

DISTRICT OF SEHELDT

BYLAW NO. 554, 2016

A bylaw to Impose Development Cost Charges

**WHEREAS** the *Local Government Act* provides, that Council may, by Bylaw, impose development cost charges on every person who obtains;

- (a) approval of a Subdivision; or
- (b) a Building Permit authorizing the construction, alteration or extension of a building or structure;

for the purpose of providing funds to assist the District to pay the capital costs of providing, constructing, altering or expanding sewer, drainage and highway (road) facilities, and providing and improving parkland to service, directly or indirectly, the development for which the charge is being imposed;

**AND WHEREAS** the Council considers that the charges imposed by this Bylaw:

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the District;
- (b) will not deter development in the District; and
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the District;

**AND WHEREAS**, in the opinion of the Council, the charges imposed by this Bylaw are:

- (a) related to capital costs attributable to projects included in the Financial Plan of the District; and
- (b) related to capital projects consistent with the Official Community Plan of the District;

**NOW THEREFORE** the Council of the District of Sechelt in open meeting assembled hereby enacts as follows:

**CITATION:**

1. This Bylaw may be cited as “District of Sechelt Development Cost Charges Bylaw No.554, 2016”.

**DEFINITIONS:**

2. (1) In this Bylaw,

**“Apartment Dwelling Unit”** means a Dwelling Unit in a building that contains three or more dwelling units to which access is provided from the exterior of the building by means of a common lobby and stairways or elevators.

**“Building Permit”** means a permit issued by the *District* that authorizes the construction, alteration or extension of a building or structure;

**“Commercial”** means a building predominantly serving a business, office, retail sales or service function and generally as described in Part 6 of the *Zoning Bylaw*;

**“Congregate Care”** means a building that is used or intended to be used as a seniors residence, in which cooking appliances are not provided within accommodation units, and common dining areas are provided within the building;

**“District”** means the District of Sechelt;

**“Duplex Dwelling”** means a building that contains two Dwelling Units, whether or not either of the Dwelling Units contains a Secondary Suite;

**“Dwelling Unit”** means a room or group of rooms that are used or intended to be used as a self-contained private residence, and for the purposes of this Bylaw does not include any Secondary Suite;

**“Gross Floor Area”** means the total of the horizontal areas of all floors in a building, excluding any basement area used only for storage or vehicle parking purposes, measured to the outside of the exterior walls of the building;

**“Industrial”** means a building predominantly providing an industrial, business park or related function and generally as described in Parts 7 and 8 of the *Zoning Bylaw*;

**“Institutional”** means a building predominantly providing a governmental or public service or related function and generally as described in Part 10 of the *Zoning Bylaw*;

**“Not-for-profit Rental Housing”** means housing that is the subject of a housing agreement with the District that secures rental tenure in perpetuity, and in respect of which the applicant for a building permit has provided evidence satisfactory to the Director of Planning and Development Services that:

- a) the housing will be occupied only by persons or families with household incomes that are lower than the median household income in the District, and
- b) rents for the housing will be subsidized by the Province of British Columbia or another subsidy provider such that rents will not exceed 30% of the household income of the occupant or occupant family;

**“Sanitary Sewer Specified Area”** means the lands described within the “District of Sechelt Merged Sewer Specified Area Extension Bylaw No. 393, 2001”;

**“Secondary Suite”** has the meaning prescribed by the Zoning Bylaw;

**“Single Family Dwelling”** means a building, including a mobile or modular home, that contains a single Dwelling Unit, whether or not the building also contains a Secondary Suite;

**“Subdivision”** means a subdivision of land into two or more parcels under the *Land Title Act* or the *Strata Property Act*;

**“Townhouse”** means a building containing three or more Dwelling Units, arranged such that each Dwelling Unit has an independent entrance to the exterior, and includes triplexes and fourplexes; and

