



BYLAW 3460

Development Cost Charges Bylaw

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Under its statutory powers, including Part 26, Division 10 [*Development Costs Recovery*] of the *Local Government Act*, the council of The Corporation of the District of North Cowichan, enacts as follows:

Definitions

1 In this Bylaw:

“**additional duplex unit**” means an additional dwelling unit constructed on a residential lot to create a duplex;

“**apartment**” means a building with more than 2 dwelling units, each accessible from a common interior hallway, or additionally from an at-grade entrance;

“**building permit**” means a building permit, issued under the Municipality’s Building Bylaw, authorizing the construction, alteration, or extension of a building or structure;

“**carriage home**” means an accessory dwelling unit, coach house or garden suite, as defined in Bylaw 2950, being the Zoning Bylaw 1997;

“**commercial**” means a building or structure used or intended to be used to carry on one or more businesses,

- (a) including but not limited to, the sale or provision of goods, meals, transient accommodation, entertainment or services, and
- (b) excluding industrial, institutional, or residential uses;

“**comprehensive development**” means a development that is comprised of 2 or more of the following uses: residential, commercial, institutional or industrial;

“**duplex**” means a building, containing two dwelling units joined by a party wall, which is primarily adjoined by habitable space rather than a carport, located on a residential lot which is used or intended to be used as the residence of 2 families.

“**dwelling unit**” means at least one room comprising a single, self-contained living unit, including sanitary facilities, sleeping facilities, a kitchen, and used as one family’s residence;

“**equivalent person**” means a unit of assessment for determining water and sewer development cost charges payable for the other category, determined by dividing the base sewage flow rate for the applicable land use as set out in the Schedule attached to and forming part of this bylaw by

380 litres per person per day;

“**gross floor area**” means the sum of the floor area of each storey in all buildings on a lot, including exterior walls, but excluding the following:

- (a) attached garages or covered parking areas to a maximum of 42 m² (452 sq. ft.) in area for single and two-family dwelling buildings and modular homes on residentially-zoned (R) lots;
- (b) unenclosed and roofless decks, patios, balconies and porches;
- (c) areas below grade with a maximum ceiling height less than 1.8 m (5.91 ft.);
- (d) elevator shafts and mechanical rooms;
- (e) covered entrances to a maximum size of 10 m² (107 sq. ft.);

“**industrial**” means a use providing for processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging goods and materials, selling heavy industrial equipment, and sales incidental to the primary use;

“**mobile home**” means a factory built dwelling unit that conforms to following series of standards, established by the Canadian Standards Association, as amended from time to time:

- (a) CAN/CSA Z240 MH (manufactured homes);
- (b) CAN/CSA A277 (modular structures);
- (c) CAN/CSA Z241 (park model trailers).

“**multi-family**” means a building containing more than 2, and fewer than 7, dwelling units attached by a party wall and located on one lot;

“**Municipality**” means the Corporation of the District of North Cowichan;

“**other**” means a land use not otherwise defined in this bylaw, including public and private land uses;

“**residential lot**” means a parcel of land intended for construction of a single-family building or duplex;

“**single-family**” means a building with one dwelling unit;

“**suite**” means a self-contained dwelling unit contained within a single-family building.

Payment of development cost charges

- 2**
- (1) A person who applies for approval of a subdivision or for a building permit must pay the applicable development cost charge set out in the Schedule at the same time the person’s
 - (a) subdivision application is submitted for final approval, or
 - (b) building permit is issued.
 - (2) The requirement under the previous subsection to pay development cost charges upon application of a building permit applies to a permit that authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain 1 or more self-contained dwelling units larger than 29 square metres.
 - (3) For a comprehensive development
 - (a) development cost charges must be calculated separately for each use that is part of that comprehensive development, in accordance with the Schedule, and

- (b) the development cost charges payable equals the sum total of the development cost charges calculated for each separate use.
- (4) Development cost charges are payable
 - (a) throughout the Municipality for roads and parks, and
 - (b) within the boundaries shown in the Schedule for water, sewer and drainage.

Exemption from payment

- 3 (1) Section 2 [*Payment of development cost charges*] does not apply in any of the circumstances exempted from payment under section 933 of the *Local Government Act*, or successor legislation.
- (2) In addition to the one year exemption from new development cost charges under sections 937.001 and 943 of the *Local Government Act*, this bylaw grants a further exemption of six months from new development cost charges, unless the applicant agrees in writing that this section does not apply.

Severability

- 4 Each portion of this Bylaw is intended to be independent to the extent that its invalidation by a court does not affect the validity of any other portion.

Repeal

- 5 The following bylaws are repealed:
 - (a) “Development Cost Charge (Chemainus Roads, Water and Sewer) Bylaw 1993 Bylaw 2683”, No. 2683;
 - (b) “Development Cost Charge (Crofton Water and Sewer) Bylaw 1993”, No. 2684;
 - (c) “Development Cost Charge (South End Roads, Drainage, Water and Sewer) Bylaw 1993”; No. 2685;
 - (d) “Development Cost Charge (South End Roads, Drainage, Water and Sewer), Bylaw 1993 Amendment Bylaw 1995”; No. 2840;
 - (e) “Development Cost Charge (Chemainus Roads, Water and Sewer) Bylaw 1993 Amendment Bylaw 1995”; No. 2841;
 - (f) “Development Cost Charge (Crofton Water and Sewer) Bylaw 1993 Amendment Bylaw 1995”, No. 2842.

