

estimated at 65%, creating 65 m² of impervious area per unit. Using a 90% impervious factor creates 58.5 m² of impervious area per unit.

Commercial

For Commercial, DCCs are calculated on a per square metre of gross building floor area. An average building coverage of 50% is assumed based on the District's several commercial zones. Accounting for on-site parking and walkways, the average impervious area is estimated at 75%. This creates 1.5 m² of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 1.35 m² of impervious area per building floor area.

Institutional

For Institutional, DCCs are calculated on a per square metre of gross building floor area. The District's PU1 zoning allows for 50% site coverage. Accounting for on-site parking and walkways, the average impervious area is estimated at 55%. This creates 1.1 m² of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 0.99 m² of impervious area per building floor area.

Industrial

For Industrial, DCC are calculated by each hectare of gross site area. Using a 90% impervious factor creates 9,000 m² of impervious area per ha.

The total impervious area created by new development is presented in **Table 16**.

Table 16
Impervious Area Summary

Land Use Category	Estimated New Development	Per Unit Impervious Area, m ²	Total Impervious Area, m ²
• Single Family	316 units	540	170,640
• Multi Family	75 units	383	28,725
• Congregate Care	43	58.5	2,516
• Commercial	2,500 m ²	1.35	3,375
• Institutional	5,000 m ²	0.99	4,950
• Industrial	1 ha	9,000	9,000
Total Impervious Area, m²			219,206

8.3 COST CHARGE CALCULATIONS

Construction costs are based on information provided by the District, recent similar storm drainage projects completed for the District, and from the 2007 DCC study plus a 21% allowance for inflation based on the Engineering News-Record Construction Cost Index increase from Jan 2007 to July 2013.

Table 17 lists all applicable projects and costs, and the resulting net DCC recoverable amount after subtraction of the DCC Reserve fund balance. The DCC per square metre of impervious area is calculated by dividing the DCC recoverable amount by the Total impervious area (219,206 m²).

TABLE 17
STORM DRAINAGE DCCs

Project Year	Project Description	Total Expenditure (\$)	Gov't Grant (\$)	Net Expenditure (\$)	Benefit to Existing Users (\$)	Net Expenditure - Benefit to Existing Users (\$)	1% Assist Factor (\$)	Existing Users Cost (\$)	Recoverable DCC (\$)
2017	Huddlestone Rd Basin. Huddlestone Rd. Bayview to Lantzville. Culvert Replacement	112,000		112,000	100,800	11,200	112	100,912	11,088
Total 2017		112,000						100,912	
2018	Jacks Road Basin. Dickinson Rd Culvert Replacement	41,000		41,000	12,300	28,700	287	12,587	28,413
2018	Sebastion Rd Basin. Secure R/W (Lantzville Rd to Outfall) Culverts. Outlet W	136,000		136,000	88,400	47,600	476	88,876	47,124
Total 2018		177,000						101,463	
2019	Bloods Creek. Lantzville Rd Culvert Replacement	204,000		204,000	122,400	81,600	816	123,216	80,784
Total 2019		204,000						123,216	
2020	Bloods Creek. Dickinson Rd Culvert Replacement	266,000		266,000	159,600	106,400	1,064	160,664	105,336
Total 2020		266,000						160,664	
2021	Knarston Creek. Retention Pond (Stone Rd Area)	204,000		204,000	61,200	142,800	1,428	62,628	141,372
Total 2021		204,000						62,628	
2022	Bloods Creek Basin. Clark Drive East & Alger Road Culvert Replacements	213,000		213,000	106,500	106,500	1,065	107,565	105,435
Total 2022		213,000						107,565	
2023	Huddlestone Road Basin. Andrea Crescent Detention Pond Storage Improvement	271,000		271,000	135,500	135,500	1,355	136,855	134,145
Total 2023		271,000						136,855	
2024	Jacks Road Basin. Ware Rd Culvert Replacements at E&N Railway and Clark	271,000		271,000	135,500	135,500	1,355	136,855	134,145
Total 2024		271,000						136,855	
2025	Jacks Rd Basin R/W Agreements. Caillet Road to McGill Road	7,000		7,000	6,300	700	7	6,307	693
2025	Sebastion Rd Basin. Sebastion Rd Two Culvert Replacements	54,000		54,000	27,000	27,000	270	27,270	26,730
2025	Lantzville Rd / Harper Road Culvert Replacement	213,000		213,000	106,500	106,500	1,065	107,565	105,435
Total 2025		274,000						141,142	
2026	Lantzville North Basin. Lantzville Rd Culvert Replacement on Creek West of H	271,000		271,000	135,500	135,500	1,355	136,855	134,145
Total 2026		271,000						136,855	
Totals		2,263,000	\$0	\$2,263,000	\$1,197,500	\$1,065,500	\$10,655	\$1,208,155	\$1,054,845