**“Zoning Bylaw”** means Bylaw No. 25, 1987.

### 3. **DEVELOPMENT COST CHARGES:**

- (1) Every person who obtains a building permit, including a permit authorizing the construction of a building containing fewer than four dwelling units, shall have paid to the District, at the time of issuing of the Building Permit, the applicable development cost charges set out in Schedule ‘A’, according to the location of the building in relation to the Sanitary Sewer Specified Area, except to the extent that development cost charges were paid in relation to the subdivision of the parcel in respect of which the building permit was issued.
- (2) The charges specified in Schedule ‘A’ shall be based on the proposed use of the building indicated in the building permit application. Where there is more than one such use, each use is subject to the applicable charge specified in Schedule ‘A’.
- (3) Every person who obtains approval of a Subdivision creating parcels on which Single Family Dwellings and Duplex Dwellings are permitted by the Zoning Bylaw shall have paid to the District in respect of each additional parcel being created, at the time

of approval of the Subdivision, the applicable development cost charges set out in Schedule A, according to the location of the subdivision in relation to the Sanitary Sewer Specified Area.

- (4) No development cost charge is payable where the building permit authorizes the construction of a building or part of a building described in s. 561(1) of the *Local Government Act*.
- (5) The Director of Planning and Development Services may waive or reduce the development cost charges payable in respect of a building permit authorizing the construction of Not-for-profit Rental Housing, and in the case of a reduction may determine the extent of the reduction, and the permit applicant may request the Council to reconsider a decision of the Director.
- (6) If a building permit is issued to authorize the construction of Not-for-profit Rental Housing on the basis of a waiver or reduction under Subsection (5), no Dwelling Unit authorized by the permit may be occupied otherwise than in accordance with the applicable housing agreement and the definition of Not-for-profit Rental Housing in this Bylaw unless the development cost charge that is, but for the waiver or reduction, applicable to the Dwelling Unit under this bylaw or any successor bylaw has been paid to the District.
- (7) For Commercial, Industrial and Institutional uses the calculation of floor area is based on the Gross Floor Area of the proposed building indicated in the building permit application.
- (8) The calculations used to determine the amount of the development cost charges imposed by this Bylaw are based on the capital projects listed in Schedule 'B'.

4. **REMAINDER OF BYLAW TO BE MAINTAINED INTACT:**

In the event that any portion of this Bylaw is declared ultra vires, such portion shall be severed from this Bylaw with the intent that the remainder of this Bylaw shall continue in full force and effect.

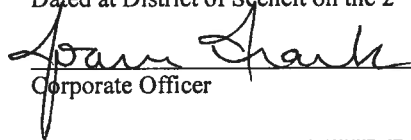
5. **REPEAL OF PREVIOUS BYLAWS:**

West Sechelt Sewer Collection System Development Cost Charge Bylaw No. 146, 1991, West Porpoise Bay Sewer Collection System Development Cost Charge Bylaw No. 147, 1991, Development Cost Charge (Drainage) Bylaw No. 206, 1993, Development Cost Charge (Roads) Bylaw No. 229, 1994, Development Cost Charge (Parks) Bylaw No. 301, 1996 and Sechelt Sewage Treatment Plant Development Cost Charge Bylaw No. 363, 1991, Amendment Bylaw No. 432, 2004 are hereby repealed, effective on the date that this Bylaw is adopted.

READ A FIRST TIME THIS	3rd	DAY OF	August	2016
READ A SECOND TIME THIS	3rd	DAY OF	August	2016
READ A THIRD TIME THIS	3rd	DAY OF	August	2016
THIRD READING RESCINDED THIS	16 <sup>th</sup>	DAY OF	November	2016
READ A THIRD TIME THIS	16 <sup>th</sup>	DAY OF	November	2016

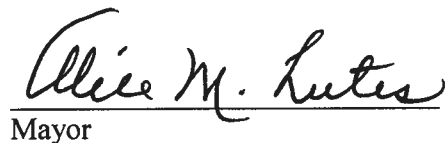
Certified a true and correct copy of "District of Sechelt Development Cost Charges Bylaw No. 554, 2016" as read a third time by the District of Sechelt Council on the 16<sup>th</sup> day of November, 2016