READ a first time on July 6, 2011

READ a second time on September 21, 2011

READ a third time on September 21, 2011

READ a third time, as amended, on February 1, 2012

READ a third time, as further amended, on March 21, 2012

APPROVED by Inspector of Municipalities on May 4, 2012

ADOPTED on May 16, 2012

M. O. Ruttan, Corporate Officer

J. Lefebure, Mayor

**Schedule
Development Cost Charges**

Phase 1: July 1, 2012 through December 31, 2013

(All amounts in dollars)

Chemainus

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	2,249	593	1,923	1,138	5,903	subdivision	per residential lot
Additional Duplex Unit	990	262	1,923	501	3,676	building permit	per additional duplex unit
Multi-Family	1,620	427	1,659	819	4,525	building permit	per dwelling unit
Apartment, Suite and Carriage Home	1,170	309	1,382	592	3,453	building permit	per dwelling unit
Mobile Home	1,350	356	1,442	683	3,831	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	9.00	2.37	961			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	3.60	0.95	961			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	900	237	961			building permit	per equivalent person for water and sewer; per parking space for roads

Crofton

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	1,132	579	1,923	1,138	4,772	subdivision	per residential lot
Additional Duplex Unit	498	255	1,923	501	3,177	building permit	per additional duplex unit
Multi-Family	815	417	1,659	819	3,710	building permit	per dwelling unit
Apartment, Suite and Carriage Home	588	301	1,382	592	2,863	building permit	per dwelling unit
Mobile Home	679	348	1,442	683	3,152	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	4.53	2.32	961			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	1.81	0.93	961			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	453	232	961			building permit	per equivalent person for water and sewer; per parking space for roads

South End

Land Use	Water	Sewer	Drainage	Roads	Parks	Total	When Payable	Units
Residential Lot	1,664	983	390	1,923	1,138	6,098	subdivision	per residential lot
Additional Duplex Unit	732	432	78	1,923	501	3,666	building permit	per additional duplex unit
Multi-Family	1,198	708	234	1,659	819	4,618	building permit	per dwelling unit
Apartment, Suite and Carriage Home	865	511	94	1,382	592	3,444	building permit	per dwelling unit
Mobile Home	998	590	234	1,442	683	3,947	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	6.66	3.93	4,677	961			building permit	per m ² gross floor area for water and sewer; per hectare of gross site area for drainage; per parking space for roads
Industrial	2.66	1.57	4,677	961			building permit	same as above
Other	666	393	4,677	961			building permit	per equivalent person for water and sewer; per hectare of gross site area for drainage; per parking space for roads

Development Cost Charges

Phase 2: January 1, 2014 through June 30, 2015

(All amounts in dollars)

Chemainus

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	2,615	934	2,193	1,280	7,022	subdivision	per residential lot
Additional Duplex Unit	1,150	410	2,193	563	4,316	building permit	per additional duplex unit
Multi-Family	1,883	672	1,891	922	5,368	building permit	per dwelling unit
Apartment, Suite and Carriage Home	1,360	486	1,576	666	4,088	building permit	per dwelling unit
Mobile Home	1,569	560	1,645	768	4,542	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	10.46	3.73	1,096			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	4.18	1.49	1,096			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	1,046	373	1,096			building permit	per equivalent person for water and sewer; per parking space for roads

Crofton

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	1,320	1,246	2,193	1,280	6,039	subdivision	per residential lot
Additional Duplex Unit	581	549	2,193	563	3,886	building permit	per additional duplex unit
Multi-Family	950	897	1,891	922	4,660	building permit	per dwelling unit
Apartment, Suite and Carriage Home	686	648	1,576	666	3,576	building permit	per dwelling unit
Mobile Home	792	748	1,645	768	3,953	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	5.28	4.99	1,096			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	2.11	1.99	1,096			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	528	499	1,096			building permit	per equivalent person for water and sewer; per parking space for roads

South End

Land Use	Water	Sewer	Drainage	Roads	Parks	Total	When Payable	Units
Residential Lot	2,104	1,815	440	2,193	1,280	7,832	subdivision	per residential lot
Additional Duplex Unit	926	798	87	2,193	563	4,567	building permit	per additional duplex unit
Multi-Family	1,515	1,306	264	1,891	922	5,898	building permit	per dwelling unit
Apartment, Suite and Carriage Home	1,094	944	105	1,576	666	4,385	building permit	per dwelling unit
Mobile Home	1,263	1,089	264	1,645	768	5,029	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	8.42	7.26	5,275	1,096			building permit	per m ² gross floor area for water and sewer; per hectare of gross site area for drainage; per parking space for roads
Industrial	3.37	2.90	5,275	1,096			building permit	same as above
Other	842	726	5,275	1,096			building permit	per equivalent person for water and sewer; per hectare of gross site area for drainage; per parking space for roads

Development Cost Charges
Phase 3: July 1, 2015, onwards
 (All amounts in dollars)

