



Development Cost Charge Bylaw #723, 2013

SUPPORTING DOCUMENTATION REPORT



Village of Pemberton's Vision:

To set a stable course for Pemberton, balancing social, economic and environmental goals to ensure the Village maintains its unique character and enviable quality of life.

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Executive Summary

The Village of Pemberton first proposed a Development Cost Charge Bylaw in 1995. At that time the bylaw only received three readings but was updated and adopted in 2004 with amendment made in 2007, and 2008. In 2010 a revised bylaw was given three readings and submitted to the Ministry of Community Sport and Cultural Development (MCSCD) for approval but was never completed or adopted.

The attached revised and updated Development Cost Charge Bylaw No. 723, 2013 is more detailed and comprehensive than previous bylaws. The detail is to provide a clearer understanding of the capital projects and required Development Cost Charges (DCC) for each of the residential, commercial, institutional and industrial uses to enable future development in the municipality.

It is noted that DCCs proposed in the attached bylaw are reduced from the previous 2004 Bylaw for all uses except for Industrial uses. The Unit Multipliers have been amended in the new bylaw as recommended by the DCC Best Practices Guide. The increase in the proposed Industrial DCCs is a result of including new DCCs for roads and drainage.

1 Introduction

1.1 Objectives

Development Cost Charges are fees that municipalities choose to collect from new development to help pay the cost of off-site infrastructure services that are needed to accommodate growth. Local governments are limited in the types of services they may fund using DCC revenues. Specifically, DCCs may be used to help offset costs associated with the provision, construction, alteration or expansion of:

- Roads, other than off-street parking;
- Sewer trunks, treatment plants and related infrastructure
- Waterworks and drainage works.

DCCs may also be collected to assist in the acquisition and development of parkland, but may not be used to pay for other types of services such as recreation, policing, fire and library, that are affected by growth.

DCCs are applied as one-time charges against residential, commercial, industrial and institutional developments.

1.2 Background

The calculation of DCCs brings together a number of pieces of information, including the:

- Types, location and amounts of growth that are projected to occur over a specified future (20 Years) period;
- Infrastructure services required over the same period to accommodate the growth;
- Estimated development cost of the services;
- Portion of the total cost to be paid by the existing population (which benefit from new infrastructure);
- Relative impact of each type of growth on the services; and,
- Degree to which the existing users assist growth in paying its share of costs.

Under the Local Government Act, Section 937 Development Cost Charge bylaws must be sent to the Ministry of Community Sports and Cultural Development (MCSCD) to be approved by the Inspector of Municipalities before they may be legally adopted.

1.3 Guiding Principles

The following six significant principles were followed in the development of the new DCC Bylaw.

Integration

The DCC program is subordinate to the broader goals of the Village and therefore, reflects other initiatives, such as the goals set out in the Local Government Act and other provincial legislation, Regional Growth Strategies, and the Official Community Plan. The charges are only one element of the Village's approach in dealing with issues of land efficiency, housing affordability, and community sustainability. The development of DCCs is consistent with the community plan, land use plan, and corporate financial and capital infrastructure strategy.

Benefiter Pays

Infrastructure costs are to be paid by those who will use and benefit from the installation of such systems.

Fairness and Equity

Recognizing that costs should be shared in some way amongst benefiting parties, the new DCCs employ mechanisms that distribute these costs between existing users and new development in a fair manner. Further, within the portion of costs that are attributable to new development, the DCCs equitably distribute costs between the various land uses and different development projects.

Accountability

The establishment of DCCs should be a transparent, and therefore the Village's process, and all information on which the DCCs are based are accessible and expected to be understandable by stakeholders.

Certainty

The DCCs are a coordinated effort, where the Village's role is to facilitate the level of development expected, based on regional and community planning; the village acts as the administrator of the DCC program. Therefore, certainty is built into the DCC process, both in terms of stable charges and orderly construction of infrastructure. Stability of DCC rates will assist the development industry in the planning of their projects. At the same time, sufficient DCC funds will be collected to ensure that financing is available for construction of infrastructure in a timely manner.

Consultative Input

The development of the new DCCs must provide adequate opportunities for meaningful and informed input from the public and other interested parties.

1.4 Use of Best Practice Guides

To assist with the review of the existing DCC Bylaw and development and approval process for the new Bylaw 723, 2013 the MSCSD Best Practices Guide 2005 was diligently referenced.

The objective of the Development Cost Charge Best Practices Guide is to encourage local governments to adopt standard practices for the formulation and administration of DCC bylaws, while recognizing some flexibility is necessary to accommodate unique local circumstances.

The guide builds on the general provisions of the Local Government Act (LGA) and encourages certainty and consistency in the development of DCC programs, especially in the areas of cost charge calculation and bylaw administration.

2 General Considerations

2.1 Legislative and Regulatory Background

After third reading of the new bylaw staff will prepare the required detailed report, supporting documentation, and submit the Bylaw to the MCSCD for its approval.

2.2 Public Participation Process

After second reading of Bylaw 723, 2013 Council instructed staff to commence a public participation and review process. In an effort to gather all information and provide a background document staff prepared this Supporting Documentation Report. This document will be used to provide background information for the public, developers and other stakeholders and any public concerns will be considered by Council. Any required amendments will be processed prior to third reading. Staff will provide a copy of the Bylaw and supporting documents to the Pemberton Chamber of Commerce and the Industrial Park Association for comment by its members. Documents will also be sent to known local developers for specific review and comments. A public meeting is scheduled for May 9, 2013 and will be held for bylaw review and comment by the general public as well as those in the development and building community. Final bylaw adoption is expected sometime in June or July of 2013.

2.3 Bylaw Exemptions

Development cost charges do not apply to a development authorized by a building permit if:

1. The permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the work under the permit is carried out, exempt from taxation under a statute;
2. After the construction, alteration or extension, the building will contain fewer than four (4) self-contained dwelling units, each to be used solely for residential purposes;
3. The value of the work authorized by the permit does not exceed \$50,000; or
4. In relation to the construction, alteration or extension of self-contained residential dwelling units in a building authorized under the permit, each unit is no larger in area than 20 square metres.

2.4 Collection Charges

Subject to the exceptions set out in the Local Government Act or another Act of British Columbia or of Canada, every person who obtains approval of a subdivision of a parcel of land, or a building permit authorizing the

construction, alteration or extension of a building or other structure, must pay to the Village the Development Cost Charges calculated in accordance with Schedule “A” of the Bylaw.

Charges payable in relation to subdivision approval are based on the total parcel area before subdivision for non-residential developments and the maximum number of dwelling units permitted under the Zoning Bylaw for residential units.

DCCs for Single-Family land uses are to be collected at the time of subdivision approval for new subdivision and at the time of building permit issuance for existing subdivisions. For not yet approved Single Family subdivisions DCC's will be collected at time of subdivision approval while DCC's for townhouse, apartments and previously approved Single Family will be collected at time of building permit.

Charges payable in relation to the issuance of a building permit are based on the floor space area for commercial and institutional, total parcel area for industrial development, and the actual number of dwelling units for residential development.

If, in relation to a building permit a minor change is proposed, the Development Cost Charges will be recalculated based on the increase in building area, developed area, or dwelling units (as applicable) using the rates in the Development Cost Charges bylaw that are in effect at the time of the revision permit. The difference between the amount originally charged and the recalculated charges must be paid at or before the time the revision permit is issued.

2.5 In-Stream Applications

If a proposed subdivision has been approved or a building permit has been issued pursuant to an application received by the Village prior to the date of adoption of this Bylaw, the Development Cost Charges payable shall be the lesser of the amounts payable under this Bylaw and the amounts payable under the Village of Pemberton Development Cost Charges Bylaw No. 521, 2004, as of its most recent amendment.

If, at the date of adoption of the Bylaw, an application for issuance of a building permit authorizing the construction, alteration or extension of a building or structure has been submitted to the Building Official, in a form satisfactory to the Building Official; or an application for approval of a subdivision has been submitted to the Approving Officer in a form satisfactory to the Approving Officer; and the applicable charges established in Schedule A have been fully paid, Development Cost Charges that would have applied under the Village of Pemberton Development Cost Charges Bylaw No. 521, 2004 shall continue to apply for a period of Twelve (12) months after the date of adoption of this Bylaw, unless the applicant agrees in writing that the charges in this Bylaw should have effect.

2.6 Municipal Assist Factor

The 1% Municipal Assist factor set for all capital projects reflects the Village's financial support towards the financing of services for development. Council discussed the assist factor at two Committee of Whole meetings held in January 2013 and although it would prefer to provide more assistance, the existing tax payers and present financial health of the Village are not able to assist further. Council expressed the need to seek other funding assistance through senior government grants.

3 Growth Projections & Planning Assumptions

3.1 Relationships to Other Municipal Documents

The DCC program is consistent with the Local Government Act, 2012 Regional Growth Strategy, Official Community Plan Bylaw No. 654, 2011, 2011 Parks and Open Space Master Plan and the 2013 Five Year Financial Plan. The Village does not yet have a Master Transportation Plan or Liquid Waste Management Plan. However the DCC Bylaw is consistent with Section 5 of the Official Community Plan Bylaw directions, policies, strategies and actions for Transportation and Housing.

3.2 Estimation of New Development

The DCC Time frame is a twenty (20) year build out program. The Village of Pemberton with a population of only 2,539 residents expects a 2% growth rate over the next twenty (20) years based on the past six years of population growth and building permits. The Village experienced a one-time growth spurt leading up to the 2010 Whistler Olympic but has since leveled out. The aging infrastructure will reach its capacity and together with this new growth will require infrastructure improvements as per the \$11,642,727 total capital projects.

3.3 Projected Residential Development Units

Residential DCC categories are established on the basis of both density gradient and lot size. Single Family is calculated on lot size, Small Lot is less than 700 m² and Large Lot is greater than 700 m². The Townhouse and Apartment are based on dwelling units. The 2006 - 2011 Canadian Censuses and the Village of Pemberton 2010 Community Survey provided the basis for comparisons used for the density gradient. The Village's density is greater than the Canadian Census average due to the proximity to the Resort Municipality of Whistler and the higher cost of real estate both in Pemberton and Whistler.

3.4 Commercial & Institutional Development Projection

Commercial and Institutional DCCs are imposed on the basis of floor space as recommended by the Best Practices Guide and consistent with the projected growth over the next 20 years of 18,500 m² and 4,645 m² of floor area.

3.5 Industrial Development Projection

Industrial DCCs are imposed on the basis of gross site area as recommended by the Best Practices Guide and consistent with the projected development growth over the next 20 years of 50,000 m². Pemberton has sufficient land subdivided and zoned to accommodate future development so DCCs will be collected at the building permit stage.

4 Road Development Cost Charges

4.1 Road DCC Program

Road DCCs are established on a municipal-wide basis. Previous Bylaw No. 623, 2008 did not include Industrial users in the calculation. However, Council believes the two major collector road improvements totaling \$4,465,896 over the next 20 years will also benefit the industrial developments.

4.2 Traffic Generation and Calculation of Road Impact

For road charges, the net DCC recoverable amount is distributed amongst new development in proportion to the traffic volume generated by the respective land uses using the road facilities. The Institute of Transportation Engineers, Trip Generation manual rates were used in the calculations as noted below.