DCC Reserve Fund Total	\$99,315
Net DCC Recoverable (Total - Reserves)	\$955,530
Total Impervious Area, m ²	219,206
DCC per m ² of Impervious Area	\$4.36

DCC Category	New Development (Quantity)	(Unit)	Per Unit Impervious Area, m ²	Total Imp. Area, m ²
Single Family	316	lots	540	170,640
Multi-Family	75	dwelling units	383	28,725
Cong. Care	43	dwelling units	58.5	2,516
Commercial	2,500	m ² of gross building area	1.35	3,375
Institutional	5,000	m ² of gross building area	0.99	4,950
Industrial	1	ha of gross site area	9,000	9,000
Total Impervious Area, m²:				219,206

DCC Category	Per Unit Imp. Area, m ²	x	DCC per m ² of Imp Area	DCC CHARGE
Single Family	540	x	\$4.36	\$2,353.89
Multi-Family	383	x	\$4.36	\$1,669.52
Cong. Care	59	x	\$4.36	\$255.01
Commercial	1	x	\$4.36	\$5.88
Institutional	1	x	\$4.36	\$4.32
Industrial	9,000	x	\$4.36	\$39,231.54

9 SANITARY SEWER DCCs

9.1 PROPOSED SANITARY SEWER PROJECTS

Proposed sanitary sewer projects are from the District's OCP Map 8 – Proposed Sanitary Sewer System Phasing which is based on the *District of Lantzville Feasibility Study Sanitary Sewer Servicing Report*, May 2005 by Koers. Between 2007 and 2011, sanitary sewers were constructed in the Phase A area and portions of the Phase B area shown in the OCP Map 8. During the coming 10-year period, sewers are designated to be in constructed to service the properties within the remainder of Phase B and Phases C and F areas. **Drawing 1318-161-02** shows the properties to be serviced.

Sanitary Sewer DCCs are to be imposed on a municipal wide basis, in keeping with the BPG.

9.2 CALCULATION UNIT

Sanitary sewer DCCs were calculated based on the common unit of equivalent population served for each land-use category.

Single Family, Multi-Family, Congregate Care

As discussed in **4.4.2 Projected**, population densities per dwelling unit of:

- 2.4 for Single Family,
- 1.9 for Multi-Family, and
- 1.1 for Congregate Care

were applied.

Commercial Development

An equivalent sewage flow population density is assumed to be 90 persons per hectare. Allowing for 50% site coverage for building floor area, results in an equivalent population density of 0.018 persons per m² of gross building floor area (90 people/ha ÷ 50% ÷ 10,000 m²/ha = 0.018).

Industrial Development

An equivalent sewage flow population density is assumed to be 50 persons per hectare. Allowing for 50% site coverage for building floor area, results in an equivalent population density of 0.010 persons per m² of gross building floor area (50 people/ha ÷ 50% ÷ 10,000 m²/ha = 0.010).

Industrial Development

An equivalent population density is assumed to be 24 persons per hectare.

Table 18 shows the equivalent population data used for the sanitary sewer DCC calculations.

Table 18
Sanitary Sewer Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Factor	Equivalent Population
• Single Family	316 units	2.4	758
• Multi Family	75 units	1.9	143
• Congregate Care	43	1.1	47
• Commercial	2,500 m ²	0.018	45
• Institutional	5,000 m ²	0.010	50
• Industrial	1 ha	24	24
Total Equivalent Population			1,067

9.3 COST CHARGE CALCULATIONS

Construction costs are based on the sanitary sewer projects (Phases A & B) constructed between 2007 and 2011 with adjustments for inflation. The cost estimates includes allowances for engineering and contingencies and are as of July 2013.

