



District of Sechelt

Background Document to Support an Amendment to the Sewer Treatment DCC Bylaw

FINAL REPORT



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1.0 INTRODUCTION

The District of Sechelt is currently undertaking a Wastewater Strategy to determine its overall capital requirements for the long-term management of the sanitary sewer utility. In the meantime, current development pressures have accelerated the need for the municipality to examine its existing Development Cost Charge for sanitary sewer treatment. The purpose of this document is to provide the necessary technical information that supports an amendment to the District of Sechelt's Development Cost Charge (DCC) Bylaw No. 363, 1991 for Sanitary Sewer Treatment, based on the current capital expenditure plan and updated population projections. Future changes to sanitary DCC's (for treatment and transmission) may be forthcoming as an outcome of the recommendations from the Wastewater Strategy.

1.1 Reference Material

Information from previous work has been used to calculate the proposed Sanitary Treatment DCC in accordance with the *Local Government Act* and the provincial *DCC Best Practices Guide*. The key supporting documents are as follows:

- 5 Year Capital Expenditure Plan, District of Sechelt
- Land Use Projections by Year, 1999-2021, District of Sechelt, February 2002
- Overview of Development Cost Charges, Sussex Consultants Ltd., April 2001
- Sechelt Sewage Treatment Plant Development Cost Charge Bylaw #363, 1991

2.0 REVIEW OF SEWER TREATMENT CAPITAL COST ALLOCATION

2.1 Background

Urban Systems Ltd. is currently working with the District on an overall Wastewater Strategy, expected to be completed at the end of 2004. However, due to increasing development pressures placing additional strain on the existing sanitary treatment system, Urban Systems was requested to review the current Sanitary Treatment DCC and provide a recommendation to amend the current levy, based on updated population projections and the existing capital expenditure plan.

In 1991, the District commissioned a Development Cost Charges study to review potential DCCs for West Sechelt Trunks and Wastewater Treatment. The recommendations of the study were incorporated into a DCC Bylaw for Sewage Treatment (Bylaw No. 363, 1991), which assessed a DCC of \$813 per each dwelling unit, building unit, or lot.

To address those demands, the existing Ebbtide Plant (constructed in 1978) was upgraded, and a new sewage treatment facility, the Dusty Road plant, was constructed in 1994 (with a subsequent upgrade in 1998).

2.2 Updated Growth Projections

The current growth projections prepared by the Sechelt planning department are shown in the following table, and were also used in updating the Roads DCC earlier this year. Note that the projections are being refined as part of the Wastewater Strategy.

TABLE 1
District of Sechelt DCC Study
Land Use Projections 1999-2021

LAND USE	1999	2006	2011	2021
Total Dwelling Units	3,611	4,106	4,459	5,232
Total Retail Building (sq. m.)	50,334	56,180	59,272	72,092
Total Office Building (sq. m.)	17,994	20,641	21,846	25,528
Total Industrial Building (sq. m.)	5,000	5,710	8,202	14,567

2.3 Sanitary Treatment Capital Requirements

The current capital expenditure plan for sewer treatment identifies over \$2.1 million in infrastructure upgrades. Some of the proposed upgrades are related to system maintenance and replacement of aging infrastructure, while others are directly related to growth and development. As part of this exercise, a review of the capital expenditure plan was undertaken, and the following table outlines the capital items which are directly attributed to growth and development.

TABLE 2
District of Sechelt
Capital Costs for Sewer Treatment DCC

<i>Item</i>	<i>Budget Year</i>	<i>Total Cost</i>
Outfall Line – land portion (design)	2005	\$30,000
Outfall Line – land portion (depending on tree farm requirements)	2004 2006	\$10,000 \$510,000
Outfall Line – upgrade sea portion (design)	2007	\$65,000
DCC Study for Bylaw Amendment	2004	\$30,000
EbbTide Plant Study	2004	\$50,000
TOTALS		\$695,000

The 5 year capital upgrades identified above attributable to growth and development represent only one-third the total capital expenditure plan for sanitary treatment works. These works, such as improvements to the outfall, are triggered solely by new connections to the sanitary sewer system. The other items identified in Table 2 are studies to determine the impact of new development on existing infrastructure. Therefore, the benefit allocation assigned to development for the capital costs identified in Table 2 for sewer treatment DCCs is 100%, or \$695,000.