4.3 Development Cost Charge Calculation for Road

TABLE 1

				1% Assist	
				Roads	Net DCC
					\$751,610
				Number of Trip Ends Based on Trip Rates	
				827	
				DCC/Trip End	
				\$908.88	
Summary by Type	Trip Rate	Unit	Total/Unit	New Units	Trip Ends
Single Family, Large	1.02	Lot	\$927.06	122	124
Single Family, Small/Duplex	0.66	Lot	\$599.86	59	39
Townhouse	0.62	Dwelling	\$ 563.51	160	99
Apartment	0.4	Dwelling	\$ 363.55	69	28
Institutional	0.018	Sq.m FA	\$ 16.36	18,500	333
Commercial	0.014	Sq.m FA	\$ 12.72	4,645	65
Industrial	0.002775	Sq.m Lot	\$ 2.52	50,000	139
					827

4.4 Breakdown of Road DCC Burden and Projection of Yearly DCC Revenues

There are two major road improvements required in the next 20 years based on the projected growth. The first is the main street (Prospect Street) in the downtown core which was constructed many years ago and has deteriorated substantially. The second is the main collector road (Industrial Way) in the Industrial park that was when originally constructed not fully developed to proper road standards to appropriately handle full build out of the industrial park.

Prospect Street Connector \$1,439,824*Refer to page 1 of attached diagrams*

Prospect Street is the main street downtown and is in major need of upgrades. Class D estimates of the 295m north and south sections total \$1,439,824 less a senior government grant of \$950,283. It is estimated that 50% of this remaining \$489,540 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$242,322. This project is classified as medium priority (between 4 to 10 years) and would be subject to senior government grants.

Industrial Way \$3,026,071*Refer to page 2 of attached diagrams*

Industrial Way is the main Industrial Park access and was not constructed to accommodate projected development. Engineering estimates of the 620m road totals \$3,026,071 less a senior government grant of \$1,907,226. It is estimated that 50% of this remaining \$1,028,864 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$509,288. This project is also classified as medium priority (between 4 to 10 years) and would be subject to senior government grants.

5 Storm Drainage Development Cost Charges

5.1 Storm Drainage DCC Program

The Storm drainage DCCs are established on a municipal-wide basis. Previous Bylaw No. 623, 2008 did not include Industrial Users in the calculation. Council believes the Dogwood Storm drainage upgrade totaling \$229,396 sometime in the next 10 years will also benefit the industrial developments.

5.2 Imperviousness and Calculation of Equivalent Drainage Units

The Village of Pemberton cost burden for drainage is similar in all areas and therefore the DCCs imposed are an equal charge over the entire municipality. The calculation of EDUs is based upon a 2% population growth as outline in Appendix C-3 attached.

5.3 Development Cost Charge Calculation for Storm Drainage

TABLE 2

	Drainage	Net DCC	\$38,607		
	EDU			445	
	DCC/EDU		\$86.76		
Summary by Type	EDU	Unit	Total/Unit	New Units	EDU
Single Family, Large	1	Lot	\$86.76	122	122
Single Family, Small/Duplex	0.54	Lot	\$46.85	59	32
Townhouse	0.33	Dwelling	\$ 28.63	160	53
Apartment	0.27	Dwelling	\$ 23.42	69	19
Institutional	0.0032	Sq.m FA	\$ 0.28	18,500	59
Commercial	0.00225	Sq.m FA	\$ 0.20	4,645	10
Industrial	0.003	Sq.m Lot	\$ 0.26	50,000	150
					445

5.4 Breakdown of Storm Drainage DCC Burden

Dogwood Storm Upgrade \$229,396

Refer to page 3 of attached diagrams

Storm Drain upgrades required for full build-out in this residential area. Engineering estimates of the 470m storm drain totals \$229,396 less a senior government grant of \$151,400. It is estimated that 50% of this remaining \$77,995 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$38,607. This storm drainage project is classified as medium priority (between 4 to 10 years) and will be subject to senior government grants.

6 Sanitary Development Cost Charges

6.1 Sanitary DCC Program

Sanitary Sewer DCCs are established on a municipal-wide basis as in previous bylaws. Council believes the treatment plant upgrade in the amount of \$2,635,611 will benefit all developments.

6.2 Sewage Generation and Calculation of Equivalent Population

The Equivalent Population for sanitary sewer DCCs is detailed in section 3 above and appendix C-3 attached.

6.3 Development Cost Charge Calculation for Sanitary

TABLE 3

		Sewer	Net DCC	\$887,146		
		Equivalent Population		1959		
		DCC/Equivalent Population		\$452.88		
Summary by Type	Equivalent Population	Unit	Total/Unit	New Units	Population	
Single Family, Large	4.5	Lot	\$2,037.98	122	549	
Single Family, Small/Duplex	3.5	Lot	\$1,585.09	59	207	
Townhouse	3	Dwelling	\$1,358.65	160	480	
Apartment	2	Dwelling	\$905.77	69	138	
Institutional	0.011	Sq.m FA	\$ 4.98	18,500	204	
Commercial	0.013	Sq.m FA	\$ 5.89	4,645	60	
Industrial	0.00643	Sq.m Lot	\$ 2.91	50,000	322	
					1959	

6.4 Breakdown of Sanitary DCC Burden and Projection of Yearly DCC Revenues

Treatment Plant Upgrades \$2,635,611

Engineering estimates of the Treatment Plant upgrades required to accommodate new development totals \$2,635,611, less a senior government grant of \$1,739,503. The existing Treatment Plant capacity is adequate for current waste water flows therefore the cost of the upgrade must be paid by new development less a 1% assist factor. Total Development Cost Charge of \$887,146. This sanitary sewer project is classified as medium priority (between 4 to 10 years) and would be subject to senior government grants.

7 Water Development Cost Charges

7.1 Water DCC Program

Water DCCs are established on a municipal-wide basis as in previous bylaws. Council believes the five major water improvement projects totaling \$2,546,991 over the next 20 years will benefit all developments.

7.2 Water Demand and Calculation of Equivalent Population

The Equivalent Population for water DCCs is detailed in section 3 above and appendix C-3 attached.

7.3 Development Cost Charge Calculation for Water

TABLE 4

		Water	Net DCC	\$428,659		
		Equivalent Population		1949		
		DCC/Equivalent Population		\$219.96		
Summary by Type	Equivalent Population	Unit	Total/Unit	New Units Sq.m.	Equivalent Population	
Single Family, Large	4.5	Lot	\$989.82	122	549	
Single Family, Small/Duplex	3.5	Lot	\$769.86	59	207	
Townhouse	3	Dwelling	\$659.88	160	480	
Apartment	2	Dwelling	\$439.92	69	138	
Institutional	0.011	Sq.m FA	\$ 2.42	18,500	204	
Commercial	0.009	Sq.m FA	\$ 1.98	4,645	42	
Industrial	0.0066	Sq.m Lot	\$ 1.45	50,000	330	
					1949	

7.4 Breakdown of Water DCC Burden and Protection of Yearly DCC Revenues

Lillooet River to Industrial Park \$1,195,786

Refer to page 4 of attached diagrams

Existing Industrial Park water supply is not adequate to accommodate new development and the Lillooet River to Industrial Park extension is required to provide adequate supply and fire flows for future growth. Engineering construction estimates of the 875m water main totals \$1,195,786 less a senior government grant of \$789,218. It is estimated that 50% of this remaining \$406,567 is required to accommodate new development less a 1% assist

factor. Total Development Cost Charge of \$201,251. This water project is classified as medium priority (between 4 to 10 years) and would be subject to senior government grants.

Industrial Park Hwy 99 Crossing \$103,716

Refer to page 4 of attached diagrams

To improve the water supply to the Industrial Park this 420 m highway and rail crossing must be completed at a total engineering construction estimate of \$103,716, less a senior government grant of \$68,452. It is estimated that 50% of this remaining \$35,263 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$17,455. This water project is classified as medium priority (between 4 to 10 years), would be subject to senior government grants and completed with the Lillooet River Industrial Park extension as noted above.

Pemberton Meadows PRV \$100,000

Refer to page 5 of attached diagrams

To improve the water supply to the Benchlands and allow for further development this Pressure Reducing Valve (PRV) and connection to the Pemberton Meadows water main must be completed at a total engineering construction estimate of \$100,000, less a senior government grant of \$66,000. It is estimated that 50% of this remaining \$34,000 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$16,830. This water project is classified as high priority (within the next 3 years) and would be subject to senior government grants.

Prospect Street Connector \$740,000

Refer to page 5 of attached diagrams

To improve the water supply to the downtown core and allow for further development this water main upgrade must be completed at a total engineering construction estimate of \$740,000, less a senior government grant of \$488,400. It is estimated that 50% of this remaining \$251,600 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$124,542. This water project is classified as high priority (within the next 3 to 4 years) and would be subject to senior government grants and split over two construction seasons.

Portage Capacity Upgrade \$407,489

Refer to page 5 of attached diagrams

To improve the water supply Village residential area and allow for further development this water main upgrade must be completed at a total engineering construction estimate of \$407,489, less a senior government grant of \$268,942. It is estimated that 50% of this remaining \$138,546 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$68,580. This water project is classified as low priority (greater than 10 years) and would be subject to senior government grants.

8

Parkland Development Cost Charges

8.1 Parkland Acquisition and Improvement DCC Program

Parkland DCCs are not established on a municipal-wide basis. Previous Bylaw No. 623, 2008 did not include Industrial Users in the calculation. Council believes the two major projects totaling \$1,764,834 and identified in the May 2011 Parks and Open Spaces Master Plan will benefit all developments with exception to the Industrial users. The Industrial park is situated 5 km east of the Village core and none of the Parks Improvements are intended in the Industrial subdivision. Industrial DCCs are also increasing substantially over the current bylaw charges. Council feels that there would be a significant disparity between those who pay the DCC and the benefiting users should the Industrial users be required to pay DCC for Parks.

8.2 Calculation of Equivalent Population

The Equivalent Population for parkland DCCs is detailed in section 3 above and appendix C-3 attached.

8.3 Development Cost Charges for Parkland

TABLE 5

		Parkland	Net DCC	\$594,043		
		Equivalent Population		2032		
		DCC/Equivalent Population		\$292.29		
Summary by Type	Equivalent Population	Unit	Total/Unit	New Units	EDU	
Single Family, Large	4.5	Lot	\$1,315.31	122	549	
Single Family, Small/Duplex	3.5	Lot	\$1,023.02	59	207	
Townhouse	3	Dwelling	\$876.88	160	480	
Apartment	2	Dwelling	\$584.58	69	138	
Institutional	0.0323	Sq.m FA	\$ 9.44	18,500	598	
Commercial	0.0132	Sq.m FA	\$ 3.86	4,645	61	
Industrial	0	Sq.m Lot	-	50,000	0	
						2032

8.4 Breakdown of Parkland DCC Burden and Projection of Yearly DCC Revenues

Signage and Landscaping \$100,801

As identified by the 2011 Parks and Open Spaces Master Plan signage and landscaping is required to upgrade existing infrastructure and to meet the demands of future growth at a total estimate cost of \$100,801, less a senior government grant of \$66,528. It is estimated that 50% of this remaining \$34,272 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$33,930. This parks improvement project is classified as low priority (greater than 10 years) and would be subject to senior government grants.