Chemainus

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	2,944	1,240	2,436	1,408	8,028	subdivision	per residential lot
Additional Duplex Unit	1,295	545	2,436	620	4,896	building permit	per additional duplex unit
Multi-Family	2,120	893	2,101	1,014	6,128	building permit	per dwelling unit
Apartment, Suite and Carriage Home	1,531	645	1,751	732	4,659	building permit	per dwelling unit
Mobile Home	1,766	744	1,827	845	5,182	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	11.78	4.96	1,218			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	4.71	1.98	1,218			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	1,178	496	1,218			building permit	per equivalent person for water and sewer; per parking space for roads

Crofton

Land Use	Water	Sewer	Roads	Parks	Total	When Payable	Units
Residential Lot	1,489	1,846	2,436	1,408	7,179	subdivision	per residential lot
Additional Duplex Unit	656	813	2,436	620	4,525	building permit	per additional duplex unit
Multi-Family	1,072	1,329	2,101	1,014	5,516	building permit	per dwelling unit
Apartment, Suite and Carriage Home	774	960	1,751	732	4,217	building permit	per dwelling unit
Mobile Home	894	1,108	1,827	845	4,674	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	5.96	7.39	1,218			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Industrial	2.38	2.95	1,218			building permit	per m ² gross floor area for water and sewer; per parking space for roads
Other	596	739	1,218			building permit	per equivalent person for water and sewer; per parking space for roads

South End

Land Use	Water	Sewer	Drainage	Roads	Parks	Total	When Payable	Units
Residential Lot	2,501	2,563	484	2,436	1,408	9,392	subdivision	per residential lot
Additional Duplex Unit	1,100	1,128	97	2,436	620	5,381	building permit	per additional duplex unit
Multi-Family	1,801	1,846	291	2,101	1,014	7,053	building permit	per dwelling unit
Apartment, Suite and Carriage Home	1,301	1,333	116	1,751	732	5,233	building permit	per dwelling unit
Mobile Home	1,501	1,538	291	1,827	845	6,002	subdivision or building permit, as applicable	per lot or dwelling unit, as applicable
Commercial	10.00	10.25	5,813	1,218			building permit	per m ² gross floor area for water and sewer; per hectare of gross site area for drainage; per parking space for roads
Industrial	4.00	4.10	5,813	1,218			building permit	same as above
Other	1,000	1,025	5,813	1,218			building permit	per equivalent person for water and sewer; per hectare of gross site area for drainage; per parking space for roads

**Equivalent Person Assessment for
Water and Sewer Development Cost Charges
for Other Land Uses**

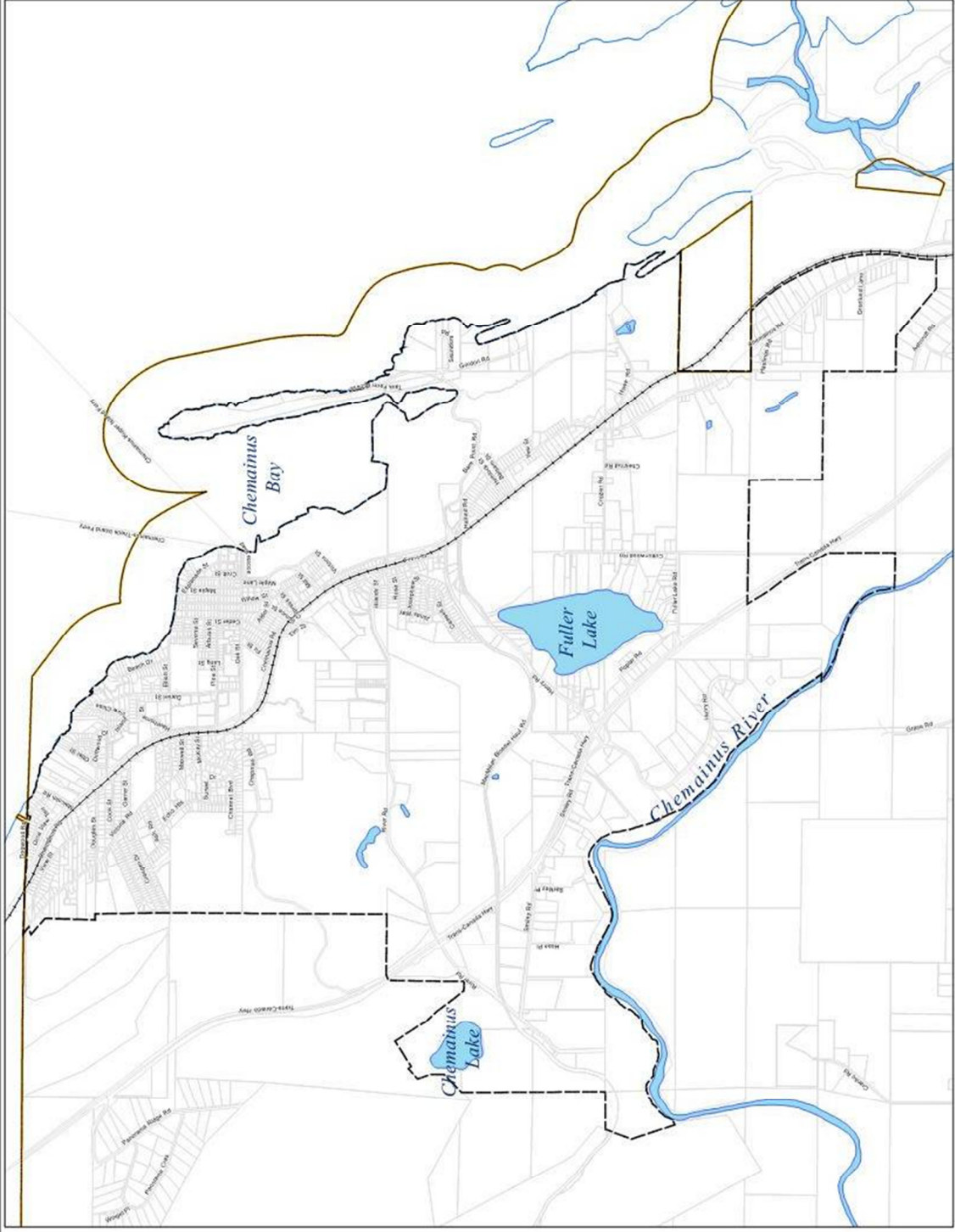
Type of Facility	Estimated Minimum Daily Sewage Flows in Litres	Equivalent Person*
Hospitals with Laundry	1136 per bed	2.99
Hospitals without Laundry	681 per bed	1.79
Institutions, Work Camps, Rest Homes, Residential Schools	227 per bed	0.60
Nursing Homes	681 per bed	1.79
Campsites	454 per unit 681 per unit - year round operation	1.19 1.79
Theatre/Drive-in (Food Service Is Limited To Single Service Containers)	22 per car space	0.06
Fixed Seat Assembly (Theatres, Churches)	9 per seat	0.02
Swimming Pools	22 per person, based on design bathing load	0.06
Summer Camps	160 per bed	0.42
Schools, Primary and Elementary	68 per student	0.18
Schools, High	90 per student	0.24
Service Stations	568 per single hose pump 1136 per double hose pump	1.49 2.99

