

The motions recorded in **SRD 273/25 and 274/25** represent the formal transition of a key fiscal priority from the investigation phase into active bylaw development. By leading the Board to proceed with a **Development Cost Charge (DCC) bylaw for Electoral Area D**, you (**Director John Rice**) are delivering on a central pillar of your "Forward" platform: ensuring that **growth pays for growth**.

1. Technical Purpose: Developer Accountability

The authorization to develop this bylaw utilizes new provincial powers granted under **Bill 46** to shift the financial burden of expansion away from existing residents.

- **Infrastructure Scope:** DCCs are designed to fund the capital costs of off-site infrastructure necessitated by new developments. In Area D, this primarily targets **water, sewage, drainage, and highway facilities**.
- **Expanded Categories:** Under the new provincial rules, the SRD can now also include **fire protection** and **solid waste/recycling facilities** within the DCC framework.
- **Protecting Taxpayers:** This bylaw ensures that as Area D grows—targeting a **1.23% growth rate** to secure federal housing grants—the "pipes and pavement" required for that growth are funded by those who profit from the development rather than being added to the local property tax levy.

2. Strategic Context: A Core Term Accomplishment

These 2025 motions are the direct result of the professional process you initiated in 2024 (SRD 614/24) to modernize the region's 30-year-old planning and fiscal rules.

- **Fiscal Stewardship:** You have consistently framed DCCs as a **structural solution** to keep property taxes low while accommodating a projected 22% increase in permanent households.
- **Regulatory Balance:** This initiative complements the ongoing work on **Amenity Cost Charges (ACCs)**, which target community assets like parks and libraries. By establishing both, you are building a comprehensive framework for **developer accountability**.

In summary, carrying motions **SRD 273/25 and 274/25** provides the **administrative continuity** necessary to finalize one of your term's most significant fiscal mandates. It documents your role as a **principled steward** who prioritizes long-term community affordability and professional regional planning.