Park Acquisition and Development \$1,664,033

As identified by the 2011 Parks and Open Spaces Master Plan land acquisition and development is required to supplement existing infrastructure and to meet the demands of future growth at a total estimate cost of \$1,664,033, less a senior government grant of \$1,098,261. It is estimated that 50% of this remaining \$565,771 is required to accommodate new development less a 1% assist factor. Total Development Cost Charge of \$560,113. This parks improvement project is classified as low priority (greater than 10 years) and would be subject to senior government grants.

9 Summary of Development Cost Charges

9.1 Summary of Proposed DCCs

		Roads	Drainage	Sewer	Water	Parkland	Total
Single Family, Large	Lot	\$ 927.06	\$ 86.76	\$ 2,037.98	\$ 989.82	\$ 1,315.31	\$ 5,356.93
Single Family, Small/Duplex	Lot	\$ 599.86	\$ 46.85	\$ 1,585.09	\$ 769.86	\$ 1,023.02	\$ 4,024.68
Townhouse	Dwelling	\$ 563.51	\$ 28.63	\$ 1,358.65	\$ 659.88	\$ 876.88	\$ 3,487.54
Apartment	Dwelling	\$ 363.55	\$ 23.42	\$ 905.77	\$ 439.92	\$ 584.58	\$ 2,317.25
Institutional	Sq.m FA	\$ 16.36	\$ 0.28	\$ 4.98	\$ 2.42	9.44	\$ 33.48
Commercial	Sq.m FA	\$ 12.72	\$ 0.20	\$ 5.89	\$ 1.98	\$ 3.86	\$ 24.64
Industrial	Sq.m Lot	\$ 2.52	\$ 0.26	\$ 2.91	\$ 1.45	\$ -	\$ 7.15

9.2 Comparison to Current DCCs

Summary by Type	EDU = 1 Unit	Existing		Proposed	
		1995 Bylaw 372	2007 Bylaw 589	2013 UNITS	2013 Bylaw 723
Single Family, Large	Lot	\$2,513	\$6,060	Lot	\$5,357
Single Family, Small/Duplex	Lot	\$2,513	\$6,060	Lot	\$4,025
Townhouse	Dwelling	\$2,513	\$6,060	Dwelling	\$3,488
Apartment	Dwelling	\$2,513	\$6,060	Dwelling	\$2,317
Institutional	1.2 EDU*	\$3,016	\$7,272	Sq.m.FA	\$33.48
Commercial	1.2 EDU*	\$3,016	\$7,272	Sq.m.FA	\$24.64
Industrial	1.2 EDU**	\$3,016	\$5,996	Sq.m.Lot	\$7.15

*Institutional and Commercial 1.2 EDU = 100 sq.m. FA

**Industrial 1.2 EDU = 600 Sq.m. Lot

Appendices

A Local Government Act Excerpts

- Division 10 Sections 932 through 937.1 are attached as Appendix A

B Record of Public Correspondence Received

- A full public consultation process will be completed prior to second reading of the Bylaw and a record of correspondence received will be attached as Appendix B

C Project Detail Sheets

- Project List is attached as Appendix C-1
- DCC Calculations is attached as Appendix C-2
- Population Projections is attached as Appendix C-3
- DCC Comparisons is attached as Appendix C-4
- 20 Year Capital Plan is attached as Appendix C-5
- Capital Project Diagrams are attached as Appendix C-6

D Development Cost Charges Bylaw # 723, 2013for third reading

APPENDIX A | LOCAL GOVERNMENT ACT EXCERPTS

Division 10 — Development Costs Recovery

Definitions

932 In this Division:

“capital costs” includes

(a) planning, engineering and legal costs directly related to the work for which a capital cost may be incurred under this Division, and

(b) interest costs directly related to the work that are approved by the inspector to be included as capital costs;

“development” means those items referred to in section 933 (1) (a) and (b) for which a development cost charge may be imposed;

“local government” includes a greater board other than the Board of the Greater Vancouver Sewerage and Drainage District.

Development cost charges generally

933 (1) A local government may, by bylaw, for the purpose described in subsection (2) or (2.1), 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.

(2.1) Development cost charges may be imposed under subsection (1) in a resort region for the purpose of providing funds to assist the local government to pay the capital costs of providing, constructing, altering or expanding employee housing to service, directly or indirectly, the operation of resort activities in the resort region in 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.

(3.1) Subsection (3) (a) does not apply to a development cost charge imposed under subsection (1) for the purpose referred to in subsection (2.1).

(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) (h) [statutory exemption for places of public worship] or 224 (2) (f) [permissive exemptions in relation to places of public worship] of the Community Charter;

(b) subject to a bylaw under subsection (4.1) (a), 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, as applicable,

(i) \$50 000, if no bylaw under subsection (4.1) (b) or regulation under subsection (4.2) (a) applies,

(ii) the amount prescribed under subsection (4.2) (a), if no bylaw under subsection (4.1) (b) applies, or

(iii) the amount established by bylaw under subsection (4.1) (b).

(4.01) A charge is not payable under a bylaw made under subsection (1) in relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if

(a) subject to a bylaw under subsection (4.1) (c) or a regulation under subsection (4.2) (c), each unit is no larger in area than 29 square metres, and

(b) each unit is to be put to no other use other than the residential use in those dwelling units.

(4.1) A local government may, in a bylaw under subsection (1), do one or more of the following:

(a) provide that a charge is payable under the bylaw in relation to a building permit referred to in subsection (4) (b);

(b) establish an amount for the purposes of subsection (4) (c) (iii) that is greater than the amount otherwise applicable under subsection (4) (c), subject to the maximum value permitted under subsection (4.2) (b);

(c) establish an area for the purposes of subsection (4.01) (a) that is greater than the area otherwise applicable, subject to the maximum area permitted under subsection (4.2) (d).

(4.2) The minister may, by regulation, do one or more of the following:

(a) prescribe an amount for the purposes of subsection (4) (c) (ii);

(b) prescribe a maximum value that may be established under subsection (4.1) (b);

(c) prescribe an area for the purpose of subsection (4.01) (a);

(d) prescribe a maximum area that may be established under subsection (4.1) (c).

(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.

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(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,
but subject to section 933.1 [development for which charges may be waived or reduced], a local government must
not provide assistance by waiving or reducing a charge under this section.
(12) and (13) [Repealed 2008-23-26.]

Development for which charges may be waived or reduced

933.1 (1) In this section, “eligible development” means development that is eligible in accordance with an applicable bylaw or regulation under this section as being for one or more of the following categories:

- (a) not-for-profit rental housing, including supportive living housing;
 - (b) for-profit affordable rental housing;
 - (c) a subdivision of small lots that is designed to result in low greenhouse gas emissions;
 - (d) a development that is designed to result in a low environmental impact.
- (2) Subject to a bylaw under subsection (3) and an applicable regulation under subsection (4), a local government may waive or reduce a charge under section 933 [development cost charges generally] for an eligible development.
- (3) For the purposes of subsection (2), the local government, by bylaw
- (a) must establish what constitutes an eligible development or a class of eligible development for the purposes of one or more categories of eligible development described in subsection (1),
 - (b) must establish the amount or rates of reduction for an eligible development, which may be different for different categories of eligible development described in subsection (1) or different classes of eligible development established in the bylaw, and
 - (c) may establish the requirements that must be met in order to obtain a waiver or reduction under subsection (2) and the conditions on which such a waiver or reduction may be granted.
- (4) The minister may make regulations
- (a) establishing,
 - (b) restricting, or
 - (c) establishing criteria for determining
- what constitutes an eligible development or a class of eligible development for the purposes of one or more categories of eligible development described in subsection (1).
- (5) The authority under subsection (2) is an exception to
- (a) section 182 (1) [prohibition against assistance to business] of this Act, and
 - (b) section 25 (1) [prohibition against assistance to business] of the Community Charter.
- (6) If a local government delegates the power under subsection (2), the person who is subject to the decision of the delegate is entitled to have the local government reconsider the matter.

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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) how development designed to result in a low environmental impact may affect the capital costs of infrastructure referred to in section 933 (2) and (2.1);
- (e) whether the charges
 - (i) are excessive in relation to the capital cost of prevailing standards of service,
 - (ii) will deter development,
 - (iii) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land, or
 - (iv) will discourage development designed to result in a low environmental impact 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, rest-rooms, 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;

(b.1) to pay the capital costs of providing, constructing, altering or expanding employee housing that relates to servicing, directly or indirectly, the operation of resort activities in the resort region 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), (b) or (b.1).

(d) to pay a person subject to a development cost charge for some or all of the capital costs the person incurred in completing a project described in paragraph (a), (b) or (b.1) if

(i) the project was completed under an agreement between the person and the local government, and

(ii) the project is included in the calculations used to determine the amount of that development cost charge;

(4) [Repealed 1999-37-206.]

(5) Authority to make payments under subsection (3) must be authorized by bylaw.

Acquisition and development of park land

936 (1) If a development cost charge bylaw provides for a charge to acquire or reclaim park land, all or part of the charge may be paid by providing land in accordance with subsection (2).

(2) Land to be provided for the purposes of subsection (1) must

(a) have a location and character acceptable to the local government, and

(b) on the day the charge is payable, have a market value that is at least equal to the amount of the charge.

(3) If the owner and the local government are not able to agree on the market value for the purposes of subsection (2) (b), the market value must be determined in accordance with the regulations under section 941 (7).

(4) If partial payment of a development cost charge for park land in the form of land is made, the remainder must be paid in accordance with a bylaw under section 933 (1).

(5) If land is to be provided under subsection (1), either

(a) a registerable transfer of the land must be provided to the local government, or

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(b) a plan of subdivision on which the land is shown as park must be deposited in the land title office, in which case section 941 (13) and (14) applies.

(6) Despite section 935 (3), interest earned on money in the park land development cost charge reserve fund may be used by the local government to provide for fencing, landscaping, drainage and irrigation, trails, restrooms and changing rooms, playground and playing field equipment on park land owned by the local government or owned by the Crown and managed by the local government.

Adoption procedures for development cost charge bylaw

937 (1) A bylaw that imposes a development cost charge must not be adopted until it has been approved by the inspector.

(2) The inspector may refuse to grant approval under subsection (1) if the inspector determines that

(a) the development cost charge is not related to capital costs attributable to projects included in the financial plan for the municipality or the regional district, as the case may be,

(b) the local government has not properly considered the matters referred to in section 934 (4), or

(c) in relation to a development cost charge imposed for the purpose referred to in section 933 (2.1), the charge does not relate to resort activities in the resort region.

(3) The inspector may revoke an approval under subsection (1) in respect of all or part of a bylaw that imposes a development cost charge.

(4) If the inspector revokes an approval, the part of the bylaw in respect of which the revocation applies has no effect until the local government amends the bylaw and obtains the inspector's approval of the amendment.

(5) The inspector may require a municipality, regional district or greater board to provide the inspector with a report on the status of development cost charge collections, expenditures and proposed expenditures for a time period the inspector specifies.