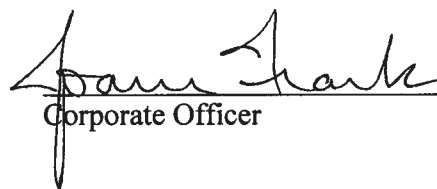
Dated at District of Sechelt on the 2<sup>nd</sup> day of December, 2016

  
Corporate Officer

APPROVED BY THE INSPECTOR OF MUNICIPALITIES  
THIS 21<sup>st</sup> DAY OF December 2016

ADOPTED THIS 1<sup>st</sup> DAY OF February 2017

  
Mayor

  
Corporate Officer

**SCHEDULE A to Bylaw No. 554, 2016****Schedule of Development Cost Charges Applicable to Lots within the Sanitary Sewer Specified Area**

Use	Drainage	Sewer	Roads	Parks	Total
<b>Single Family /unit</b>	\$3,088	\$844	\$14,222	\$4,295	\$22,449
<b>Townhouse or Duplex / unit</b>	\$1,667	\$700	\$9,245	\$3,565	\$15,177
<b>(Apartment) / unit</b>	\$1,019	\$565	\$5,547	\$2,878	\$10,009
<b>Congregate Care / unit</b>	\$618	\$354	\$4,125	\$1,289	\$6,386
<b>Commercial /m<sup>2</sup> gross floor area</b>	\$6.18	\$1.69	\$42.67	-	\$50.54
<b>Industrial /m<sup>2</sup> gross floor area</b>	\$6.18	\$1.69	\$14.22	-	\$22.09
<b>Institutional /m<sup>2</sup> gross floor area</b>	\$6.18	\$1.69	\$42.67	-	\$50.54

**Schedule of Development Cost Charges Applicable to Lots outside the Sanitary Sewer Specified Area**

Use	Drainage	Roads	Parks	Total
<b>Single Family /unit</b>	\$3,088	\$14,222	\$4,295	\$21,605
<b>Townhouse or Duplex / unit</b>	\$1,667	\$9,245	\$3,565	\$14,477
<b>(Apartment) / unit</b>	\$1,019	\$5,547	\$2,878	\$9,444
<b>Congregate Care / unit</b>	\$618	\$4,125	\$1,289	\$6,032
<b>Commercial /m<sup>2</sup> gross floor area</b>	\$6.18	\$42.67	-	\$48.85
<b>Industrial /m<sup>2</sup> gross floor area</b>	\$6.18	\$14.22	-	\$20.40
<b>Institutional /m<sup>2</sup> gross floor area</b>	\$6.18	\$42.67	-	\$48.85

## Schedule 'B'

### DCC Project List

2016 DCC Program - Drainage Projects					
Projects	Estimated timing	Project Cost	DCC Portion	Assist Factor	Net DCC Recovery
Trail Ave (TRA P5)	2017	148,000	100%	1%	146,520
Trail Ave (TRA P3)	2017	182,000	100%	1%	180,180
Drainage Study - Ocean Ave and Inlet Ave	2017	160,000	25%	1%	39,600
Trail Ave - Marine Way to Ebbtide	2017	250,000	100%	1%	247,500
Trail Ave (TRA P4)	2017	262,000	100%	1%	259,380
WT Outfall	2018	250,000	50%	1%	123,750
Trail Ave - Ebbtide to Pebble Cres	2018	250,000	100%	1%	247,500
Gale Ave (BG C1)	2020	97,000	50%	1%	48,015
Medusa St (MED L9:12)	2020	99,000	50%	1%	49,005
Fairway Duck Pond (BG C2)	2020	200,000	50%	1%	99,000
Wakefield Ck (WAK C5)	2020	354,000	50%	1%	175,230
Bay Rd (Bay C3)	2025	39,000	50%	1%	19,305
Highway 101 (Hwy C-8)	2025	56,000	50%	1%	27,720
Wharf Ave - Hwy 101 to East Porpoise Bay Road (WT L5:)	2025	81,000	50%	1%	40,095
Wharf Ave - Hwy 101 to East Porpoise Bay Road (WT L6)	2025	85,000	50%	1%	42,075
Wharf Ave (TBDIV 3)	2025	90,000	50%	1%	44,550