Table 19 lists all applicable projects and costs, and the resulting net DCC recoverable amount after subtraction of the DCC Reserve fund balance.

The DCC per sanitary sewer Equivalent Population Demand (EPD) is calculated by dividing the DCC recoverable amount by the Total Equivalent Population of 1,067.

The Sanitary Sewer DCC per land-use is arrived at by multiplying the DCC unit cost per EPD by the Equivalent Population Demand for each land-use.

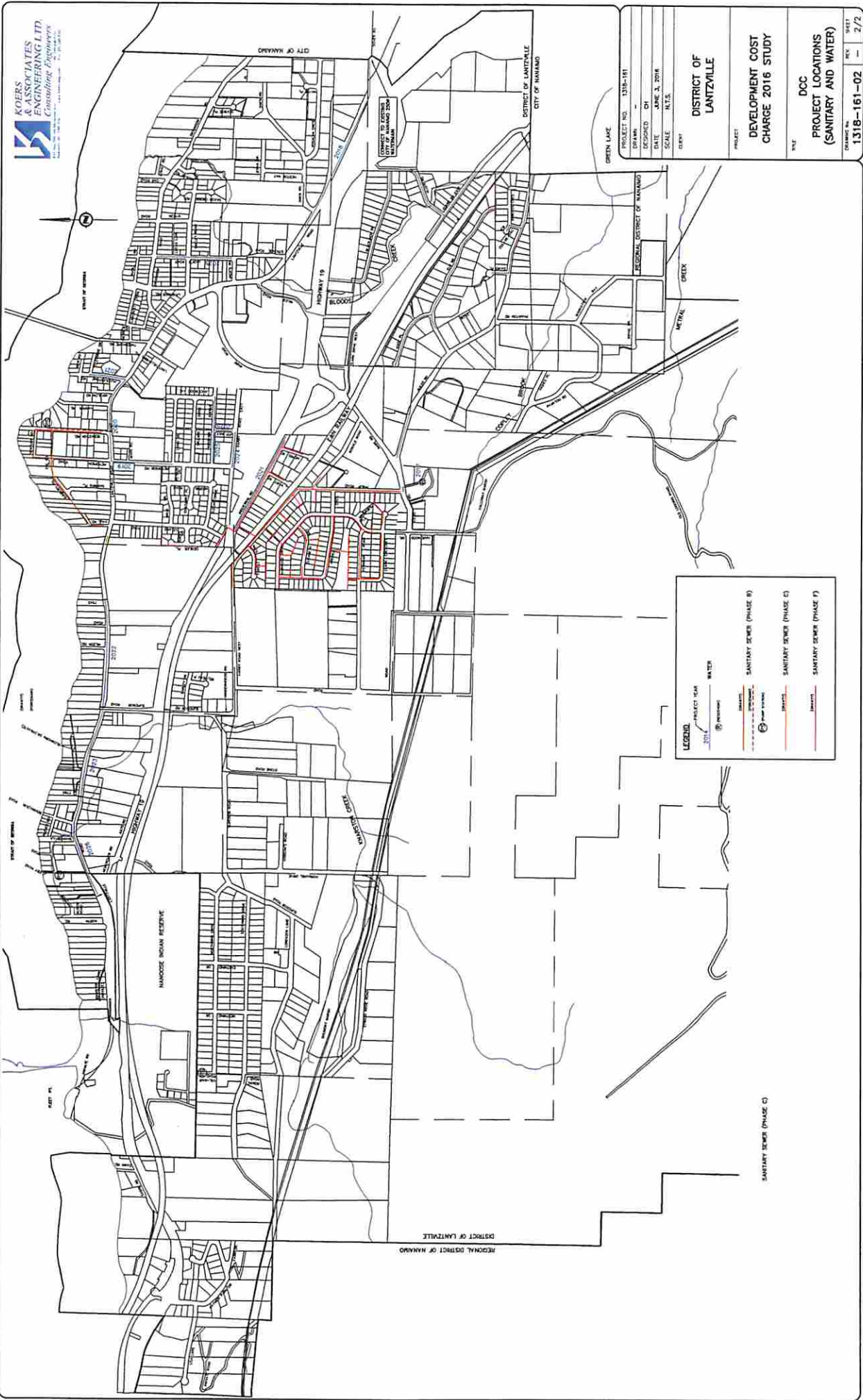
TABLE 19
SANITARY SEWER DCCs

OCP Map 8 Phase:	Project Description	Total Expenditure (\$)	Government Grant (\$)	Net Expenditure (\$)	Benefit to Existing Users (\$)	Net Expenditure - Benefit to Existing Users (\$)	1% Assist Factor (\$)	Existing Users Cost (\$)	Recoverable DCC (\$)
B & C	Lower Lantzville / Industrial Park / Winchelsea Catchment Areas	6,560,000	4,373,333	2,186,667	1,099,893	1,086,773	10.868	1,110,761	1,075,906
F	Blackjack, Clark, Aulds, Elm roads Catchment Area	9,265,000	6,176,667	3,088,333	2,161,833	926,500	9.265	2,171,098	917,235
Totals		\$15,825,000	\$10,550,000	\$5,275,000	\$3,261,727	\$2,013,273	\$20,133	\$3,281,859	\$1,993,141

DCC Reserve Fund Total	\$52,058
Net DCC Recoverable (Total - Reserves)	\$1,941,083
Total Equivalent Population Demand (TEPD)	1,067
DCC Charge per Equivalent Population Demand (DCC ÷ TEPD)	\$1,819.20

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Factor	Equivalent Population
Single Family	316	lots	2.4	758
Multi-Family	75	dwelling units	1.9	143
Cong. Care	43	dwelling units	1.1	47
Commercial	2,500	m ² of gross building area	0.018	45
Institutional	5,000	m ² of gross building area	0.01	50
Industrial	1	ha of gross site area	24	24
Total Equivalent Population:				1,067

DCC Category	Equivalent Pop. Factor	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.4	x	\$1,819.20	\$4,366.07
Multi-Family	1.9	x	\$1,819.20	\$3,456.47
