

To: Chief Administrative Officer **Date:** April 7, 2025
From: Doug Stewart, Director of Finance
Subject: **Development Cost Charge Program – Financial Plan Amendment**

Recommendation(s)

1. That Council approve the Development Cost Charge (DCC) Capital Plan as provided in Attachment A of the Development Cost Charge Program – Financial Plan Amendment report from the Director of Finance dated April 7, 2025;
2. That Council approve the 5-year Funding Summary as provided in Attachment B of the Development Cost Charge Program – Financial Plan Amendment report from the Director of Finance dated April 7, 2025; and
3. That the City's 2025 to 2029 Financial Plan be amended accordingly.

Purpose

The purpose of this report is to present the DCC Capital Plan that supports the DCC programs and to seek Council authorization to incorporate this plan into the 2025 to 2029 Financial Plan.

Background

On March 10, 2025 Council received the updated DCC background report and gave City of Mission Development Cost Charge Bylaw 6348-2025 three readings. The Bylaw and accompanying background report were then sent to the Ministry of Municipal Affairs to obtain approval of the bylaw from the Inspector of Municipalities, in accordance with the *Local Government Act*.

The Ministry staff will want confirmation that all the projects listed in the 0 to 5-year timeframe are included in the 5-year financial plan bylaw and longer-term projects are included in a capital plan. This report is to provide Council with the capital plan that supports the DCC programs and recommend Council include it in the 2025 to 2029 Financial Plan.

Discussion and Analysis

Attached are two reports for Council's review. The first report (Attachment A) provides a list of all the capital projects in the DCC programs and the year the expenses are expected to be incurred. The second report (Attachment B) provides a summary of the total financing required to support the DCC program over the next five years. With approval from Council, the 2025 to 2029 Financial Plan will be amended to incorporate these expenses and revenue sources.

Financial Implications

The new DCC bylaw increases the DCC levy to ensure the City has the resources required to construct the infrastructure required to accommodate anticipated development activities. The DCC background report, that accompanied the DCC bylaw given three reading by Council on March 10, 2025, includes an inflationary increase to the anticipated costs of the existing projects from the previous DCC bylaw, adopted in 2023, and adds projects for fire, police, and

solid waste infrastructure as allowed under the amended Provincial legislation. The resolution in this report increases the existing budget to the new estimated costs and adds the new projects to the financial plan to ensure the City remains compliant with Section 173 of the *Community Charter* that states:

- (1) A municipality must not make an expenditure other than one authorized under subsection (2) or (3).
- (2) A municipality may make an expenditure that is included for that year in its financial plan, so long as the expenditure is not expressly prohibited under this or another Act.
- (3) A municipality may make an expenditure for an emergency that was not contemplated for that year in its financial plan, so long as the expenditure is not expressly prohibited under this or another Act.

Communication

There has been extensive communication regarding the proposed amendments to the DCC bylaw. Once adopted by Council, the new bylaw and the background report will be available on the City's website.

Summary and Conclusion

To obtain approval of the City's DCC bylaw from the Inspector of Municipalities the City must include all projects listed in the 0 to 5-year timeframe in the 5-year financial plan bylaw and ensure longer-term projects are included in the capital plan. The attachments to this report provide the DCC Capital Plan and the DCC Program 5-year Funding Summary. Staff are recommending Council approve the DCC Capital Plan and direct staff to amend the 2025 to 2029 Financial Plan accordingly.

Report Prepared by: Doug Stewart, Director of Finance

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: DCC Bylaw 6348-2025 – Capital Plan

Attachment B: DCC Bylaw 6348-2025 – 5-year Funding Summary