(6) After reviewing the report, the inspector may order the transfer of funds from a development cost charge reserve fund under section 935 (1) to a reserve fund established for a capital purpose.

Bylaws adopted after application for building permit submitted

937.001 If after

(a) an application for the issuance of a building permit authorizing the construction, alteration or extension of a building or structure has been submitted to a designated local government officer in a form satisfactory to that designated local government officer, and

(b) the applicable fee has been paid

a local government adopts a bylaw under section 933 [development cost charges generally] that imposes development cost charges that would otherwise be applicable to that construction, alteration or extension of a building or structure, the bylaw has no effect with respect to that construction, alteration or extension of a building or structure for a period of 12 months after the bylaw was adopted unless the applicant agrees in writing that the bylaw should have effect.

Annual development cost charges report

937.01 (1) Before June 30 in each year, a local government must prepare and consider a report in accordance with this section respecting the previous year.

(2) The report must include the following, reported for each purpose under subsections (2) and (2.1) of section 933 for which the local government imposes the development cost charge in the applicable year:

- (a) the amount of development cost charges received;
- (b) the expenditures from the development cost charge reserve funds;
- (c) the balance in the development cost charge reserve funds at the start and at the end of the applicable year;
- (d) any waivers and reductions under section 933.1 (2).

(3) The local government must make the report available to the public from the time it considers the report until June 30 in the following year.

Development works agreements with private developers

937.1 (1) In this section:

“development works agreement” means an agreement under subsection (2);

“works” means

(a) providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and

(b) improving park land.

(2) Subject to this section, a council may, by bylaw,

(a) enter into an agreement with a developer for the provision of works by the municipality or by the developer,

(b) provide a formula for imposing all or part of the cost of the works on the owners of real property in the area subject to the agreement,

(c) specify when the costs imposed under the formula become a debt payable by the owners to the municipality,

(d) provide that, until the debt is paid, the council, an approving officer, a building inspector or other municipal authority is not obliged to

(i) approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of real property of a debtor in the area subject to the agreement, or

(ii) do any other thing necessary for the development of real property of a debtor in the area subject to the agreement, and

(e) provide for borrowing the amount required for the municipality to provide a work under the agreement.

(3) Without limiting the matters that may be dealt with in a development works agreement, the agreement

(a) must specify

(i) the area that is the subject of the agreement,

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- (ii) the works that are to be provided under the agreement,
 - (iii) for each work, which party is to provide it, and
 - (iv) for each work, when it is to be provided,
- (b) if the developer is to provide works under the agreement, must provide for the payment to the developer of charges collected under this section by the municipality from owners within the area subject to the agreement, and
- (c) may require the developer to provide security acceptable to the council to ensure compliance with the agreement.
- (4) A bylaw under subsection (2) must not be adopted unless at least one of the following requirements has been met:
- (a) the bylaw has received the assent of the electors in the area that is subject to the development works agreement;
 - (b) no sufficient petition against the development works agreement has been presented to council after it has given notice of intention to adopt the bylaw;
 - (c) a sufficient petition for the development works agreement has been presented to the council.
- (5) Sections 212 to 214 of the Community Charter apply for the purposes of subsection (4) (b) and (c), except that information required in the notice of intention or on each page of the petition for the agreement is the following:
- (a) an identification of the proposed development works agreement, including the information referred to in subsection (3) (a);
 - (b) a statement of the proposed formula as referred to in subsection (2) (b);
 - (c) an identification of when the costs imposed under the formula are proposed to become a debt payable to the municipality as referred to in subsection (2) (c);
 - (d) an identification of any proposed authority referred to in subsection (2) (d);
 - (e) a statement of any proposed borrowing referred to in subsection (2) (e).
- (6) A formula under subsection (2) (b)
- (a) may be based on the actual cost or on the estimate of the cost as established by the development works agreement,
 - (b) must provide for the distribution of all or part of the cost among the owners of real property in the area subject to the agreement, and
 - (c) may provide for increasing the charge payable by owners by an annual interest rate specified in the bylaw.
- (7) The time limit specified under subsection (2) (c) must not be later than the time at which a building permit is issued for the property.
- (8) At the time specified under subsection (2) (c), the charge imposed under the formula on an owner constitutes a debt of the owner to the municipality.
- (9) The failure of the municipality to collect the debt at the time of an approval or the doing of any other thing referred to in subsection (2) (d) does not affect the collectibility of the debt.
- (10) A bylaw that provides for borrowing under subsection (2) (e) is deemed to be a loan authorization bylaw, except that approval of the electors as referred to in section 180 [elector approval required for some loan authorization bylaws] of the Community Charter is not required.

Village of Pemberton
Supporting Documentation Report

BYLAW 723, 2013 DCC CAPITAL PROJECTS

Projects	Project Priority	Total Project Cost	NET less 66% Grants	Benefit to Existing	Project Cost Less Benefit to Existing	1% Assist	NET DCC
1.0 Roads							
.2 Prospect Street Collector Standard	Med	\$ 1,439,824	\$ 489,540	\$ (244,770)	\$ 244,770	\$ 2,448	\$ 242,322
.3 Industrial Way Industrial Collector Standard	Med	\$ 3,026,071	\$ 1,028,864	\$ (514,432)	\$ 514,432	\$ 5,144	\$ 509,288
Subtotal Roads		\$ 4,465,896	\$ 1,518,404	\$ (759,202)	\$ 759,202	\$ 7,592	\$ 751,610
2.0 Drainage							
.1 Dogwood Storm Upgrade	Med	\$ 229,396	\$ 77,995	\$ (38,997)	\$ 38,997	\$ 390	\$ 38,607
Subtotal Drainage		\$ 229,396	\$ 77,995	\$ (38,997)	\$ 38,997	\$ 390	\$ 38,607
3.0 Sewer							
.2 Treatment Upgrades	Med	\$ 2,635,610	\$ 896,108	\$ -	\$ 896,108	\$ 8,961	\$ 887,146
Subtotal Sewer		\$ 2,635,610	\$ 896,108	\$ -	\$ 896,108	\$ 8,961	\$ 887,146
4.0 Water							
.2 350mm Diam Lillooet River to Industrial Park Connection	Med	\$ 1,195,786	\$ 406,567	\$ (203,284)	\$ 203,284	\$ 2,033	\$ 201,251
.3 Industrial Park Hwy 99 Crossing	Med (done with 4.2)	\$ 103,716	\$ 35,263	\$ (17,632)	\$ 17,632	\$ 176	\$ 17,455
.6 Pemberton Meadows PRV	High	\$ 100,000	\$ 34,000	\$ (17,000)	\$ 17,000	\$ 170	\$ 16,830
.7 Prospect St. Connector	High	\$ 740,000	\$ 251,600	\$ (125,800)	\$ 125,800	\$ 1,258	\$ 124,542
.9 Portage Capacity Upgrade	Low	\$ 407,489	\$ 138,546	\$ (69,273)	\$ 69,273	\$ 693	\$ 68,580
Subtotal Water		\$ 2,546,991	\$ 865,977	\$ (432,989)	\$ 432,989	\$ 4,330	\$ 428,659
5.0 Parkland							
.1 Signage and Landscaping	Low	\$100,801	\$ 34,272	\$ -	\$ 34,272	\$ 343	\$ 33,930
.2 Parks Acquisition and Development	Low	\$1,664,033	\$ 565,771	\$ -	\$ 565,771	\$ 5,658	\$ 560,113
Subtotal Parkland		\$ 1,764,834	\$ 600,044	\$ -	\$ 600,044	\$ 6,000	\$ 594,043
PROJECT TOTAL		\$ 11,642,727	\$ 3,958,527	\$ (1,231,188)	\$ 2,727,339	\$ 27,273	\$ 2,700,066

PROJECT PRIORITY LEGEND		INFLATION RATE
PRIORITY	COMPLETION BY	
HIGH	0-3 YEARS	N/A
MED	4-10 YEARS	2.01%/YR FOR 10 YEARS
LOW	>10 YEARS	1.84%/YR FOR 20 YEARS

BYLAW 723, 2013 DCC BREAKDOWN SUMMARY

1.0	Roads	Net DCC	\$	751,610
	# of Trip Ends Based on Trip Rates			827
	DCC/Trip End		\$	908.88

1% Assist

Summary by Type	Trip Rate	Unit	Total/Unit	New Units	Trip Ends
Single Family, Large	1.02	Lot	\$ 927.06	122	124
Single Family, Small/Duplex	0.66	Lot	\$ 599.86	59	39
Townhouse	0.62	Dwelling	\$ 563.51	160	99
Apartment	0.4	Dwelling	\$ 363.55	69	28
Institutional	0.018	Sq.m FA	\$ 16.36	18,500	333
Commercial	0.014	Sq.m FA	\$ 12.72	4,645	65
Industrial	0.002775	sq.m Lot	\$ 2.52	50,000	139
					<u>827</u>

2.0	Drainage	Net DCC	\$	38,607
	EDU			445
	DCC/EDU		\$	86.76

Summary by Type	EDU	Unit	Total/Unit	New Units	EDU
Single Family, Large	1	Lot	\$ 86.76	122	122
Single Family, Small/Duplex	0.54	Lot	\$ 46.85	59	32
Townhouse	0.33	Dwelling	\$ 28.63	160	53
Apartment	0.27	Dwelling	\$ 23.42	69	19
Institutional	0.0032	Sq.m FA	\$ 0.28	18,500	59
Commercial	0.00225	Sq.m FA	\$ 0.20	4,645	10
Industrial	0.003	sq.m Lot	\$ 0.26	50,000	150
					<u>445</u>

3.0	Sewer	Net DCC	\$	887,146
	Equivalent Population			1959
	DCC/Equivalent Population		\$	452.88

Summary by Type	Equiv. Populatio	Unit	Total/Unit	New Units	Population
Single Family, Large	4.5	Lot	\$ 2,037.98	122	549
Single Family, Small/Duplex	3.5	Lot	\$ 1,585.09	59	207
Townhouse	3	Dwelling	\$ 1,358.65	160	480
Apartment	2	Dwelling	\$ 905.77	69	138
Institutional	0.011	Sq.m FA	\$ 4.98	18,500	204
Commercial	0.013	Sq.m FA	\$ 5.89	4,645	60
Industrial	0.00643	sq.m Lot	\$ 2.91	50,000	322
					<u>1959</u>

4.0	Water	Net DCC	\$	428,659
	Equivalent Population			1949

Village of Pemberton
Supporting Documentation Report

DCC/Equivalent Population			\$ 219.96	New Units	Equivalent
Summary by Type	Equiv. Populatio	Unit	Total/Unit	Sq. M.	Population
Single Family, Large	4.5	Lot	\$ 989.82	122	549
Single Family, Small/Duplex	3.5	Lot	\$ 769.86	59	207
Townhouse	3	Dwelling	\$ 659.88	160	480
Apartment	2	Dwelling	\$ 439.92	69	138
Institutional	0.011	Sq.m FA	\$ 2.42	18,500	204
Commercial	0.009	Sq.m FA	\$ 1.98	4,645	42
Industrial	0.0066	sq.m Lot	\$ 1.45	50,000	330
					1949