Cong. Care	1.1	x	\$1,819.20	\$2,001.12
Commercial	0.018	x	\$1,819.20	\$32.75
Institutional	0.010	x	\$1,819.20	\$18.19
Industrial	24	x	\$1,819.20	\$43,660.71



PROJECT NO.	1318-161
DRAWN BY	CH
DESIGNED BY	CH
DATE	JUNE 3, 2016
SCALE	N.T.S.
SHEET	
PROJECT	DISTRICT OF LANTZVILLE
FILE	DCC
PROJECT LOCATIONS	(SANITARY AND WATER)
DATE	2/2
PROJECT NO.	1318-161-02

10 WATER DCCs

10.1 PROPOSED WATER PROJECTS

The proposed water work projects are taken from the findings of the:

- District of Lantzville Water Supply & Distribution System Study, July 2015 by Koers & Associates Engineering Ltd.

The location and proposed construction year for each project is presented on **drawing 1318-161-02**.

Water work DCCs are to be imposed on a municipal wide basis, in keeping with the BPG.

10.2 CALCULATION UNIT

Waterworks DCCs were calculated based on the same common unit basis as sanitary sewer, i.e., the equivalent population served for each land-use category as discussed in **9.2 Calculation Unit**. The resulting equivalent populations serviced for each land-use is summarized in **Table 20**.

Table 20
Water Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Factor	Equivalent Population
• Single Family	316 units	2.4	758
• Multi Family	75 units	1.9	143
• Congregate Care	43	1.1	47
• Commercial	2,500 m ²	0.018	45
• Institutional	5,000 m ²	0.010	50
• Industrial	1 ha	24	24
Total Equivalent Population			1,067

10.3 COST CHARGE CALCULATIONS

The list of waterworks projects and the calculation of development cost charges for each land-use category is presented in **Table 21**.

The project cost estimates are those presented in the District of Lantzville Water Supply & Distribution System Study, July 2015 by Koers & Associates Engineering Ltd.

The Water DCCs per Equivalent Population Demand (EPD) is calculated by dividing the DCC recoverable amount by the Total Equivalent Population of 1,067.