2.4 Timeframe for DCC calculations

The capital works identified above are triggered based on projected development within the five year planning horizon. Thus, the timeframe for DCC calculations will be based on a **five year time frame from 2004 to 2009**. In order to determine the projected development units for the five year period, 2004-2009, the projections in Table 1 were interpolated based on land use category (details provided in Appendix A), as follows:

Projected Units, 2004-2009

Residential = 356 units

Commercial (building) = 3572 (retail) + 1508 (office) = 5,080 square metres

Industrial (building) = 1,599 square metres

In addition to the residential component, an allocation for congregate care/assisted living housing units was added, which was also included as part of the Roads DCC update in the spring of 2004. Based on information provided by the Vancouver Coastal Health Authority, an estimated 93 beds will be required in the District of Sechelt within the 20 year planning horizon. For the purpose of this DCC review, based on the five year period, 23 congregate/assisted living beds have been included for the updated DCC calculations.

3.0 ESTABLISHING A NEW DCC RATE FOR SANITARY SEWER TREATMENT

To determine the gross Sewer Treatment DCC, excluding the municipal contribution, the total sewer treatment capital cost to be used in the calculation of the DCC rates is:

- Total costs to new development = \$695,000
- New equivalent dwelling unit (DU) development units for the five year period (2004-2009) based on the following:

	Total New 2004-2009	DU Factor	Total DU
Congregate Housing / Assisted Living Facility	23 Beds (1)	1 Bed = 0.31 DU	7
Residential	356 Units	1.0	356
Commercial (building):			
Retail	3572 m ²		
Office	1508 m ²		
Total	5,080 m ²	1 DU/500m ² building	10
Industrial (building)	N/A (2)		0
			373

Notes:

- (1) *The Vancouver Coastal Health Authority estimates a need for approximately 93 beds over the 20 year planning horizon, or 23 beds in the first 5 years.*
- (2) *The 1,599 sq.m. of industrial development identified within the first 5 years is not expected to connect to the sanitary sewer system, and therefore is assumed not to contribute to the sewer treatment DCC.*

The calculations above are based on the additional development units from new residential and congregate housing / assisted living facilities, as well as the current DU Factor for commercial development in the existing bylaw. Although 1,599 sq.m. of industrial development was projected within the next 5 years, it is not expected to connect to the existing sanitary sewer system, and therefore is not assumed to contribute to this current sewer treatment DCC.

Based on these factors, the proposed gross Sanitary Treatment Development Cost Charge per Development Unit is as follows:

Per unit gross Sanitary Treatment DCC Cost: $\$695,000 / 373 = \mathbf{\$1,863.27 \text{ per DU}}$

3.1 Municipal Assistance

As a matter of provincial policy, a requirement exists for local government to provide a level of financial assistance towards the cost under the Development Cost Charge program, as the developer's portion is only meant to "assist" the local government in paying for new capital works. The District's current Sanitary Treatment DCC bylaw set a "nominal" municipal assistance factor. The minimum municipal assistance generally accepted by the provincial government is 1%, and therefore, is being proposed as part of this DCC update.

At a 1% municipal assistance factor, the proposed net per unit DCC cost for sanitary treatment is as follows:

Per unit gross DCC cost:	\$1,863.27
Less 1% municipal assist:	\$18.63
Net DCC cost:	\$1,844.64, or \$1,845 per DU

3.2 Summary of Recommended DCC's by Land Use Category

Based on the foregoing, the following are the recommended Sanitary Treatment DCC rates by land use category:

Recommended Sanitary Treatment DCC	Building	Land
Residential	\$1,845 per dwelling unit	\$1,845 per lot
Congregate Care / Assisted Living	\$572 per bed	N/A
All Other Uses	\$1,845 per building unit as defined in the bylaw (500 sq.m.)	\$1,845 per lot size unit as defined in the bylaw (2,000 sq.m.)

3.3 Inclusion of Current DCC Rate

The current DCC for sanitary treatment is \$813 per dwelling unit, and was introduced in 1991. Based on the capital costs for works at the Dusty Road Treatment Plant in 1994 and 1998, coupled with the slower than projected rate of development in the 1990s, it is unlikely that the total contributions expected from the 1991 sanitary treatment DCC have been realized. However, this will be examined as part of the Wastewater Strategy. If the District wishes to retain the current DCC as well as institute the additional DCC for the next series of capital improvements, the projected Sanitary Sewer Treatment DCC would increase to **\$2,658 per dwelling unit or lot** (\$1845+\$813), and **\$572 per congregate care/assisted living bed** (would not change as this is a new levy). All other uses would be levied **\$2,658 per building unit (500 sq.m.)** or **\$2,658 per lot size unit (2000 sq.m.)**.