*An equivalent person equals 380 litres

Chemainus Water DCC Boundary Area

Legend

 Chemainus Water DCC Boundary



**MUNICIPALITY of North
COWICHAN**

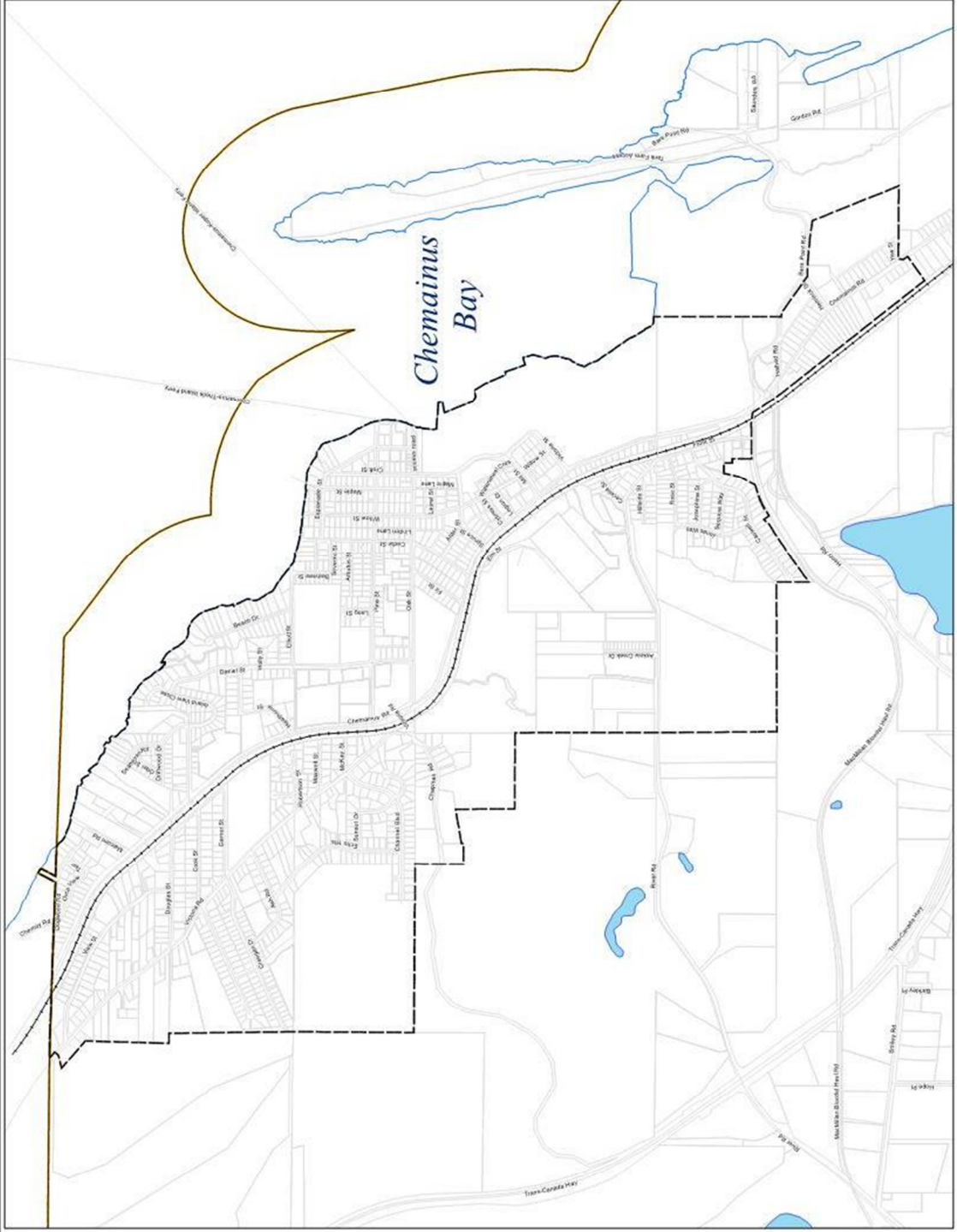
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Chemainus Sewer DCC Boundary Area

