



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 960

A bylaw to impose Development Cost Charges

WHEREAS pursuant to Sections 933 and 934 of the *Local Government Act* Council may impose terms and conditions for Development Cost Charges.

AND WHEREAS the Development Cost Charges may be imposed for the purpose of providing funds to the Village to pay the Capital Costs of constructing, altering or expanding sewage, water, drainage and highways and for providing and improving parkland in order to serve, directly or indirectly the developments for which the charges are imposed.

AND WHEREAS a Development Cost Charge is not payable if a development cost charge has been previously paid for the same development, unless as a result of further development, new capital cost burdens will be imposed on the Village.

AND WHEREAS in imposing the development cost charges, Council has taken into consideration future land use patterns and development, the phasing of works and services, the provision and improvement of parkland and whether the charges:

1. Are excessive in relation to the capital cost of prevailing standards of service in the Village;
2. Will deter development;
3. Will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the Village; or
4. Will discourage the development or redevelopment of commercial properties which would otherwise provide employment and economic diversity and stability in the community.

AND WHEREAS, the Village has not viewed its Development Cost Charge bylaw since 2000, and the new charges imposed by this bylaw are related to the capital costs of projects included in the Village's 10 year financial plan.

NOW THEREFORE in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

1. **CITATION**

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Development Cost Charges Bylaw No. 960, 2011".

2. **DEFINITIONS**

"Campsite" means an area within a campground or Recreational Vehicle park that is primarily designated for camping purposes including the use of Recreational Vehicle trailers and similar devices.

"Commercial Development" means a building or structure or land used or intended to be used for the carrying on of any business, including the sale and provision of goods, accommodations, entertainment, meals or services, but excludes institutional or residential development.

"Dwelling Unit" means a self contained residential unit including a cooking facility and consisting of one or more habitable rooms designed and used for the accommodation of one person or family.

"Gross Floor Area" means the combined area of all floors within a building, including any basement, cellar or crawlspace, measured to the inside surface of the exterior walls of the building, but excluding areas for parking, elevator shafts, stairwells, and heating and ventilating fixtures.

"Institutional Development" means a building or structure used or intended to be used only on a non-profit basis for cultural, recreational, social, religious, governmental, public hospital or educational purposes.

"Multi-Family Residential Development" means a development for residential purposes, which results in more than one dwelling or sleeping unit on a single property and has an overall net minimum density of 25 units per hectare.

"Residential Subdivision" means a subdivision under the *Land Title Act* or the *Strata Property Act* which creates parcels for residential occupancy.

"Single Family Residential Development" means a development for residential purposes, which results in one dwelling or sleeping unit on a single property.

"Sleeping Unit" means one or more habitable rooms used for the lodging of a person or persons.

3. DEVELOPMENT COST CHARGES

- a. Every person who obtains approval of a residential subdivision or a building permit authorizing the construction alteration or extension of a building a structure shall pay at the time of the approval of the subdivision or the issuance of a building permit, as applicable, the relevant development cost charges as set out in Schedules "A" to "D" of this bylaw.
- b. Section 3.a does not apply to those properties that are exempt from taxation and Section 220 (1) (h) or 224 (2) (f) of the *Community Charter*, or if the total value of the work authorized in the building permit is less than \$50,000 or another amount prescribed by the Minister of Community, Sport and Cultural Development.
- c. DCC'S less than \$50,000.00 must be paid in full at the time of subdivision approval or issuance of a building permit.
- d. DCC'S in excess of \$50,000.00 may be paid by installments as authorized by the ministerial regulation.

4. DEVELOPMENT COST CHARGE CREDITS

- a. Where development cost charges (DCCs) are payable and the services are constructed by the owner, a DCC credit will be provided and calculated as the lesser of:
 - i) the estimated cost of construction of the services including engineering, design and inspection less the Village's assist factor;
 - ii) The estimated DCCs as provided for in the DCC Bylaw;
 - iii) The amount of DCCs payable for each service as set out in the DCC Bylaw.
- b. Credits will be applied towards DCCs payable as follows:
 - i) Where DCCs are paid as a lump sum, the rebate will be credited towards the lump sum payments; and
 - ii) Where the DCCs are to be paid in installments the credits will be deducted from the total DCCs payable.