3.4 Other Potential Financial Impacts

The foregoing calculations assume that 100% of estimated new development will in fact pay the revised sanitary treatment DCC. This will likely not be the case due to exemptions provided in the provincial legislation, namely the *Local Government Act* (see Appendix B). For example, new or renovated homes built on existing lots, or new residential developments with less than 4 dwellings are exempt. Consequently, while the calculations provided are based on all new development units contributing, the District would take on the additional financial responsibility (from general revenue) for the new development units that are exempt.

4.0 SUMMARY

Based on the foregoing, it is recommended that Schedule "A" of the District of Sechelt Bylaw #363, 1991, Sewage Treatment Development Cost Charges be amended as follows:

SCHEDULE "A" to "Sechelt Sewage Treatment Plant Development Cost Charge Bylaw No. _____, 2004			
		On Issue of Building Permit	On Subdivision
(A)	Residential Uses	\$1,845 per dwelling unit being built.	\$1,845 per lot being created for each dwelling unit permitted pursuant to zoning.
(B)	Congregate Care/ Assisted Living	\$572 per bed	N/A
(C)	All Other Uses	\$1,845 per building unit as defined in Section 3 of this Bylaw. (500 m ²)	\$1,845 per lot size unit as defined in Section 3 of this Bylaw. (2000 m ²)

As an option, the District may wish to retain the current DCC levies for sanitary treatment in order to ensure that new capital works previously installed are properly funded by contributions from new development. This option would add the current DCC rates to the proposed rates, for the following:

- Residential Uses – \$2,658 per dwelling unit or lot
- Congregate Care / Assisted Living – \$572 per bed
- All Other Uses – \$2,658 per building unit (500 m²) or \$2,658 per lot size unit (2000 m²)

There are other suggested text amendments to the current bylaw, given the following:

- transfer of responsibility for the Sewage Treatment plant and operations, from the Sunshine Coast Regional District to the District of Sechelt;
- renaming of the *Municipal Act* to the *Local Government Act*, and subsequent changes; and
- changes resulting from the adoption of the *Community Charter*.

These suggested amendments are incorporated into a Sample Bylaw, included in Appendix C.

ADDENDUM TO FINAL REPORT

Although the final report recommended a DCC levy of \$1,845 per development unit to assist in financing new capital works related to growth, it also identified the option of adding both the recommended DCC for new capital works (\$1,845) to the existing DCC (\$813) for a total of \$2,658 per development unit. The latter was dependent on being able to confirm that the District of Sechelt was still carrying debt and financing charges for earlier constructed works as part of the previous DCC program.

Based on the results of a review, undertaken by the District, of the financial position with regard to sanitary treatment DCC capital improvements, the following key components are noted:

- In 1991, an engineering study was undertaken with respect to instituting Development Cost Charges for West Sechelt Trunks and Wastewater Treatment. The resulting report identified some basic components for wastewater treatment capital upgrades, at a cost between \$1.1 and \$1.3 million. The latter would provide additional capacity for 3000 people or 1200 equivalent units.
- Based on the report, the Sunshine Coast Regional District adopted Bylaw No. 363, 1991, which established a DCC rate for sewage treatment of \$813 per dwelling unit. The Regional District has since transferred ownership and responsibility of sanitary sewer to the District of Sechelt, including all bylaws.
- In November 1994, the District of Sechelt took out a 20 year debenture from the Municipal Finance Authority (Issue No. 59), in the amount of \$1.455 million, for capital works associated with sewer treatment plant upgrades. At the end of 2003, there was \$885,607 remaining on the borrowing issue.
- At the end of 2003, the District has collected \$660,629 in sanitary sewer treatment DCCs. At \$813 per unit, this equates to approximately 813 units (not accounting for commercial and other DCCs). Based on the 1991 report which identified additional capacity of 1200 units, this would leave approximately 387 residual development units (1200-813) of capacity, for which the DCC cost recovery formula was based upon at the time.

