

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 693

A Bylaw to Impose Development Cost Charges

WHEREAS pursuant to the *Local Government Act* the Sunshine Regional District (“**SCRD**”) may, by bylaw, impose development cost charges (“**DCCs**”) 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 a number of purposes including funds to assist the SCR D to pay the capital costs of providing, constructing, altering or expanding water facilities to service, directly or indirectly, the development for which the charge is being imposed;

AND WHEREAS under the *Local Government Act* DCCs are not payable in certain circumstances and the SCR D may waive or reduce DCCs for eligible developments.

AND WHEREAS in setting the DCCs the SCR D has considered the matters set out in section 934(4) of the *Local Government Act* including:

- (a) future land use patterns and development;
- (b) the phasing of works and services;
- (c) how development designed to result in a low environmental impact may affect the capital costs of the subject infrastructure;

and further decided that the DCCs:

- (d) are not excessive in relation to the capital cost of prevailing standards of service;
- (e) will not deter development in the SCR D;
- (f) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the SCR D; and
- (g) will not discourage development designed to result in a low environmental impact in the regional district;

NOW THEREFORE the Board of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

1. **CITATION:**

This Bylaw may be cited for all purposes as “**Sunshine Coast Regional District Development Cost Charges Bylaw No. 693, 2015**”.

2. **DEFINITIONS:**

“**Apartment**” means a building that contains three or more Dwelling Units with each Dwelling Unit having a primary entrance from a common area such as a hallway;

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

“**Commercial**” means a Development that is used or intended to be used predominantly for a commercial, business, office or retail purposes;

“**Congregate Care**” means a building that is used or intended to be used as housing in which residents have private bedrooms, but share common areas such as kitchen dining room, living room and bathroom;

“**Development**” means a Subdivision or the construction, alteration or extension of a building or structure for which a Building Permit is required;

“**Dwelling Unit**” means one or more rooms, that is used or intended to be used as an individual self-contained residence, which must contain cooking appliances and sanitary services including a shower or bath or facilities for installation of same, and which may include accessory uses that are customary ancillary uses to an individual self-contained residence;

“**Eastbourne Water Service Area**” means the lands within the Sunshine Coast Regional District identified on the map entitled “Eastbourne DCC Map”, in Schedule ‘B’, attached to and forming part of this Bylaw

“**Effective Date**” means 180 days from the date this Bylaw is adopted;

“**Egmont/Cove Cay Water Service Area**” means the lands within the Sunshine Coast Regional District identified on the map entitled “Egmont & Cove Cay DCC Map”, in Schedule “B”, attached to and forming part of this Bylaw;

“**Gross Floor Area**” means the aggregate floor area of a building or structure or, in the case of an alteration or extension of an existing building or structure, the aggregate floor area of the alteration or extension, measured from the outside edge of all exterior walls of the building or structure, but excluding unenclosed patios or balconies, garages, parking stalls and parts of the building or structure that are both below finished ground elevation and not habitable;

“Industrial” means a Development that is used or intended to be used for predominantly industrial, business park or related purposes;

“Institutional” means a Development that is used or intended to be used for predominantly community service or community benefits or related purposes;

“Mixed Use Development” means any Development that contains or comprises two or more of the following uses:

- (a) Apartment;
- (b) Single Family;
- (c) Townhouse;
- (d) Congregate Care;
- (e) Commercial;
- (f) Industrial; or
- (g) Institutional;

“Parcel” means a lot, block or other area in which land is held or into which land is subdivided under the *Land Title Act*;

“Rate Schedule” means the schedule of DCC rates applicable to each of the Water Service Areas that are set out in Schedule A', attached to and forming part of this Bylaw;

“Regional Water Service Area” means the lands within the Sunshine Coast Regional District identified on the map entitled “Regional DCC Map”, in Schedule “B”, attached to and forming part of this Bylaw;

“Single Family” means:

- (a) a Parcel that results from a Subdivision that is used or may be used for a single building or structure that contains up to two Dwelling Units; or
- (b) a Dwelling Unit that is or will be situated in a single building or structure, including a mobile home, that is constructed, altered or extended and that contains up to two Dwelling Units;

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

“Townhouse” means any building that consists of, or will consist of, three or more Dwelling Units with each Dwelling Unit having a primary entrance that provides direct outdoor access to or from ground level;

“Water Facility” means any work, service or plant of the SCRD for conveying of or treating water; and

“Water Service Areas” mean the Regional Water Service Area, Eastbourne Water Service Area and Egmont/Cove Cay Water Service Area.