5.0 Parkland	Net DCC	\$594,043
Equivalent Population		2032
DCC/Equivalent Population		\$ 292.29

Summary by Type	Equiv. Populatio	Unit	Total/Unit	New Units	EDU
Single Family, Large	4.5	Lot	\$ 1,315.31	122	549
Single Family, Small/Duplex	3.5	Lot	\$ 1,023.02	59	207
Townhouse	3	Dwelling	\$ 876.88	160	480
Apartment	2	Dwelling	\$ 584.58	69	138
Institutional	0.0323	Sq.m FA	\$ 9.44	18,500	598
Commercial	0.0132	Sq.m FA	\$ 3.86	4,645	61
Industrial	0	sq.m Lot	\$ -	50,000	0
					2032

TOTAL DEVELOPMENT COST CHARGES

		Roads	Drainage	Sewer	Water	Parkland	Total
Single Family, Large	Lot	\$ 927.06	\$ 86.76	\$ 2,037.98	\$ 989.82	\$ 1,315.31	\$ 5,356.93
Single Family, Small/Duplex	Lot	\$ 599.86	\$ 46.85	\$ 1,585.09	\$ 769.86	\$ 1,023.02	\$ 4,024.68
Townhouse	Dwelling	\$ 563.51	\$ 28.63	\$ 1,358.65	\$ 659.88	\$ 876.88	\$ 3,487.54
Apartment	Dwelling	\$ 363.55	\$ 23.42	\$ 905.77	\$ 439.92	\$ 584.58	\$ 2,317.25
Institutional	Sq.m FA	\$ 16.36	\$ 0.28	\$ 4.98	\$ 2.42	\$ 9.44	\$ 33.48
Commercial	Sq.m FA	\$ 12.72	\$ 0.20	\$ 5.89	\$ 1.98	\$ 3.86	\$ 24.64
Industrial	sq.m Lo	\$ 2.52	\$ 0.26	\$ 2.91	\$ 1.45	\$ -	\$ 7.15

	Development	Capital Costs	
Single Family, Large	122	\$ 653,544.94	24%
Single Family, Small/Duplex	59	\$ 237,456.37	9%
Townhouse	160	\$ 558,006.77	21%
Apartment	69	\$ 159,890.09	6%
Institutional	18,500	\$ 619,376.72	23%
Commercial	4,645	\$ 114,475.77	4%
Industrial	50,000	\$ 357,310.00	13%
		\$ 2,700,060.65	

Village of Pemberton
Supporting Documentation Report

Population Projections 2010 to 2031
2% growth rate

Year			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL	x 12.5%	Total
Projected Population			2440	2464	2514	2564	2615	2668	2721	2775	2831	2887	2945	3004	3064	3125	3188	3252	3317	3383	3451	3520	3590	3662			4037
Population Increase			0	24	49	50	51	52	53	54	56	57	58	59	60	61	63	64	65	66	68	69	70	72	1222	153	1375
Total New Units				7	15	15	15	16	16	16	17	17	17	18	18	18	19	19	19	20	20	21	21	21	365	46	410
SF/duplex large (40%)	0.40	4.5	0.0	2.2	4.4	4.5	4.6	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.6	5.7	5.8	5.9	6.0	6.1	6.3	6.4	109	14	122
SF/duplex, small (15%)	0.15	3.5	0.0	1.0	2.1	2.2	2.2	2.2	2.3	2.3	2.4	2.4	2.5	2.5	2.6	2.6	2.7	2.7	2.8	2.8	2.9	3.0	3.0	3.1	52	7	59
Townhouse (35%)	0.35	3.0	0.0	2.8	5.8	5.9	6.0	6.1	6.2	6.3	6.5	6.6	6.7	6.9	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.1	8.2	8.4	143	18	160
Apartment (10%)	0.10	2.0	0.0	1.2	2.5	2.5	2.6	2.6	2.7	2.7	2.8	2.8	2.9	2.9	3.0	3.1	3.1	3.2	3.3	3.3	3.4	3.5	3.5	3.6	61	8	69

2% Growth
As at
2031

Year	2031
Projected Population	4037
Population Increase	1375
Total New Units	410
SF/duplex large (40%)	122
SF/duplex, small (15%)	59
Townhouse (35%)	160
Apartment (10%)	69
Institutional	FA s 18,500
Commercial	FA 4,645
Industrial	Lot s 50,000

Village of Pemberton
Supporting Documentation Report

Development Cost Charge Comparison

25-Mar-13

DCC COMPARISONS		Existing		Proposed	
	EDU = 1	1995	2007	2013	2013
Summary by Type	Unit	Bylaw 372	Bylaw 589	UNITS	Bylaw 723
Single Family, Large	Lot	\$2,513	\$6,060	Lot	\$5,357
Single Family, Small/Du	Lot	\$2,513	\$6,060	Lot	\$4,025
Townhouse	Dwelling	\$2,513	\$6,060	Dwelling	\$3,488
Apartment	Dwelling	\$2,513	\$6,060	Dwelling	\$2,317
Institutional	1.2 EDU*	\$3,016	\$7,272	Sq.m.FA	\$33.48
Commercial	1.2 EDU*	\$3,016	\$7,272	Sq.m.FA	\$24.64
Industrial	1.2 EDU**	\$3,016	\$5,996	Sq.m.Lot	\$7.15

*Institutional and Commercial 1.2 EDU = 100 sq.m. FA

**Industrial 1.2 EDU = 600 Sq.m. Lot

CAPITAL EXPENDITURE PROGRAM

EXPENDITURES BY PROJECT						TOTAL 2013-				TOTAL
	2013	2014	2015	2016	2017	2017	2018 - 2022	2023 - 2027	2028 - 2032	2013 - 2032
Roads										
Prospect Street	-					-	1,439,824			1,439,824
Industrial Way						-	3,026,071			3,026,071
						-				-
						-	4,465,895			4,465,895
DRAINAGE										
Dogwood Storm						-	229,396			229,396
						-				-
						-	229,396			229,396
SEWER										
Treatment Plan						-	2,635,610			2,635,610
						-				-
						-	2,635,610			2,635,610
WATER										
Lilloet River to Ind. Park						-	1,195,786			1,195,786
Ind. Park Hwy 99 Crossing						-	103,716			103,716
Pemberton Meadows PRV	100,000					100,000				100,000
Prospect Street Connector			370,000	370,000		740,000				740,000
Portage Capacity Upgrade						-		407,489		407,489
						-				-
	-	100,000	370,000	370,000	-	840,000	1,299,502	407,489	-	2,546,991
PARK IMPROVEMENTS										
Signage & Landscaping						-		100,801		100,801
Park Acquisition & Devel.						-		832,016	832,017	1,664,033
						-		932,817	832,017	1,764,834
	-	100,000	370,000	370,000	-	840,000	8,630,403	1,340,306	832,017	11,642,726
Funding Sources:										
General Taxation	-					-	7,982	3,172	2,829	13,983
Development Cost Charges						-				
Roads						-	751,610			751,610
Parks						-		313,987	280,057	594,044
Drainage						-	38,607			38,607
Water		16,830	62,271	62,271		141,372	218,706	68,580		428,658
Sanitary Sewer						-	887,146			887,146
Debenture/Borrowing		17,000	62,900	62,900		142,800	1,019,115	69,273		1,231,188
Federal/Prov Funding		66,000	244,200	244,200		554,400	5,696,066	884,603	549,131	7,684,200
Utility Revenue		170	629	629		1,428	11,171	691		13,290
	-	100,000	370,000	370,000	-	840,000	8,630,403	1,340,306	832,017	11,642,726
SOURCE OF FUNDS										
SHORT TERM 2013-2017										
Source of Funds	Gen. Tax	DCC Roads	Parks	Drainage	Water	Sanitary	Debenture Borrowing	Grant	Utility Revenue	Total
Pemberton Meadow PRV							33,830	66,000	170	100,000
Prospect Street Connector							250,342	488,400	1,258	740,000
Total Short Term	-						284,172	554,400	1,428	840,000
MEDIUM TERM 2018-2022										
Source of Funds	Gen. Tax	DCC Roads	Parks	Drainage	Water	Sanitary	Debenture Borrowing	Grant	Utility Revenue	Total
Prospect street	2,448						487,092	950,284		1,439,824
Industrial Way	5,144						1,023,720	1,997,207		3,026,071
Dogwood	390			38,607			38,997	151,401		229,395
STP							887,146	1,739,502	8,961	2,635,609
Lilloet Rv-Indust. Park					201,251		203,284	789,219	2,033	1,195,787
Industrial Park Crossing					17,455		17,632	68,453	176	103,716
Total Medium Term	7,982	-		38,607	218,706		2,657,871	5,696,066	11,170	8,630,402
LONG TERM 2023-2027										
Source of Funds	Gen. Tax	DCC Roads	Parks	Drainage	Water	Sanitary	Debenture Borrowing	Grant	Utility Revenue	Total
Portage Capacity Upgrade					68,580		69,273	268,943	693	407,489
Park Signage & Landscaping	343		33,930					66,529		100,802
Park Acquisition & Devel	2,829		280,057					549,131		832,017
Total long term	3,172		313,987		68,580		69,273	884,603	693	1,340,308
LONG TERM 2028-2032										
Source of Funds	Gen. Tax	DCC Roads	Parks	Drainage	Water	Sanitary	Debenture Borrowing	Grant	Utility Revenue	Total
Park Acquisition & Devel	2,829		280,057					549,131		832,017
Total long term	2,829		280,057					549,131		832,017
Total Source of Funds										
	13,983	-	594,043	38,607	287,286	-	3,011,316	7,684,200	13,291	11,642,726