Legend

 Chemainus Sewer DCC Boundary



**MUNICIPALITY of North
COWICHAN**

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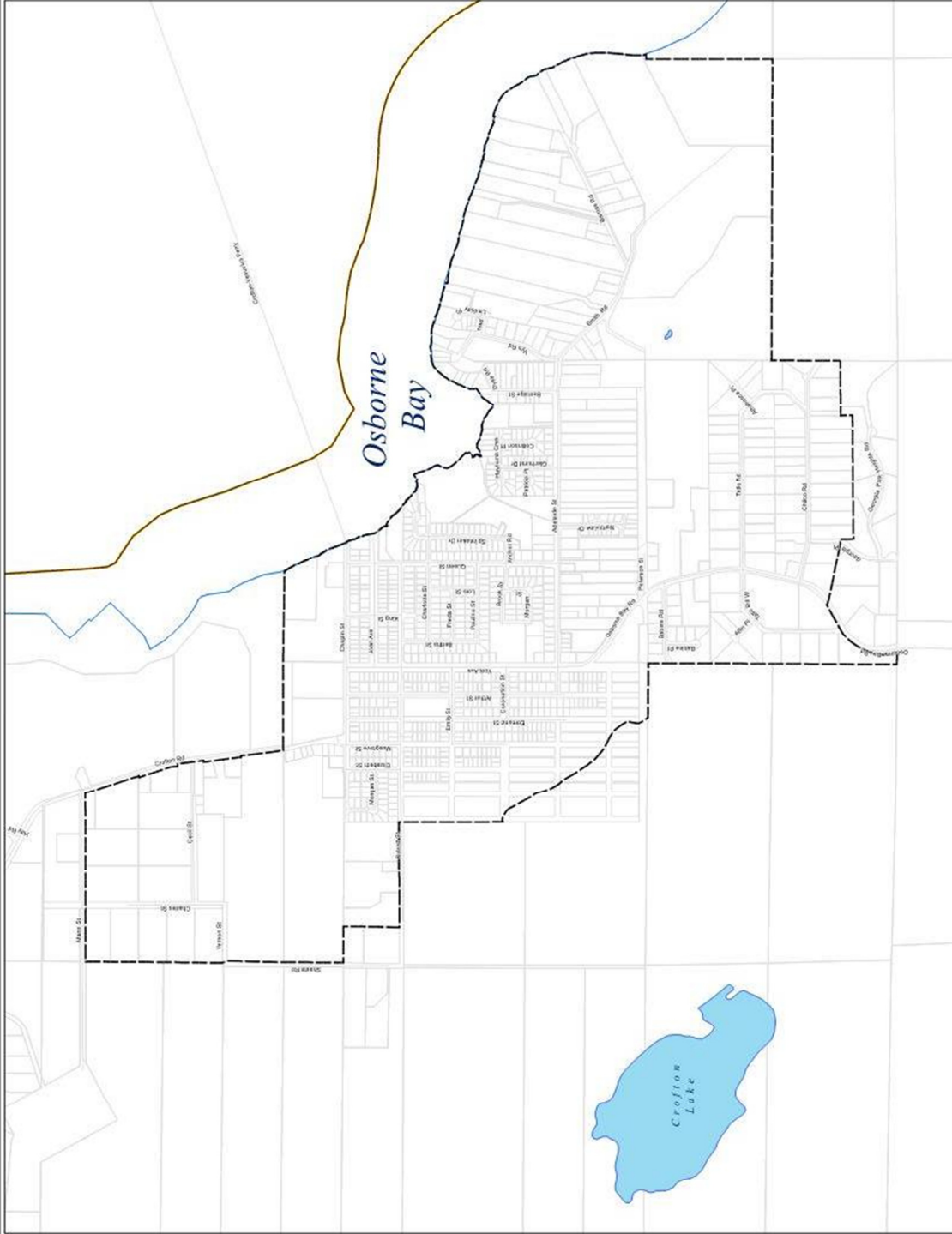
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Crofton Water DCC Boundary Area