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Wharf Ave - Hwy 101 to East Porpoise Bay Road (WT L4)	2025	137,000	50%	1%	67,815
Teredo St (TER L1)	2025	175,000	75%	1%	129,938
Teredo St (TER L2)	2025	175,000	75%	1%	129,938
Salmon Dr (SAL P1)	2025	178,000	75%	1%	132,165
Trail to Marsh (WT L20)	2025	250,000	75%	1%	185,625
Trail to Marsh (WT L21)	2025	250,000	75%	1%	185,625
Wharf Ave (TBDIV 1)	2025	380,000	50%	1%	188,100
Wharf Ave (TBDIV 2)	2025	443,000	50%	1%	219,285
Shornecliffe Storm Outfall - Teredo St to Georgia St	2025	500,000	100%	1%	495,000
Sandy Hook Rd (DHN C1)	2029	43,000	50%	1%	21,285
Field Rd (FLD C6)	2030	38,000	75%	1%	28,215
Marmot Rd (MAR C2)	2030	48,000	50%	1%	23,760
Chapman Rd (CHP C3)	2030	56,000	50%	1%	27,720
Carmel Place (CAR C1)	2030	56,000	50%	1%	27,720
Sechelt Inlet Rd (SIR C6)	2030	63,000	50%	1%	31,185
Chapman Rd (CHP C2)	2030	70,000	50%	1%	34,650
Reed Rd (REE C3)	2030	108,000	50%	1%	53,460
Heritage Rd (GAL C1A)	2030	150,000	50%	1%	74,250
Ebbtide St (SMDIV 1)	2030	189,000	50%	1%	93,555
Harbour Rd (HBR C1)	2035	62,000	50%	1%	30,690



Allan Rd (ALL P1)	2035	418,000	50%	1%	206,910
Shoreline Protection	2024 - 2025	1,080,000	25%	1%	267,300
<b>Total Drainage</b>		<b>\$7,472,000</b>			<b>\$4,443,616</b>

2016 DCC Program - Sewer Projects					
Projects	Estimated timing	Project Cost	DCC Portion	Assist Factor	Net DCC Recovery
Upsize main - MH 4095 - Wakefield L.S.	2017	125,000	75%	1%	92,813
Upgrade Wakefield Lift Station	2018	450,000	50%	1%	222,750
Upsize main - MH 4730 to MH 4720	2020	125,000	100%	1%	123,750
Upsize main - MH 4720 to MH 4710	2020	225,000	100%	1%	222,750
Replace Pumps - Mackenzie Marina Lift Station	2020	310,000	50%	1%	153,450
Replace Norwest Bay Lift Station	2020	450,000	75%	1%	334,125
Upgrade Gravity Main Trunk Sewer - Shornecliffe and Highway 101 and Ocean Ave	2020	507,000	100%	1%	501,930
Upsize Shoreline Siphon	2022	110,000	100%	1%	108,900
Trunk Expansion - Trail Ave. and Mermaid	2022	550,000	100%	1%	544,500
Replace Pipe - Gale Ave. N	2025	25,000	100%	1%	24,750
Upsize main - MH 4770 - MH 4745	2025	140,000	100%	1%	138,600
UF Membrane Upgrade - Water Resource Centre	2024	240,000	100%	1%	237,600
<b>Total Wastewater Projects</b>		<b>\$3,257,000</b>			<b>\$2,705,918</b>