The information above indicates that the District of Sechelt will continue to bear the financial impacts of the 1994 debenture for the next ten years, and is justified in retaining the current \$813 DCC as part of the developer's contribution towards retiring the old debt for sewage treatment. Over the next 5 years, the timeframe of the proposed DCC sanitary treatment program, the projected DCC contribution towards the old debt would be 373 units x \$813 / unit = \$303,249. This is still a fraction of the \$885,607 remaining on the debenture, and is within the 1200 units of additional capacity identified in the 1991 plan (813 + 373 = 1186 units).

Based on the above, the District of Sechelt could amend Bylaw No. 363, 1991 to levy a sewer treatment Development Cost Charge which accounts for:

- New growth (\$1,845 per development unit), as well as
- Retiring the debt for previous capital upgrades (\$813 per development unit).

This would result in a DCC levy of **\$2,658 per residential unit or lot**. Commercial and other uses could also be levied a DCC of **\$2,658 per building or lot size unit**, as defined in the Bylaw. Congregate care and assisted living facilities are newly proposed uses under the DCC program, and it is therefore recommended that they contribute to new capital works only, levied at **\$572 per congregate care bed**.

Appendix A

Land Use Projections Interpolated to 2004-2009 Growth Period

**DISTRICT OF SEHELDT GROWTH PROJECTIONS BY LAND USE
INTERPOLATION OF PROJECTIONS FOR 2004-2009 GROWTH PERIOD**

(*Source: District of Sechelt Planning Department)

Year	Dwelling Units	Rate	Interpolated Dwelling Units		Year	Retail	Rate	Interpolated Retail Space		Year	Office	Rate	Interpolated Office Space		Year	Industrial	Rate	Interpolated Industrial Space	
1999*	3611		3,611		1999*	50,334		50,334		1999*	17,994		17,994		1999*	5,000		5,000	
2000			3,678		2000			51,130		2000			18,350		2000			5,096	
2001			3,746		2001			51,939		2001			18,713		2001			5,193	
2002			3,815		2002			52,761		2002			19,084		2002			5,293	
2003			3,886		2003			53,596		2003			19,462		2003			5,394	
2004			3,958		2004			54,443		2004			19,847		2004			5,497	
2005			4,031		2005			55,305		2005			20,240		2005			5,603	
2006*	4106	1.01851	4,106		2006*	56,180	1.01582	56,180		2006*	20,641	1.019796	20,641		2006*	5,710	1.01915	5,710	
2007			4,174		2007			56,785		2007			20,876		2007			6,139	
2008			4,243	Difference	2008			57,397	Difference	2008			21,114	Difference	2008			6,600	Difference
2009			4,314	356	2009			58,015	3,572	2009			21,355	1,508	2009			7,096	1,599
2010			4,386		2010			58,640		2010			21,599		2010			7,629	
2011*	4459	1.01663	4,459		2011*	59,272	1.010773	59,272		2011*	21,846	1.01141	21,845		2011*	8,202	1.07513	8,202	
2012			4,531		2012			60,444		2012			22,188		2012			8,687	
2013			4,604		2013			61,639		2013			22,536		2013			9,201	
2014			4,678		2014			62,858		2014			22,890		2014			9,745	
2015			4,753		2015			64,101		2015			23,250		2015			10,321	
2016			4,830		2016			65,368		2016			23,614		2016			10,931	
2017			4,908		2017			66,661		2017			23,985		2017			11,577	
2018			4,987		2018			67,979		2018			24,362		2018			12,261	
2019			5,067		2019			69,323		2019			24,744		2019			12,986	
2020			5,149		2020			70,694		2020			25,132		2020			13,754	
2021*	5232	1.01613	5,232		2021*	72,092	1.019774	72,092		2021*	25,528	1.015697	25,527		2021*	14,567	1.059112	14,567	

SUMMARY		
Residential Growth (2004-2009)		356 units
Commercial Growth (2004-2009)	Retail	3,572 sq.m.
	Office	1,508 sq.m.
	TOTAL	5,080 sq.m.
Industrial Growth (2004-2009)		1,599 sq.m.