Legend

 Crofton Water DCC Boundary



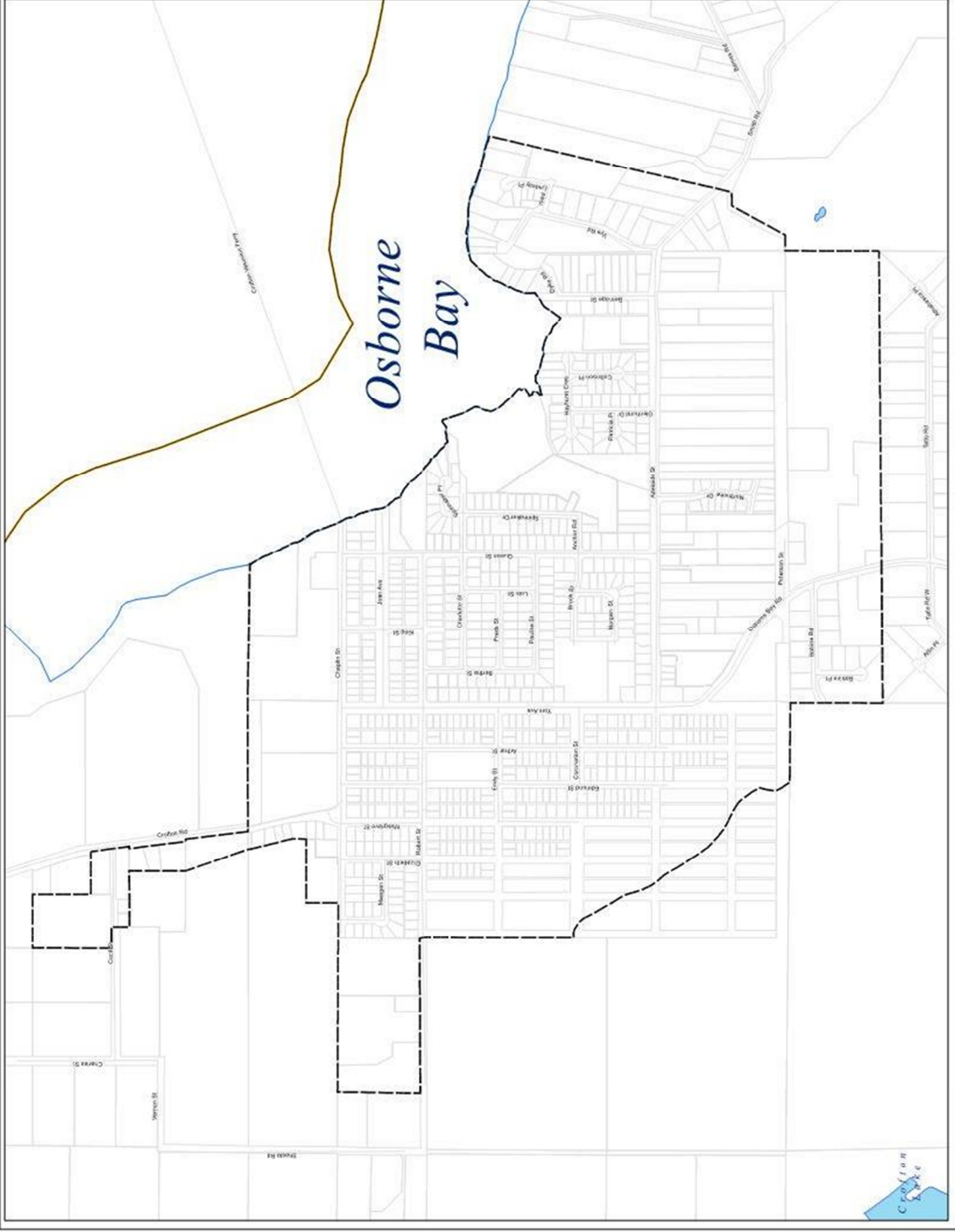
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COWICHAN

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Crofton Sewer DCC Boundary Area