<b>2016 DCC Program - Road Projects</b>					
<b>Projects</b>	<b>Estimated timing</b>	<b>Project Cost</b>	<b>DCC Portion</b>	<b>Assist Factor</b>	<b>Net DCC Recovery</b>
Upgrade Field Road to Arterial - Hwy 101 to Airport	2026 - 2028	6,600,000	50%	1%	3,267,000
Upgrade Trail Ave to Arterial - Teredo to Turnstone Drive	2017 - 2018	4,500,000	100%	1%	4,455,000
Sidewalk and lift on Sechelt Inlet Road - Dusty Road to northern end of Provincial park	2028 - 2030	6,900,000	75%	1%	5,123,250
Neptune Connector (new collector) - eastern boundary of Clayton to Trail	2023 - 2025	3,200,000	100%	1%	3,168,000
Upgrade Reef Road to Collector - Trail Ave to Shoal Way	2024 - 2025	1,750,000	75%	1%	1,299,375
Upgrade Fairway Road to Collector - Shoal Way to Beacon St.	2027 - 2028	1,500,000	75%	1%	1,113,750
Upgrade Mason Road to Collector - Norwest Bay Road to Highway 101	2023 - 2025	2,125,000	75%	1%	1,577,813
Intersection Upgrades on Highway 101 - Left turn lane at Selma Park Road	2017	200,000	100%	1%	198,000
Intersection Upgrades on Highway 101 - Left turn lane at Bay Road	2017	200,000	100%	1%	198,000
Upgrade Derby Road to Collector - Norwest Bay Road to Baillie Road	2017	330,000	100%	1%	326,700
Upgrade Trail Ave to Arterial - Turnstone Drive to Reef Road	2018	140,000	100%	1%	138,600
Sidewalk and Streetlights on Sechelt Inlet Road - Saltgrass Lane to Dusty Road	2020	190,000	75%	1%	141,075
Upgrade Tyler Road to Arterial - Tower Road to Emmerson Road	2020	225,000	100%	1%	222,750

Intersection Upgrades on Wharf Avenue and East Porpoise Bay Road	2020	500,000	100%	1%	495,000
Upgrade 1/2 of Nickerson Road to Collector - Oracle Road to Norwest Bay Road	2022	412,500	100%	1%	408,375
Upgrade 1/2 of Nickerson Road to Collector - Tyler Road to Tower Road	2025	412,500	100%	1%	408,375
Upgrade Shoal Way to Collector - Reef Road to Fairway Ave	2026	750,000	75%	1%	556,875
Upgrade 1/2 of Tyler Road to Arterial - Nickerson Road to Page Road	2030	600,000	100%	1%	594,000
<b>Total Roads</b>		<b>\$30,535,000</b>			<b>\$23,691,938</b>

2016 DCC Program - Park Projects					
Project	Estimated timing	Net Project Cost	DCC Portion	Assist Factor	Net DCC Recovery
Dog Park - location TBD	2018	100,000	100%	1%	99,000
Trail Bay Waterfront - Trail to Ocean (New community park)	2018	174,000	100%	1%	172,260
Suncoaster Trail - Roberts Creek to Airport (Expanded trail)	2018	250,000	50%	1%	123,750
Acquisition of lots 25, 26 & 27 (New trail)	2018	600,000	100%	1%	594,000
Ebbtide Park (New community park)	2019	429,000	100%	1%	424,710
Kinnikinnick Park (Improved community park)	2019	611,000	25%	1%	151,223
Chapman Creek Trails (Expanded trail)	2020	353,000	50%	1%	174,735
Quarry Park (New community park)	2021	350,000	100%	1%	346,500
Esplanade Trail - Burnett to Allan (New trail)	2021	436,000	100%	1%	431,640

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West Sechelt Soccer Field (New community park)	2022	1,999,000	100%	1%	1,979,010
Duck Pond (New neighbourhood park)	2025	50,000	100%	1%	49,500
Mission Point Park - Phase #2 (Expanded community park)	2025	608,000	50%	1%	300,960
The Trails (New community park)	2025	609,000	100%	1%	602,910
Sandy Hook Shoreline Parks (New neighbourhood park)	2030	671,000	100%	1%	664,290
Tuwanek - Former Log-sort Esplanade (New trail)	2035	259,000	100%	1%	256,410
<b>Total Parks</b>		<b>\$7,549,000</b>			<b>\$6,370,898</b>

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