TABLE 21
WATER DCCs

Project Year	Project Description	Pipe		Total Expenditure (\$)	Govern't Grant (\$)	Net Expenditure (\$)	Benefit to Existing Users (\$)	Net Expenditure - Benefit to Existing Users (\$)	1% Assist Factor (\$)	Existing Users Cost (\$)	Recoverable DCC (\$)
		Diameter (mm)	Length (m)								
2017	Upper Zone Water Supply Connection to City of Nanaimo (at Dover Rd)	250	985	745,000		745,000	74,500	670,500	0	74,500	670,500
Total 2017				745,000						74,500	
2018	Storage Reservoir, 1.8 ML (HGL 158 m), includes new supply & distribution mains	n/a		2,060,000		2,060,000	1,030,000	1,030,000	10,300	1,040,300	1,019,700
Total 2018				2,060,000						1,040,300	
2019	Watermain Replacement - Peterson Rd, Lynn Dr to Lantzville Rd	250	300	225,000		225,000	112,500	112,500	1,125	113,625	111,375
Total 2019				225,000						113,625	
2020	Watermain Replacement - Lantzville Rd, Peterson Rd to Huddleston Rd	250	450	310,000		310,000	124,000	186,000	1,860	125,860	184,140
Total 2020				310,000						125,860	
2021	Watermain Replacement - Industrial Way	250	4"5	280,000		280,000	196,000	84,000	840	196,840	83,160
2021	Watermain Replacement - Huddleston Rd, Lantzville Rd to Ellesmere Rd	200	1"5	100,000		100,000	80,000	20,000	200	80,200	19,800
Total 2021				380,000						277,040	
2022	Watermain Replacement - Lantzville Rd, 7542 Lantzville Rd to Superior Rd	200	500	315,000		315,000	220,500	94,500	945	221,445	93,555
Total 2022				315,000						221,445	
2023	Watermain Replacement - Lantzville Rd, Superior Rd to 7780 Lantzville Rd	200	500	315,000		315,000	220,500	94,500	945	221,445	93,555
Total 2023				315,000						221,445	
2024	Watermain Replacement - Harby Rd East (Peterson to Joy)	250	175	120,000		120,000	108,000	12,000	120	108,120	11,880
Total 2024				120,000						108,120	
2025	Watermain Replacement - Joy Way & Rossiter	200	425	240,000		240,000	120,000	120,000	1,200	121,200	118,800
Total 2025				240,000						121,200	
2026	Watermain Replacement - Lantzville Rd, 7780 Lantzville to 7896 Lantzville R	200	500	315,000		315,000	220,500	94,500	945	221,445	93,555
Total 2026				315,000						221,445	
Totals				\$5,025,000	\$0	\$5,025,000	\$2,506,500	\$2,518,500	\$18,480	\$2,524,980	\$2,500,020
DCC Reserve Fund Total											\$108,725
Net DCC Recoverable (Total - Reserves)											\$2,391,295
Total Equivalent Population Demand (TEPD)											1,067
DCC Charge per Equivalent Population Demand (DCC÷ TEPD)											\$2,241.14

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Factor	Equivalent Population
Single Family	316	lots	2.4	758
Multi-Family	75	dwelling units	1.9	143
Cong. Care	43	dwelling units	1.1	47
Commercial	2,500	m ² of gross building area	0.018	45
Institutional	5,000	m ² of gross building area	0.010	50
Industrial	1	ha of gross site area	24	24
Total Equivalent Population:				1,067

DCC Category	Equivalent Population Factor	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.4	x	\$2,241.14	\$5,378.73
Multi-Family	1.9	x	\$2,241.14	\$4,258.16
Cong. Care	1.1	x	\$2,241.14	\$2,465.25
Commercial	0.018	x	\$2,241.14	\$40.34
Institutional	0.010	x	\$2,241.14	\$22.41
Industrial	24	x	\$2,241.14	\$53,787.33

11 PARKS & OPEN SPACE DCCs

11.1 PROPOSED PARKS & OPEN SPACE PROJECTS

Development cost charges can be imposed only in relation to growth induced needs for park and open space and cannot be imposed to make up past deficiencies. For this reason future park requirements were established in direct relation to projected population growth. It is proposed that all park land cost charges be attributable to residential land uses.

The proposed parks and open space projects were provided by the District and are based on *A Parks, Trail and Recreation Plan for the District of Lantzville, March 2008*, staff input, and the District's 5 year financial plan.

Parks & Open Space DCCs are to be imposed on a municipal wide basis, in keeping with the BPG.