Legend

 Crofton Sewer DCC Boundary



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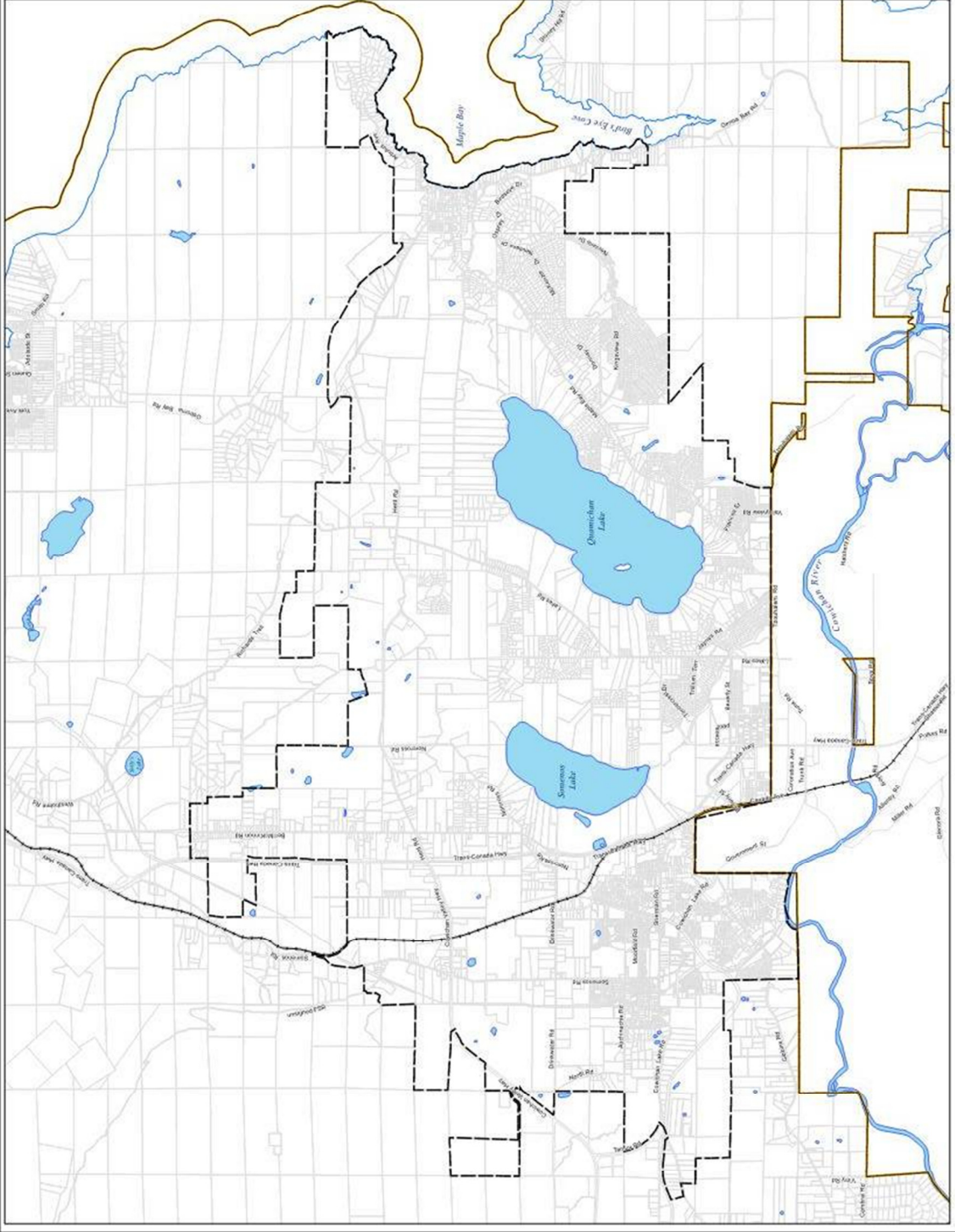
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South End Water DCC Boundary Area