Appendix B

Excerpt from the *Local Government Act*

Excerpt from the Local Government Act – Sections 933 to 935

Development cost charges generally

933. (1) A local government may, by bylaw, for the purpose described in subsection (2), 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.
- (2) Development cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of
- (a) providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and
 - (b) providing and improving park land to service, directly or indirectly, the development for which the charge is being imposed.
- (3) A development cost charge is not payable if
- (a) the development does not impose new capital cost burdens on the municipality, regional district or greater board, or
 - (b) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the municipality, regional district or greater board.
- (4) A charge is not payable under a bylaw made under subsection (1) if any of the following applies in relation to a development authorized by a building permit:
- (a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220 (1)
 - (b) the permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
 - (i) contain fewer than 4 self-contained dwelling units, and
 - (ii) be put to no other use other than the residential use in those dwelling units;
 - (c) the value of the work authorized by the permit does not exceed \$50 000 or any other amount the minister may, by regulation, prescribe.
- (5) A development cost charge that is payable under a bylaw under this section must be paid at the time of the approval of the subdivision or the issue of the building permit.
- (6) As an exception to subsection (5), the minister may, in respect of all or different classes of developments, by regulation, authorize the payment of development cost charges in instalments and prescribe conditions under which the instalments may be paid.
- (7) Despite a bylaw under subsection (1), if
- (a) a local government has imposed a fee or charge or made a requirement under
 - (i) section 363 [regional district fees and charges],
 - (ii) section 194 [municipal fees] of the Community Charter,
 - (iii) Division 11 [Subdivision and Development Requirements] of this Part, or
 - (iv) section 729 of the Municipal Act, R.S.B.C. 1979, c. 290, before the repeal of that section became effective,for park land or for specific services outside the boundaries of land being subdivided or developed, and
 - (b) the park land or services referred to in paragraph (a) are included in the calculations used to determine the amount of a development cost charge, the amount of the fee or charge imposed or the value of the requirement made, as referred to in paragraph (a), must be deducted from those classes of development cost charges that are

- applicable to the park land or the types of services for which the fee or charge was imposed or the requirement was made.
- (8) Despite a bylaw under subsection (1),
- (a) if an owner has, with the approval of the local government, provided or paid the cost of providing a specific service, outside the boundaries of land being subdivided or developed, that is included in the calculations used to determine the amount of a development cost charge, the cost of the service must be deducted from the class of development cost charge that is applicable to the service, and
 - (b) if a work required to be provided under an agreement under section 937.1 (2) is included in the calculations used to determine the amount of a development cost charge, the following amounts are to be deducted from the development cost charge that would otherwise be payable for that class of work:
 - (i) for a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount calculated as
 - (A) the cost of the work
less
 - (B) the amount to be paid by the municipality to the developer under section 937.1 (3) (b), other than an amount that is an interest portion under section 937.1 (6) (c);
 - (ii) for a development cost charge payable by a person other than the developer referred to in subparagraph (i), the amount calculated as
 - (A) the amount charged under section 937.1 (2) (b) to the owner of the property
less
 - (B) any interest portion of that charge under section 937.1 (6) (c).
- (9) If a board or greater board has the responsibility of providing a service or park land referred to in subsection (2) in a participating municipality, the board or greater board may, by bylaw under subsection (1), impose a development cost charge that is applicable within that municipality.
- (10) The municipality must collect and remit a development cost charge imposed under subsection (9) to the regional district or greater board in the manner provided for in the bylaw.
- (11) As a restriction on
- (a) sections 176 (1) (c) [corporate powers - assistance] and 183 [assistance under partnering agreements], and
 - (b) sections 8 (1) [natural person powers] and 21 [partnering agreements] of the Community Charter,
- a local government must not provide assistance by waiving or reducing a charge under this section.
- (12) As an exception to subsection (11), a local government may provide assistance by waiving or reducing a charge under this section for not for profit rental housing, including supportive living housing.
- (13) The minister may make regulations defining what constitutes not for profit supportive living housing for the purposes of subsection (12).

Amount of development cost charges

934. (1) A bylaw that imposes a development cost charge must specify the amount of the charge in a schedule or schedules of development cost charges.

- (2) Development cost charges may vary as provided in subsection (3), but must be similar for all developments that impose similar capital cost burdens on the local government.
- (3) Development cost charges may vary with respect to one or more of the following:
 - (a) different zones or different defined or specified areas;
 - (b) different uses;
 - (c) different capital costs as they relate to different classes of development;
 - (d) different sizes or different numbers of lots or units in a development.
- (4) In setting development cost charges in a bylaw under section 933 (1), a local government must take the following into consideration:
 - (a) future land use patterns and development;
 - (b) the phasing of works and services;
 - (c) the provision of park land described in an official community plan;
 - (d) whether the charges
 - (i) are excessive in relation to the capital cost of prevailing standards of service,
 - (ii) will deter development, or
 - (iii) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality or regional district.
- (5) A local government must make available to the public, on request, the considerations, information and calculations used to determine the schedule referred to in subsection (1), but any information respecting the contemplated acquisition costs of specific properties need not be provided.