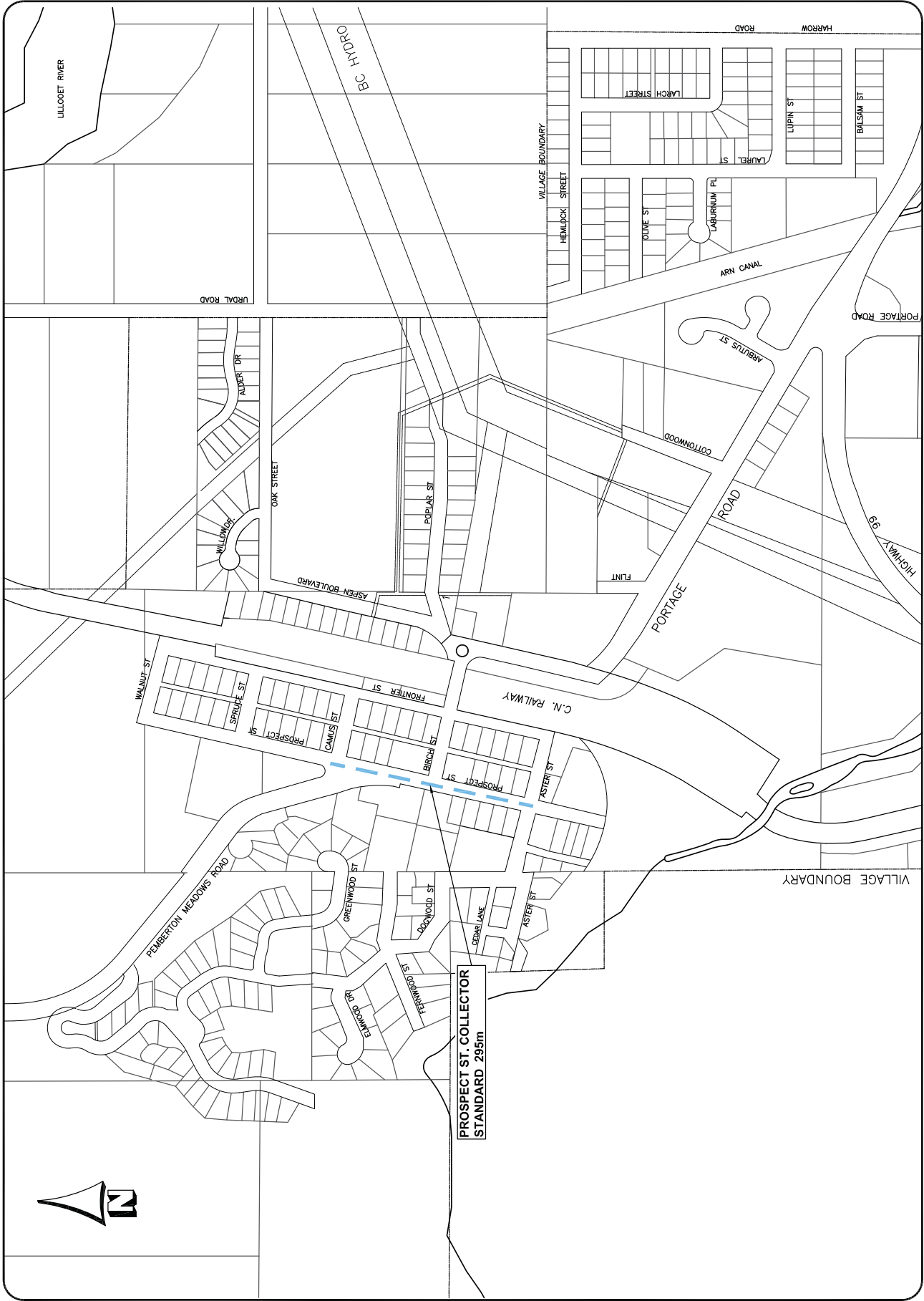


DRAWING REFERENCE	No.	DATE	BY	REVISION

JOB NUMBER:	30478
DRAWN:	AB
APPROVED:	GRHAM SCHULZ
DATE:	JAN. 27, 2011
SCALE:	1:5000
SEAL:	

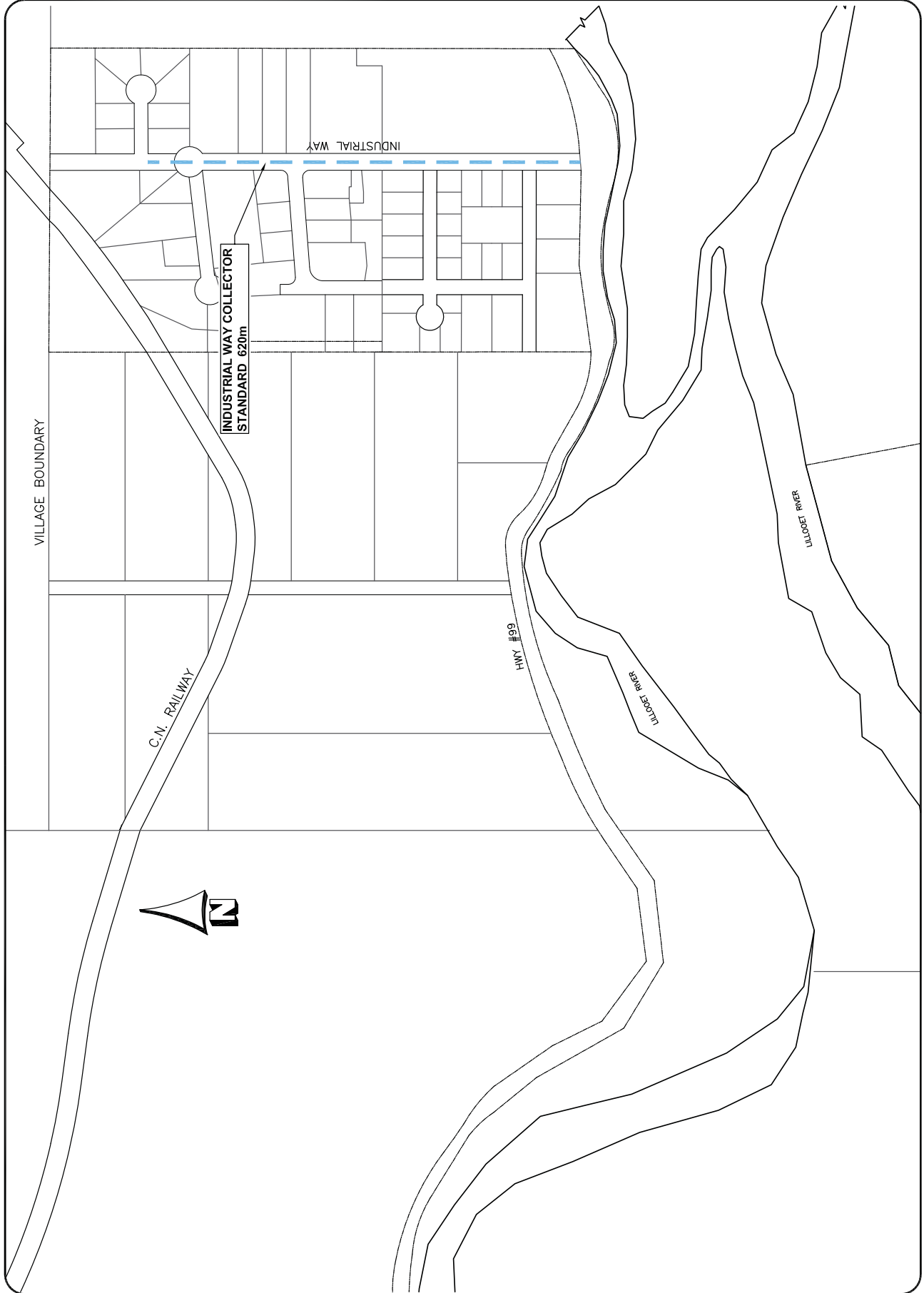
CONSULTANT:	ISL Infrastructure Systems Ltd.
DRAWING TITLE:	ROAD WORKS DOWN TOWN
PROJECT TITLE:	PEMBERTON DCC PROJECTS
PROJECT LOCATION:	PEMBERTON, BC

DRAWING No.	REV.	SHEET
30478-RD-01	1	6



PROSPECT ST. COLLECTOR
STANDARD 295m

DESTROY ALL PRINTS BEARING PREVIOUS NO. _____



NO.	DATE	BY	REVISION

JOB NUMBER:	30478
DRAWN:	AB
APPROVED:	GRAHAM SCHULZ
DATE:	JAN. 27, 2011
SCALE:	1:5000
SEAL:	

CONSULTANT:	ISL Infrastructure Solutions Ltd.
DRAWING TITLE:	INDUSTRIAL PARK
PROJECT TITLE:	PEMBERTON ROAD CLASSIFICATION
PROJECT LOCATION:	PEMBERTON, BC

DRAWING No.	REV.	SHEET
30478-RD-02	2	6

DESTROY ALL PRINTS BEARING PREVIOUS NO. _____

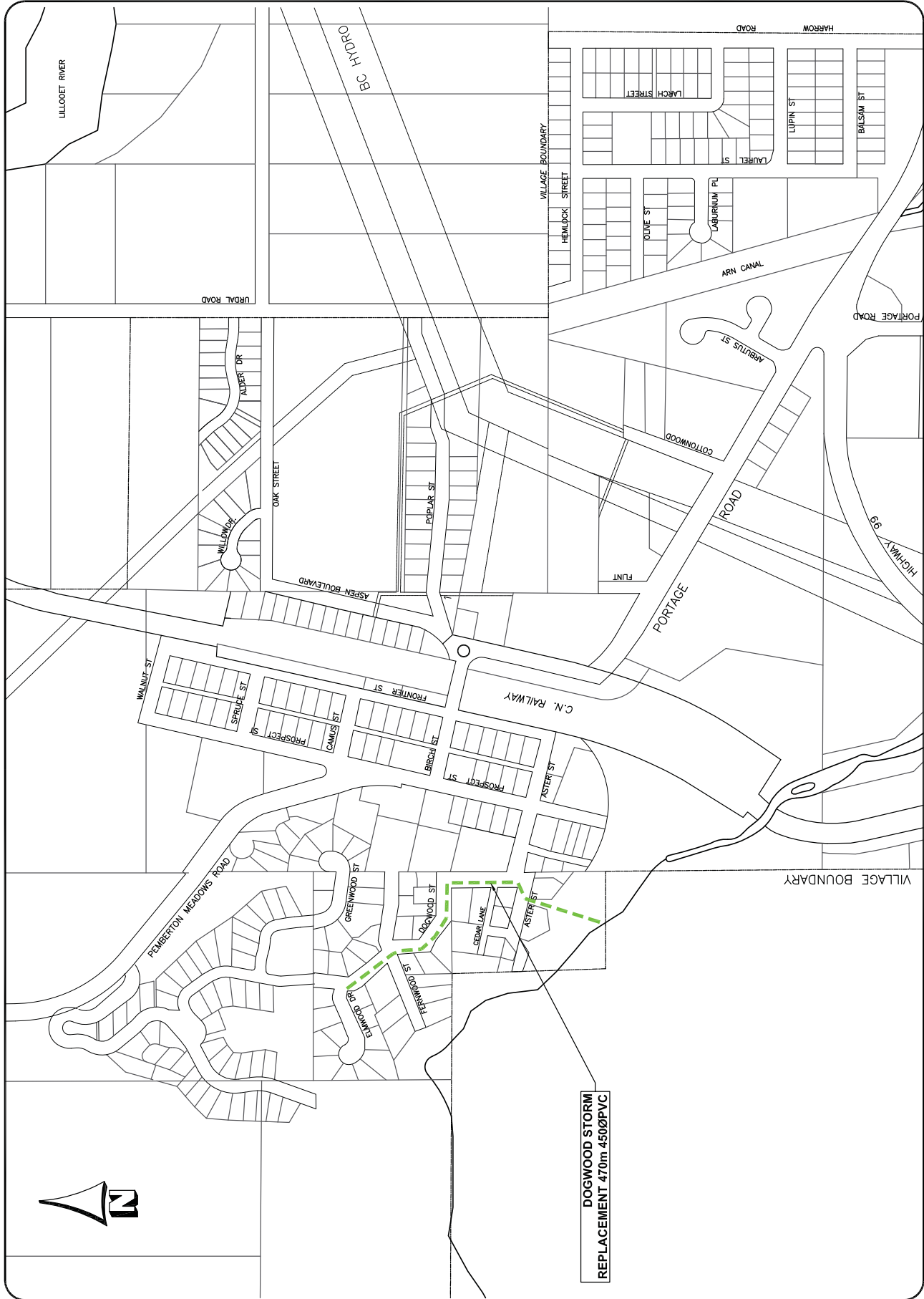


DRAWING REFERENCE		No.	DATE	BY	REVISION

JOB NUMBER:	30478
DRAWN:	AB
APPROVED:	GRAHAM SCHULZ
DATE:	JAN. 27, 2011
SCALE:	1:5000
SEAL:	

CONSULTANT:	
DRAWING TITLE:	STORM WORKS
PROJECT TITLE:	PEMBERTON DCC PROJECTS
PROJECT LOCATION:	PEMBERTON, BC

DRAWING No.	REV.	SHEET
30478-06-03		3
		6



**DOGWOOD STORM
REPLACEMENT 470m 450@PVC**

DESTROY ALL PRINTS BEARING PREVIOUS NO.