3. DEVELOPMENT COST CHARGES:

(1) Subject to subsection 3.(6), every person who applies for:

- (a) approval of a Subdivision from the SCRD; or
- (b) a Building Permit from the SCRD;

for a property within the Water Service Areas must pay the applicable DCC set out in this Bylaw to the SCRD prior to the approval of the Subdivision or the issuance of the Building Permit.

(2) Subject to subsection 3.(6), every person who applies for:

- (a) approval of a Subdivision from the District of Sechelt; or
- (b) a Building Permit from the District of Sechelt;

for a property within the Regional Water Service Area must pay the applicable DCC set out in this Bylaw to the District of Sechelt on behalf of the SCRD prior to the approval of the Subdivision or the issuance of the Building Permit and the District of Sechelt will remit such DCCs to the SCRD within 45 days of receipt.

(3) If the District of Sechelt fails, for any reason, to collect any DCCs payable under this Bylaw or to remit to the SCRD any DCCs collected by it, the District of Sechelt must pay to the SCRD on demand an amount equal to the DCCs that the District of Sechelt should have collected or remitted under this Bylaw.

(4) DCCs will be calculated in accordance with the Rate Schedule for the applicable Water Service Area where the subject Development is located and based on:

- (a) the actual use or uses of the subject Development regardless of whether the Parcel is zoned for such use or uses;
- (b) with respect to Apartment, Townhouse, Commercial, Industrial or Institutional, the Gross Floor Area of the Development;
- (c) with respect to Single Family, the maximum number of Dwelling Units permitted on the Parcel being subdivided; or
- (d) in the case of Congregate Care, the maximum number of bedrooms contained in the Building Permit application.

(5) Without restricting the generality of subsection 3.(4), the DCCs for a Mixed Use Development will be calculated separately for the portion of the Mixed Use Development attributable to each of the applicable uses that it comprises or contains, whether Apartment, Single Family, Townhouse, Congregate Care, Commercial,

Industrial or Institutional, and will be the sum of the DCCs for each such use, calculated in accordance with the Rate Schedule.

(6) DCCs are not payable under this Bylaw if:

- (a) the Development is not and will not be capable of being serviced by a Water Facility of the SCRD or a Water Facility of the District of Sechelt that is connected to a Water Facility of the SCRD.
- (b) the Development will not impose new capital cost burdens on the SCRD;
- (c) the Building Permit authorizes the construction, alteration or extension of a building or structure or part of a building or structure that is, or will be, after the construction, alteration or extension, exempt from taxation under the *Community Charter*,
- (d) the value of work authorized by the Building Permit does not exceed \$50,000, or other amount that may be prescribed by regulation; or
- (e) DCCs have previously been paid for the same Development, unless as a result of further Development, new capital cost burdens will be imposed on the SCRD.

4. SEVERABILITY

If any portion of this Bylaw is declared invalid, such portion will be severed from this Bylaw and the remainder of this Bylaw will continue in full force and effect.

5. REPEAL OF PREVIOUS BYLAWS

The following bylaws, including amendments, are hereby repealed as of the Effective Date:

Sunshine Coast Regional District Development Cost Charge (Eastern) Bylaw No. 437, 1997;
Sunshine Coast Regional District Development Cost Charge (Western) Bylaw No. 438, 1997; and
Sunshine Coast Regional District Development Cost Charge (Sechelt) Bylaw No. 439, 1997; and

upon repeal of such bylaws this Bylaw shall be in full force and effect.