Use of development cost charges

935. (1) A development cost charge paid to a local government must be deposited by the local government in a separate special development cost charge reserve fund established for each purpose for which the local government imposes the development cost charge.
- (2) Repealed. [2003-52-394]
 - (3) Money in development cost charge reserve funds, together with interest on it, may be used only for the following:
 - (a) to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking, that relate directly or indirectly to the development in respect of which the charge was collected;
 - (b) to pay the capital costs of
 - (i) acquiring park land or reclaiming land as park land, or
 - (ii) providing fencing, landscaping, drainage and irrigation, trails, restrooms, changing rooms and playground and playing field equipment on park land, subject to the restriction that the capital costs must relate directly or indirectly to the development in respect of which the charge was collected;
 - (c) to pay principal and interest on a debt incurred by a local government as a result of an expenditure under paragraph (a) or (b).
 - (4) For the purposes of subsection (3), "capital costs" includes planning, engineering and legal costs directly related to the work for which a capital cost may be incurred under this section.
 - (5) Authority to make payments under subsection (3) must be authorized by bylaw.

Appendix C

Sample DCC Bylaw

District of Sechelt

Bylaw No. _____

A Bylaw to impose Sechelt Sewage Treatment Plant Development Cost Charges under the provisions of Section 933 of the Local Government Act.

WHEREAS pursuant to Section 933 of the Local Government Act the Council of the District of Sechelt may, by Bylaw, impose development cost charges under the terms and conditions of Sections 933 through 935;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds for the District to pay the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and for acquiring park land or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS a development cost charge is not payable where:

- a) the development does not impose new capital cost burdens on the District, or
- b) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the District;

AND WHEREAS in the consideration of the Council, the charges imposed by this Bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service within the municipality;
- b) will not deter development within the Sewer Service Area;
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and
- d) are not a duplication of requirements imposed by the municipality pursuant to development permits or the provisions of a subdivision control bylaw.

AND WHEREAS in the opinion of the Council the charges imposed by this Bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the District;

NOW THEREFORE the Council of the District of Sechelt, in open meeting assembled, enacts the following:

1. Every person who obtains:
 - a) approval of the subdivision of a parcel of land under the Land Title Act or the Condominium Act, or
 - b) a building permit authorizing the construction or alteration of buildings or structures for a purpose other than the construction of three (3) or less self-contained dwelling units, or

- c) a building permit authorizing construction, alteration, or extension of a buildings or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds FIFTY THOUSAND DOLLARS (\$50,000),

shall pay at the time of approval of the subdivision or the issue of the building permit, as the case may be, to the District the applicable development cost charges as set out in Schedule "A" hereto.

- 2. The charges in (1) above shall apply to all lands within the Sewer Service Area as shown on Schedule "B" attached hereto.
- 3. For the purposes of this Bylaw "unit" is defined as follows:
 - a) Building Unit – each 500m² of gross building floor area or portion thereof is equivalent to one Building Unit;
 - b) Lot Size Unit – each 2,000m² or portion thereof of lot area being subdivided is equivalent to one Lot Size Unit;
- 4. This Bylaw may be cited as "Sechelt Sewage Treatment Plant Development Cost Charge Bylaw No. _____".

INTRODUCED and READ A FIRST TIME	this	day of
READ A SECOND TIME	this	day of
READ A THIRD TIME AND PASSED	this	day of
APPROVED BY THE INSPECTOR OF MUNICIPALITIES	this	day of
RECONSIDERED and FINALLY ADOPTED	this	day of

Mayor

Administrator

Schedule "A" to
 "Sechelt Sewage Treatment Plant
 Development Cost Charge
 Bylaw No. _____"

	On Issue of Building Permit	On Subdivision
(A) Residential Uses	\$1,845 per dwelling unit being built	\$1,845 per lot being created for each dwelling unit permitted pursuant to zoning
(B) Congregate Care / Assisted Living	\$572 per bed	N/A
(C) All Other Uses	\$1,845 per building unit as defined in Section 3 of this Bylaw	\$1,845 per lot size unit as defined in Section 3 of this Bylaw
	(500m ²)	(2,000m ²)