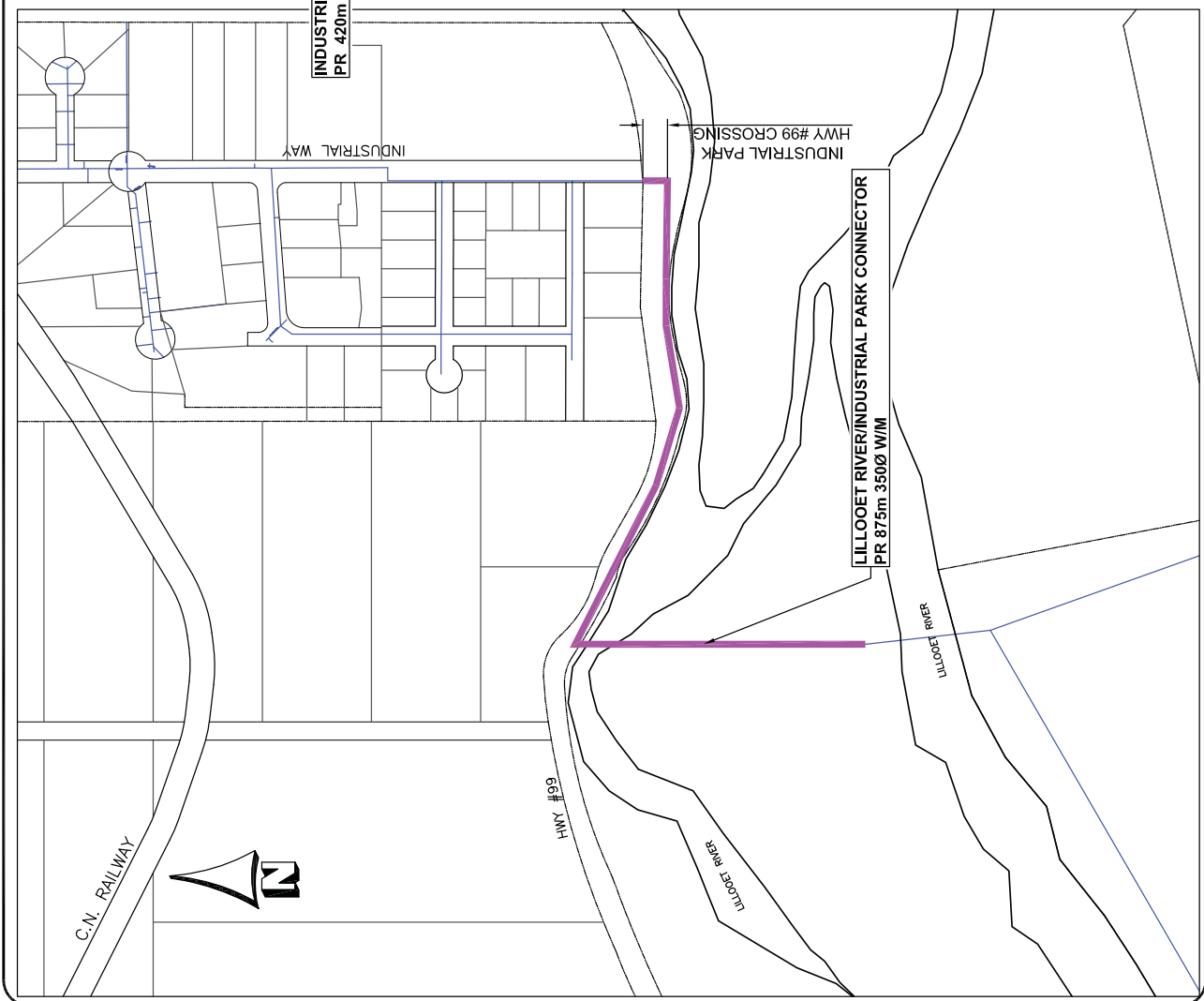
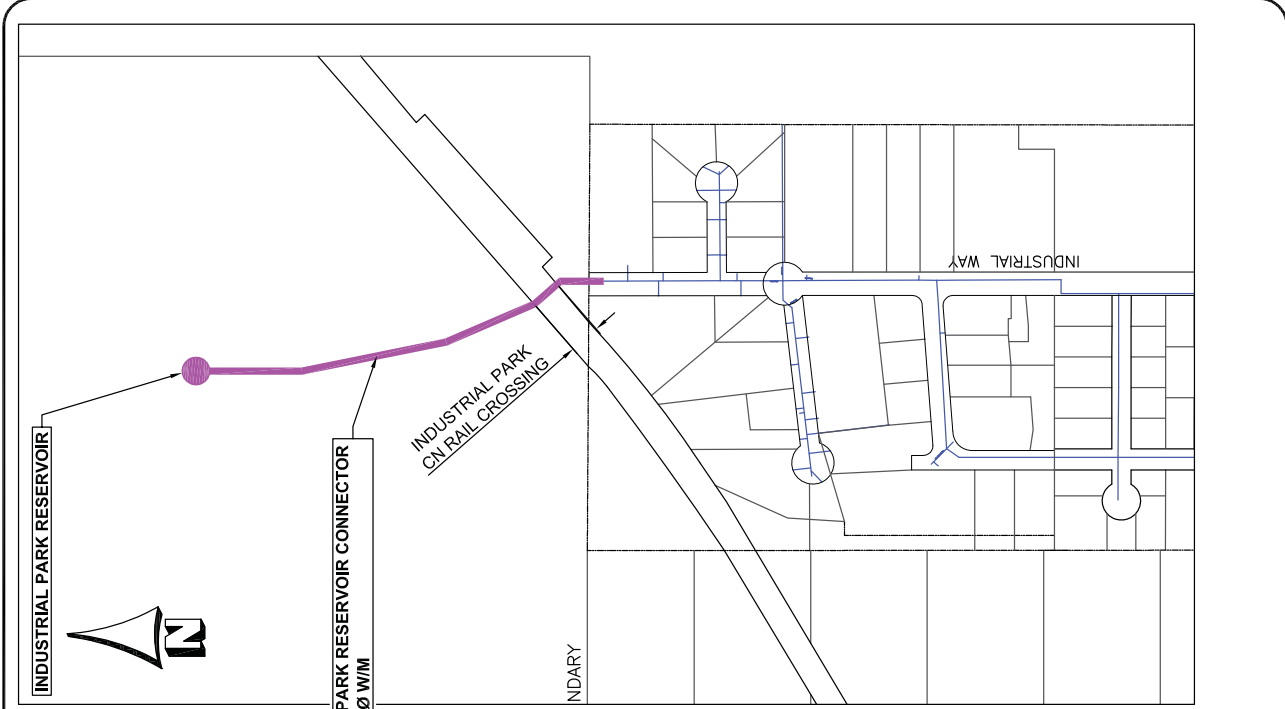


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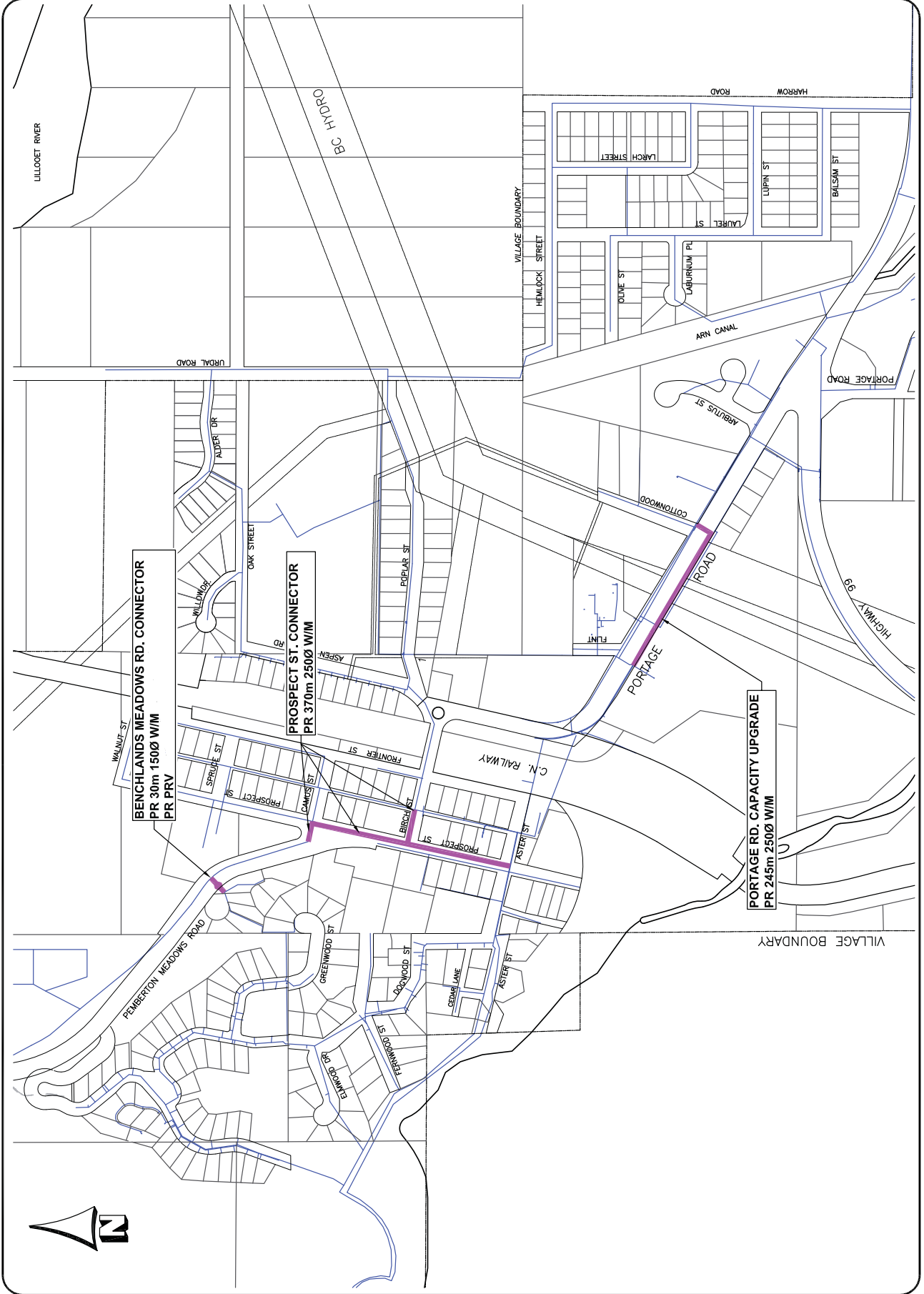
JOB NUMBER:	30478
DRAWN:	AB
APPROVED:	GRAHAM SCHULZ
DATE:	JAN. 27, 2011
SCALE:	1:5000
SEAL:	

CONSULTANT:	ISL Engineering and Construction P.O. Box 200, Pemberton, Ontario, Canada N3B 1G2 Tel: (519) 835-1111 Fax: (519) 835-1112
DRAWING TITLE:	WATER INDUSTRIAL PARK
PROJECT TITLE:	PEMBERTON ICC PROJECTS
PROJECT LOCATION:	PEMBERTON, BC

DRAWING No.	REV.	SHEET
30478-WM-06	6	6



DESTROY ALL PRINTS BEARING PREVIOUS NO.