READ A FIRST TIME this 12th day of January, 2015

READ A SECOND TIME this 12th day of February, 2015

READ A THIRD TIME this 12th day of February, 2015

APPROVED BY THE INSPECTOR OF MUNICIPALITIES
this 7th day of July, 2015

ADOPTED this 10th day of September, 2015





CORPORATE OFFICER



CHAIR

Schedule 'A' to Bylaw No. 693, 2015

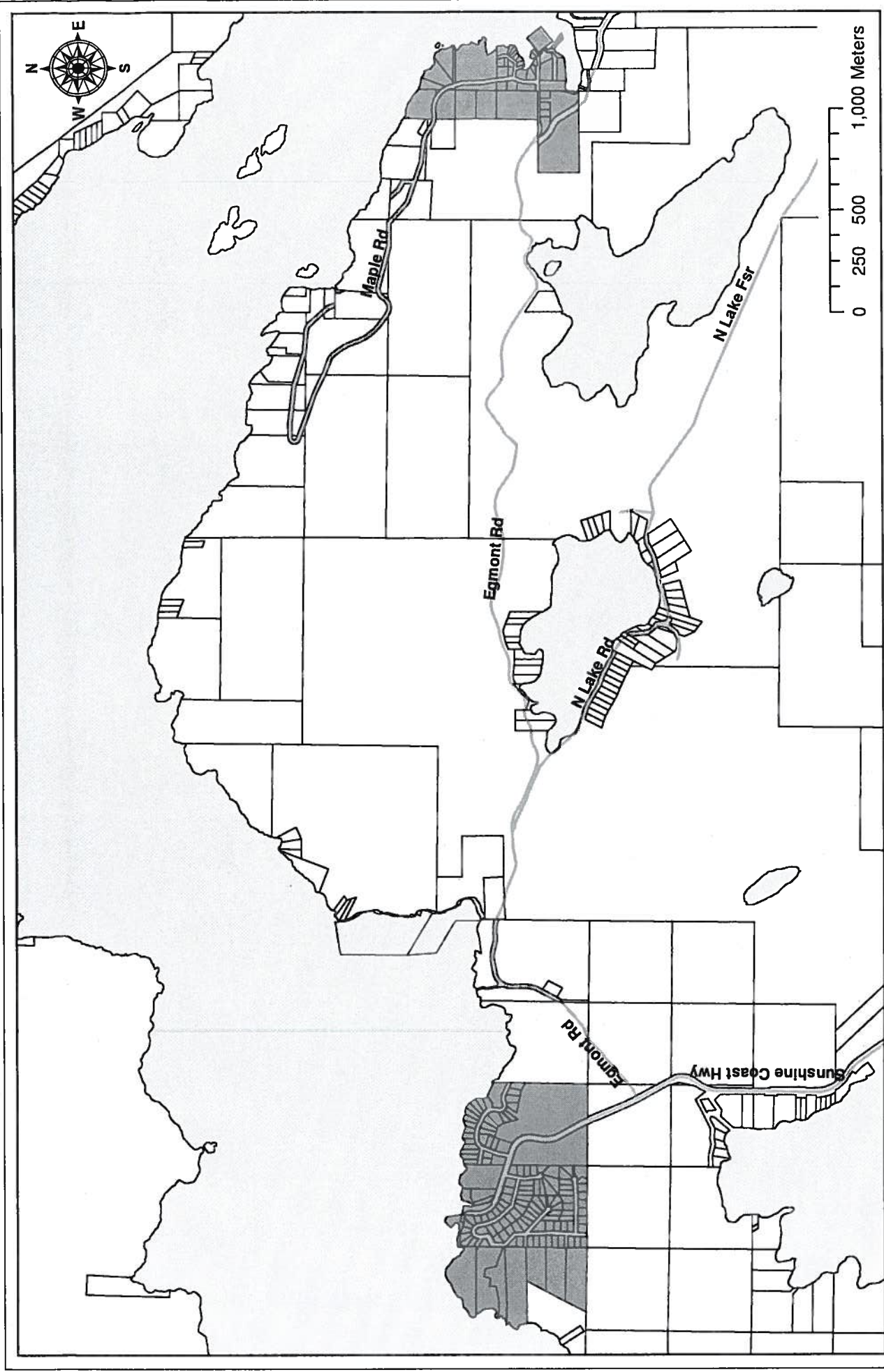
Schedule of Development Cost Charges Rates Applicable to Water Service Areas

Use	Regional Water Service Area	Eastbourne Water Service Area	Egmont / Cove Cay Water Service Area
Single Family	\$3,632 per Dwelling Unit	\$5,951 per Dwelling Unit	\$5,684 per Dwelling Unit
Townhouse	\$20.10 per m ² Gross Floor Area	\$32.93 per m ² Gross Floor Area	\$31.45 per m ² Gross Floor Area
Apartment	\$30.42 per m ² Gross Floor Area	\$49.84 per m ² Gross Floor Area	\$47.60 per m ² Gross Floor Area
Congregate Care	\$1,525 per bed	\$2,499 per bed	\$2,387 per bed
Commercial	\$10.90 per m ² Gross Floor Area	\$17.85 per m ² Gross Floor Area	\$17.05 per m ² Gross Floor Area
Industrial	\$10.90 per m ² Gross Floor Area	\$17.85 per m ² Gross Floor Area	\$17.05 per m ² Gross Floor Area
Institutional	\$10.90 per m ² Gross Floor Area	\$17.85 per m ² Gross Floor Area	\$17.05 per m ² Gross Floor Area




