unit?**

A: The legislation permits a waiver or reduction for small lots that are designed to result in low greenhouse gas emissions. How local governments define small lot and what factors may reduce the greenhouse gas emissions for a small lot subdivision in their community may vary greatly. The purpose of the legislation is to give local governments the flexibility to promote the type of low environmental impact development which meets the unique needs of each area covered by the charges.

**Q: Are there sample definitions for low environmental impact or a set of principles that outline this term?**

A: Not at this time. The Ministry of Community Development is working on information materials for Bill 27 that will be available this fall.

**Q: Have you given any thought to the need to establish standards to help assess whether or not, and by how much, that DCCs might be reduced by Municipalities when evaluating applications for low impact developments and/or affordable housing projects etc.**

A: We are not developing standards. However, the information materials being developed by the Ministry of Community Development will include further assistance. As well, the DCC best practices guide will be amended.

**Q: Re: Development Permit Areas - did you say these would require Approvals by the Ministry?**

A: No, Development Permit Areas will not require approvals by the Minister or Ministry of Community Development staff.

**Q: Do the new Development Permit powers give local government the authority to require Development Permits for single family residential and duplexes?**

A: Any development within a designated Development Permit Area would be subject to development permit requirements, including single family and multi-family developments.

**Q: Are you expecting to provide a check list for LEED developments in Development Permit Areas?**

A: No, LEED includes many items of a nature not covered by the new Development Permit Area authority.

**Q: Will these new Development Permit authority be limited by s. 920 (9) with respect to controlling the general character but NOT the particulars of the landscaping etc?**

A: The new Development Permit authority will not be limited by *Local Government Act* section 920 (9) as subsection (9) applies **only** to land designated under section 919.1 (1) (f) for the “establishment of objectives for the form and character of commercial, industrial or multi-family residential development”.

**Q: In the new development permit presentation reference was made to approval of the Inspector of Municipalities. What needs approval?**

A: Bill 27 adds to the list of development permits that can apply to land subject to a phased development agreement. To ensure fairness to developers with land subject to a phased development agreement this amendment will require local governments get the approval of the Inspector of Municipalities for a development permit before it can be applied to land that is subject to a phased development agreement for the purposes of:

- Protection of the natural environment;
- Protection from hazardous conditions;
- Protection of farming;
- Energy conservation;
- Water conservation; and
- Reduction of greenhouse gas emissions.

**Q: When did/will Bill 27 come into effect?**

A: Bill 27 came into effect 29 May 2008. However, there are some items which do not come into force immediately.

- The required exemption of DCCs for self-contained dwelling units no larger than 29 square metres does not come into force until 1 October 2008.
- The requirement for targets, policies and actions in official community plans does not come into force until 31 May 2010 and for regional growth strategies does not come into force until 31 May 2011.
- In addition, the new reporting requirements for DCCs and the alternative transportation and off-street parking reserve funds are not required with respect to the 2007 year.

**Q: Could Bill 27 provisions be applied retroactively. For example, could a project approved prior to adoption of Bill 27 apply for a retroactive DCC reduction?**

A: The legislation is not retroactive. Therefore, there could be no retroactive DCC reduction.

**Q: Is there a significant risk that the minor amendment process to the RGS could compromise growth management goals through a "death by a thousand cuts"?**

A: The introduction of a minor amendment process allows regional districts to expedite minor amendments to regional growth strategies. Under the default minor amendment process in the new legislation, when a minor amendment is proposed all board members attending the meeting must agree that the amendment is minor, by voting in favour of the amendment when the bylaw is given first reading. This mechanism creates a considerable check which will ensure that only items which are truly considered minor in nature will go through the minor amendment process.

If a regional district board chooses to create a customized minor amendment process in its regional growth strategy the new legislation establishes a list of items which must be included in a custom process. In addition, all board members would provide input into what would be considered a minor amendment, and full acceptance of all affected local governments would be required to include the minor amendment process in the regional growth strategy.

**Q: Are there any Regional Districts that have drafted some Policy wording for setting targets and actions?**

**A:** Metro Vancouver has endorsed the overall provincial greenhouse gas emission reduction target and is currently developing policies and actions to reduce greenhouse gas emissions through its Regional Growth Strategy review process.

**Q: Will additional provincial funding programs be linked to OCP and RGS greenhouse gas requirements?**

**A:** The Province provides tools to ensure local governments can work on important initiatives like climate change. For example, the government funds the Community Action on Energy and Emissions initiative to provide financial and research support to local governments and First Nations to advance energy efficiency through local government policy and planning tools.

In addition, local governments can apply for funding through programs dedicated to supporting sustainable infrastructure projects. The Province has increased funding to address issues of sustainability and community development through several infrastructure programs:

- Federal Gas Tax Agreement (\$635 million) with 4 year extension (additional \$1 billion)
- Canada-BC MRIF (over \$220 million shared with the federal government)
- Public Transit Infrastructure programs (over \$100 million)
- LocalMotion, (\$40 million)
- Towns for Tomorrow (\$21 million)

**Q: Can you provide an example of an OCP GHG reduction target, and an example policy or action to achieve the target? In other words, what kind of specific detail is the Ministry looking for in the plans?**

**A:** In the Fall 2008 the Ministry of Community Development will be providing information on greenhouse gas emission targets including examples of how a local government can set ambitious targets that relate to local government decisions and influence.

**Q: When will local governments receive inventory/ baseline greenhouse data?**

A: The Community Energy and Emission Inventory (CEEI) on community wide emissions should be available for all local governments before the end of 2008.