DRAWING REFERENCE	No.	DATE	BY	REASON

JOB NUMBER:	30478
DRAWN:	AB
APPROVED:	GRHAM SCHULZ
DATE:	JAN. 27, 2011
SCALE:	1:5000
SEAL:	

CONSULTANT:	ISL Engineering and Construction P.O. Box 300, Pemberton, B.C. V0B 1G0 T: 250-938-7333 F: 250-938-7334
DRAWING TITLE:	WATER DOWN TOWN
PROJECT TITLE:	PEMBERTON ICC PROJECTS
PROJECT LOCATION:	PEMBERTON, BC

DRAWING No.	30478-WM-05	REV.	5	SHEET	6
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DESTROY ALL PRINTS BEARING PREVIOUS NO.

**APPENDIX D | DEVELOPMENT COST CHARGES BYLAW # 723, 2013
FOR THIRD READING**

Being a bylaw to establish Development Cost Charges

A Bylaw to establish Development Cost Charges for the Village of Pemberton Wastewater System, Water System, Roads, Park Land and Drainage as follows:

WHEREAS the Council may, pursuant to Section 933 of the Local Government Act, impose Development Cost Charges under the terms and conditions of that section;

AND WHEREAS Development Cost Charges may be imposed for the sole purpose of providing funds to assist the Municipality in paying the capital cost of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and providing park land or any of them, in order to service, directly or indirectly, the development for which the charges are imposed;

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

1. are not excessive in relation to the capital cost of prevailing standards of service in the Municipality;
2. will not deter development in the Municipality;
3. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

NOW THEREFORE the Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1 CITATION and SCHEDULES

1.1 This bylaw may be cited for all purposes as “Village of Pemberton Development Cost Charges Bylaw No. 723, 2013.”

1.2 Schedule “A” is attached to and forms part of this Bylaw.

2 INTERPRETATION

2.1 In this bylaw:

Apartment means any Dwelling Unit, other than a townhouse, that is or will be situated in any building or structure that consists of, or will consist of, at least four dwelling units.

Approving Officer means a person appointed by the Village under the Land Title Act to review subdivision applications and carry out the duties, powers and functions of an approving officer under the Land Title Act and Local Government Act, or a person designated to act in the place of that officer.

Building Official means a person appointed by the Village to issue a building permit under the applicable bylaw for the Village, or a person designated to act in the place of that official.

Commercial use means a use of space for retail sale, restaurant, professional service, personal service, business office, hotel, motel or other tourist accommodation, entertainment, recreation, adult or child care facility, or other

business purpose, other than for an industrial or institutional use or a home occupation within a dwelling unit.

Duplex means a “duplex residential use” as defined in the Zoning Bylaw.

Dwelling unit means one or a set of habitable rooms, used or intended to be used for the residential accommodation of one family and containing only one set of cooking facilities;

Industrial use has the same meaning as defined in the Zoning Bylaw.

Institutional use means a use providing for public functions not otherwise included as a commercial or industrial use, and for certainty, includes

- (a) government offices, courts, police stations, and jails;
- (b) public hospitals, adult or child care facilities, and schools, college or university facilities, any of which are operated by a government body or by a non-profit or charitable organization registered as such under Provincial or Federal legislation; and
- (c) any civic use as defined in the Zoning Bylaw.

Minor Change means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total square footage of the dwelling unit of all dwelling units, the building area, the number of dwelling units within a building or on a lot, or the developed area of a lot.

Single family dwelling has the same meaning as single residential dwelling in the Zoning Bylaw.

Single Family Small means any single residential lot which is smaller than 700 m².

Subdivision means the division of land into 2 or more parcels under the Land Title Act or Strata Property Act.

Substantial change means a change to the scope of work authorized by a building permit which results in either:

- a) an increase by more than five percent (5%) in the cumulative total square footage of the dwelling units, the building area, the number of dwelling units within a building or on a lot, or the developed area of a lot; or
- b) a change to the zone or land use on which the Development Cost Charges was based, as determined by the Village.

Townhouse means a single building comprised of at least four dwelling units, separated one from the other by party walls extending normally from the foundation or the top of a common parking garage to the roof of the dwelling units, with each dwelling unit having a separate, direct entrance from the grade of the ground; and includes all row, linked, patio, garden, court or other housing that meets these criteria.

Village means the Village of Pemberton.

Zoning Bylaw means the Village of Pemberton Zoning Bylaw No. 466, 2001, as amended or replaced from time to time.

2.2 Unless defined herein, words and phrases in this Bylaw have the same meaning as in the Zoning Bylaw, as the context and circumstances may require. Any difficulties of interpretation in this Bylaw will be resolved by construing it in a manner that is consistent with the Local Government Act and the Community Charter.

2.3 If any part of this bylaw is held to be invalid by a court of competent jurisdiction, that part is severed and the remainder of this bylaw continues to be valid and in force.

3 CHARGES PAYABLE

3.1 Subject to the exceptions set out in the Local Government Act or another Act of British Columbia or of Canada, every person who obtains:

- (a) approval of a subdivision of a parcel of land; or
- (b) a building permit authorizing the construction, alteration or extension of a building or other structure, must pay to the Village the development cost charges calculated in accordance with Schedule "A".

Subdivision

3.2 Charges payable in relation to subdivision approval are based on:

- (a) for non-residential development, the total parcel area before subdivision; and
- (b) for residential units, the maximum number of dwelling units permitted under the Zoning Bylaw.

Building Permit

3.3 Charges payable in relation to the issuance of a building permit are based on:

- (a) for non-residential development, the floor space area for commercial and institutional and total parcel area for industrial ; and
- (b) for residential development, the actual number of dwelling units.

3.4 If, in relation to a building permit:

- (a) a minor change is proposed, the development cost charges will be recalculated based on the increase in building area, developed area, or dwelling units (as applicable) using the rates in the development cost charges bylaw that are in effect at the time of the revision permit. The difference between the amount originally charged and the recalculated charges must be paid at or before the time the revision permit is issued.

4 EXEMPTIONS

4.1 Despite section 3.1 (b), development cost charges do not apply to a development authorized by a building permit if:

- (a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the work under the permit is carried out, exempt from taxation under a statute;
- (b) after the construction, alteration or extension, the building:
 - i. will contain fewer than 4 self-contained dwelling units, each to be used solely for residential purposes; 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 an amount established by a regulation of the minister; or
- (d) in relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under the permit, each unit is no larger in area than 20 square metres, and each unit is to be put to no other use other than the residential use in those dwelling units.

5 WHEN PAYMENTS ARE OWING

5.1 Charges imposed under this Bylaw are due and payable at the time of approval of the subdivision or issuance of the building permit in respect of which the charges are imposed.

6 PAYMENT BY INSTALMENTS

6.1 A person on whom a charge under this Bylaw is imposed may elect to pay it by instalments in accordance with the Development Cost Charge (Instalments) Regulation under the Local Government Act.

7 IN-STREAM APPLICATIONS

7.1 If a proposed subdivision has been approved or a building permit has been issued pursuant to an application received by the Village prior to the date of adoption of this Bylaw, the development cost charges payable shall be the lesser of the amounts payable under this Bylaw and the amounts payable under the Village of Pemberton Development Cost Charges Bylaw No. 521, 2004, as of its most recent amendment.

7.2 If, at the date of adoption of this Bylaw,

- (a) an application for issuance of a building permit authorizing the construction, alteration or extension of a building or structure has been submitted to the Building Official, in a form satisfactory to the Building Official; or
- (b) an application for approval of a subdivision has been submitted to the Approving Officer in a form satisfactory to the Approving Officer; and
- (c) the applicable charges established in Schedule A have been fully paid,

development cost charges that would have applied under the Village of Pemberton Development Cost Charges Bylaw No. 521, 2004 shall continue to apply for a period of 12 months after the date of adoption of this Bylaw, unless the applicant agrees in writing that the charges in this Bylaw should have effect.

8 REPEAL AND EFFECTIVE DATE

8.01 The Village of Pemberton Development Cost Charges Bylaw No. 521, 2004, and all amendments thereto, are hereby repealed.

8.02 This Bylaw becomes effective on the date of its adoption..

Appendix |

READ A FIRST TIME this 5th day of February, 2013.

READ A SECOND TIME this 5th day of February, 2013.

READ A THIRD TIME this ____ day of _____, 2013.

Certified to be a true and correct copy of "Village of Pemberton Development Cost Charges Bylaw No. 723, 2013." as at third reading.

Sheena Fraser, Corporate Officer

APPROVED by the Inspector of Municipalities this ____ day of _____, 2013.

ADOPTED this ____ day of _____, 2013.

Mayor

Corporate Officer

SCHEDULE "A"

VILLAGE OF PEMBERTON

DEVELOPMENT COST CHARGE

BYLAW NUMBER 723, 2013

USE	Unit	Roads	Drainage	Sewer	Water	Parkland	Total
Single Family	Lot	\$ 927.06	\$ 86.76	\$ 2,037.98	\$974.27	\$1,315.31	\$ 5,356.93*
Single Family, Small	Lot	\$ 599.86	\$ 46.85	\$ 1,585.09	\$757.77	\$1,023.02	\$ 4,024.68*
Townhouse	Dwelling	\$ 563.51	\$ 28.63	\$ 1,358.65	\$649.52	\$ 876.87	\$ 3,487.54*
Apartment	Dwelling	\$ 363.55	\$ 23.42	\$ 905.77	\$433.01	\$ 584.58	\$ 2,317.25*
Civic	Sq.m FA	\$ 16.36	\$ 0.28	\$ 4.98	\$ 2.38	\$ 9.44	\$ 33.48*
Commercial	Sq.m FA	\$ 12.72	\$ 0.20	\$ 5.89	\$ 1.95	\$ 3.86	\$ 24.64*
Industrial	Sq.m Lot	\$ 2.52	\$ 0.26	\$ 2.91	\$ 1.43	\$ -	\$ 7.15*

* Increase over first & second reading:

USE	First & Second Reading	Third Reading	Difference
Single Family	\$ 5,341.38	\$ 5,356.93*	\$15.55
Single Family, Small	\$ 4,012.59	\$ 4,024.68*	\$12.09
Townhouse	\$ 3,477.18	\$ 3,487.54*	\$10.36
Apartment	\$ 2,310.33	\$ 2,317.25*	\$ 6.92
Civic	\$ 33.44	\$ 33.48*	\$.04
Commercial	\$ 24.62	\$ 24.64*	\$.02
Industrial	\$ 7.12	\$ 7.15*	\$.03