Schedule 'B' to Bylaw No. 693, 2015


Water Service Area Maps:


Cove Cay and Egmont Water Service Area
Eastbourne Water Service Area
Regional Water Service Area

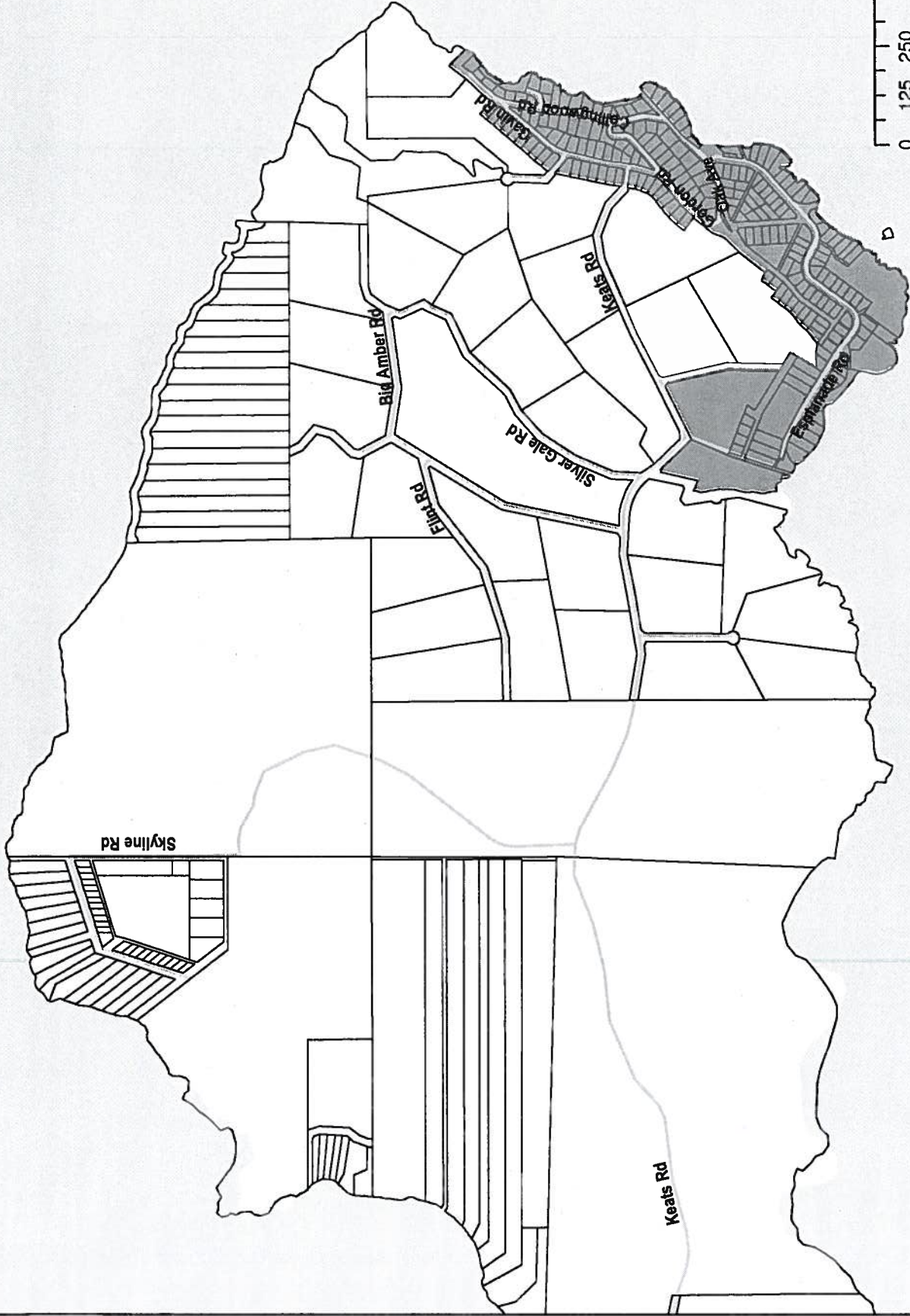
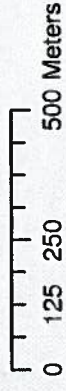
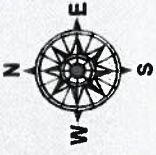


SCHEDULE B
DCC BYLAW NO. 693, 2015
EGMONT & COVE CAY
Development Cost Charges (DCC)