Legend

 South End Water DCC Boundary



**MUNICIPALITY of North
COWICHAN**

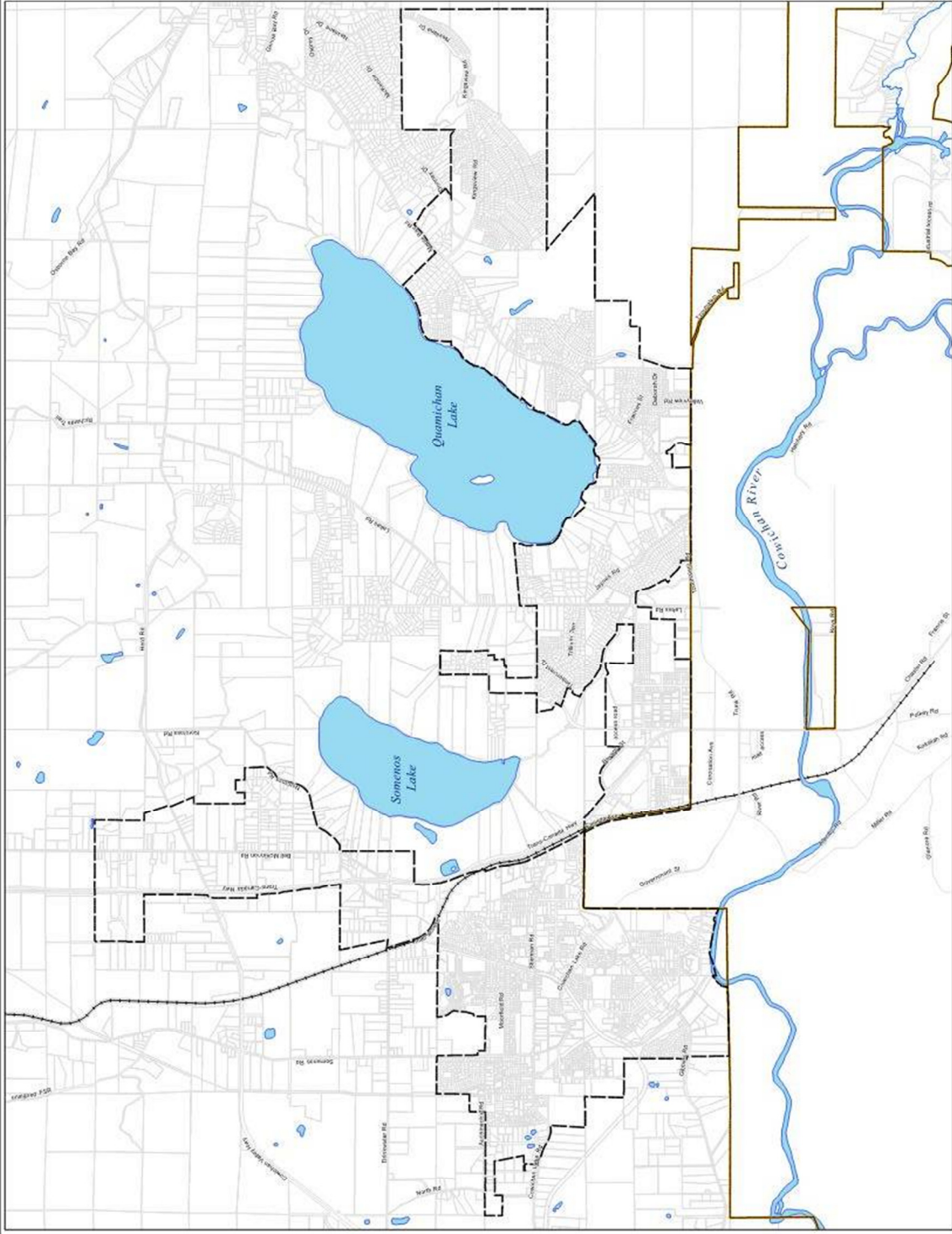


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South End Sewer DCC Boundary Area

Legend

 South End Sewer DCC Boundary



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COWICHAN**

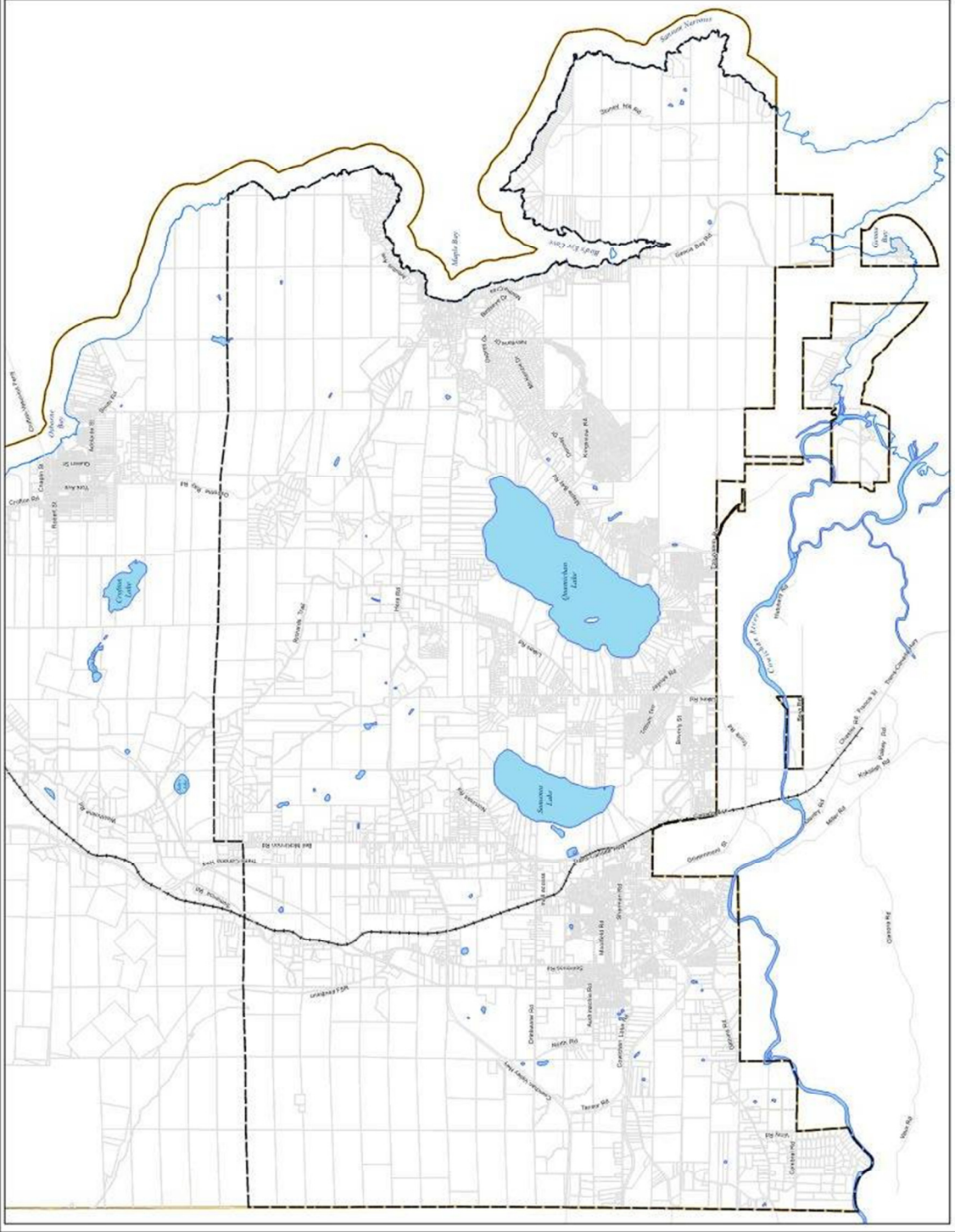
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South End Drainage DCC Boundary Area


Legend

 South End Drainage DCC Boundary





MUNICIPALITY of North COWICHAN



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