5. MULTIPLE USE

When a building or structure is used or intended to be used for more than one class of development, charges under this bylaw shall be calculated separately for each class as though the area was a separate building and the amount payable shall be considered for all classes.

6. EXCEPTIONS

Regardless of Section 3, Development Cost Charges are not payable under this schedule within an area of land that is:

- a. Not serviced by a community water system; and
- b. Will not be provided with a community water system that will not serve the subdivision or development for which approval is sought.

7. SCHEDULES

- (a) Schedule "A" Development Cost Charges for Community Water Service
- (b) Schedule "B" Development Cost Charges for a Community Sanitary Sewer System
- (c) Schedule "C" Development Cost Charges for Community Drainage Services
- (d) Schedule "D" development Cost Charges for Parkland Acquisition and improvements

attached hereto and forming part of this bylaw.

10. REPEAL

- (a) "The Village of Harrison Hot Springs Bylaw No. 506 and all amendments, 536, 744 and 763 thereto are hereby repealed in their entirety.

READINGS AND ADOPTION

READ A FIRST TIME THIS 6th DAY OF JANUARY, 2011

AMENDED AND READ A SECOND TIME THIS 14th DAY OF MARCH, 2011

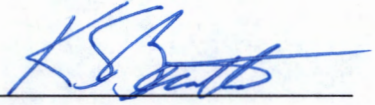
READ A THIRD TIME THIS 14th DAY OF MARCH, 2011

RESCINDED THIRD READING THIS 8th DAY OF AUGUST, 2011

AMENDED AND RE-READ A THIRD TIME THIS 8th DAY OF AUGUST, 2011

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS 26th DAY OF
AUGUST, 2011

ADOPTED THIS 12th DAY OF SEPTEMBER, 2011



Mayor



Corporate Officer

Schedule "A"

Development Cost Charges for Community Water Service

1. Development Cost Charges are payable for community water services as follows:

| Class of Development | Development Cost Charge |
|---|--|
| Residential Subdivision or Single Family Building Permit | \$5,357/unit/parcel |
| Multi-Family Residential | \$4,018/unit |
| Commercial (a) if a building or structure (b) if a campsite | \$21. Per square metre of gross floor area \$9.50 Per square metre of the gross area of the campsite |
| Institutional | \$21. Per square metre of gross floor area |

2. The assist factor for a community water system will be 5%.

Schedule "B"

Development Cost Charges for a Community Sanitary Sewer System

1. The development cost charges are payable for a community sanitary sewer services as follows:

| Class of Development | Development Cost Charge |
|---|---|
| Residential Subdivision or Single Family Building Permit | \$6,653/unit/parcel |
| Multi-Family Residential Dwelling | \$4,990/unit |
| Commercial (a) if building or structure (b) if campsite | \$53/square metre of gross floor area \$17/square metre of land designated for the campsite |
| Institutional | \$53/square metre of gross floor area |

2. The assist factor for a community sanitary sewer system will be 5%.

Schedule "C"

Development Cost Charges for Community Drainage Service

1. Development Cost Charges are payable for community drainage services as follows:

| Class of Development | Development Cost Charge |
|---|---------------------------------------|
| Residential Subdivision or Single Family Building Permit | \$4,294/unit/parcel |
| Multi-Family Residential Dwelling | \$3,435/unit |
| Commercial | |
| (a) if building or structure | \$21/square metre of gross floor area |
| (b) if campsite | \$0 |
| Institutional | \$21/square metre of gross floor area |

2. The assist factor for a community drainage services will be 5%.

Schedule "D"

Development Cost Charges for Parkland Acquisition and Improvements

1. Development Cost Charges are payable for parkland acquisition and improvements as follows:

| Class of Development | Development Cost Charge |
|---|-------------------------|
| Residential Subdivision or Single Family Building Permit | \$2,290/unit/parcel |
| Multi-Family Residential Dwelling | \$2,290/unit |
| Commercial | |
| (a) if building or structure | \$0 |
| (b) if campsite | \$0 |
| Institutional | \$0 |

2. The assist factor for a parkland acquisition and improvements will be 5%.



Statutory Approval

Under the provisions of section _____ 937

of the _____ Local Government Act

I hereby approve Bylaw No. _____ 960

of the _____ Village of Harrison Hot Springs,

a copy of which is attached hereto.

Dated this 26th **day**
of August **, 2011**



Deputy inspector of Municipalities