- Legend**
-  Land Parcels
 -  Roads
 -  Egmont and Cove Cay DCC


 Chair



 Corporate Officer




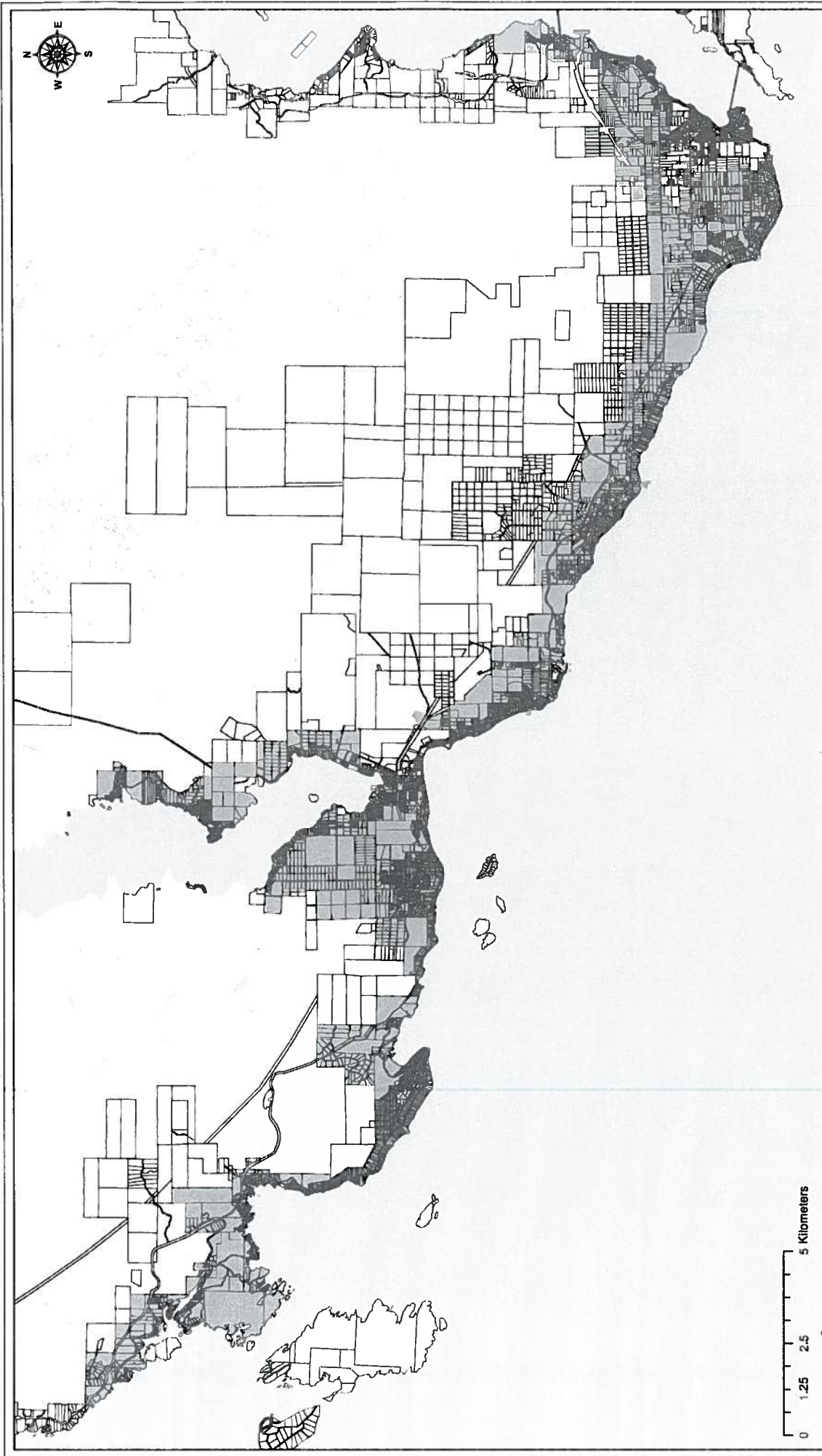
Legend

-  Land Parcels
-  Roads
-  Eastbourne DCC

SCHEDULE B
DCC BYLAW NO. 693, 2015
EASTBOURNE
Development Cost Charges (DCC)


Chair


Corporate Officer



SCHEDULE B
DCC BYLAW NO. 693, 2015
REGIONAL
Development Cost Charges (DCC)

Legend
 Land Parcels
 Regional DCC

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 Chair
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 Corporate Officer