11.2 CALCULATION UNIT

Parks & Open Space DCCs were calculated based on equivalent population served for each land-use category but with no contribution for commercial, institutional, or industrial/public utility land-use in accordance with the BPG.

The methodology for determining the equivalent population factor for each land use category is as presented previously in [4.4.2 Projected](#). The resulting equivalent populations serviced for each land-use is summarized in [Table 22](#).

Table 22
Parks Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Factor	Equivalent Population
• Single Family	316 units	2.4	758
• Multi Family	75 units	1.9	143
• Congregate Care	43	1.1	47
Total Equivalent Population			948

11.3 COST CHARGE CALCULATIONS

Construction costs and land acquisition allowances were provided by the District.

[Table 23](#) lists all applicable projects and costs, and the resulting net DCC recoverable amount after subtraction of the DCC Reserve fund balance.

The DCC per Equivalent Population Demand (EPD) is calculated by dividing the DCC recoverable amount by the Total Equivalent Population of 948.

**TABLE 23
PARKS & OPEN SPACE DCCs**

Project Year	Project Description	Total Expenditure (\$)	Benefit to Existing Users (\$)	Total Expenditure - Benefit to Existing Users (\$)	1% Assist Factor (\$)	Existing Users Cost (\$)	Recoverable DCC (\$)
2017	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2017	Parkland Improvements	10,300	0	10,300	103	103	10,197
2017	Trails (North)	14,200	7,100	7,100	71	71	7,029
Total 2017		78,000				21,050	
2018	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2018	Parkland Improvements	28,400	0	28,400	284	284	28,116
2018	Trails	5,000	2,500	2,500	25	2,525	2,475
Total 2018		86,900				16,585	
2019	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2019	Parkland Improvements	43,200	0	43,200	432	432	42,768
2019	Trails (Fernmar - west end; south to power line and east to Aulds, Owen)	7,600	0	7,600	76	763	7,537
Total 2019		173,000				14,971	
2020	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2020	Parkland Improvements	3,700	0	3,700	0	0	3,700
Total 2020		57,200				13,776	
2021	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2021	E&N Phase 2 Trailway (Ware to Phillip)	1,125,500	562,750	562,750	5,628	568,378	557,123
2021	Parkland Improvements	1,600	0	1,600	16	16	1,584
Total 2021		1,180,600				582,170	
2022	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2022	Trails (Sywash Ridge, Fernmar - mid to Andrea Cres)	23,200	11,600	11,600	116	11,716	11,484
Total 2022		76,700				25,492	
2023	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2023	Trails (Saxon Cross, Joy Way - Rossiter Ave to Lynn Dr)	21,500	10,750	10,750	108	10,858	10,643
Total 2023		75,000				24,634	
2024	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2024	Trails	21,100	10,550	10,550	106	10,656	10,445
Total 2024		74,600				24,432	
2025	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2025	Trails	24,100	12,050	12,050	121	12,171	11,930
Total 2025		77,600				25,947	
2026	Waterfront Park Acquisition	53,500	13,375	40,125	401	13,776	39,724
2026	Trails	22,000	11,000	11,000	110	11,110	10,890
Total 2026		75,500				24,886	
Totals		\$1,955,100	\$762,050	\$1,193,050	\$11,894	\$773,944	\$1,181,157
DCC Reserve Fund Total							\$67,700
Net DCC Recoverable (Total - Reserves)							\$1,113,457
Total Equivalent Population Demand, Total (TEPD)							948
DCC per Equivalent Population Demand							\$1,174.53

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Factor	Equivalent Population
Single Family	316	lots	2.4	758
Multi-Family	75	dwelling units	1.9	143
Cong. Care	43	dwelling units	1.1	47
Commercial	2,500	m ² of gross building area	-	-
Institutional	5,000	m ² of gross building area	-	-
Industrial	1	ha of gross site area	-	-

DCC Category	EPD per Category Unit	x	DCC per EPD	DCC CHARGE
Single Family	2.4	x	\$1,174.53	\$2,818.88
Multi-Family	1.9	x	\$1,174.53	\$2,231.61
Cong. Care	1.1	x	\$1,174.53	\$1,291.99
Commercial	n/a	x	\$0.00	\$0.00
Institutional	n/a	x	\$0.00	\$0.00
Industrial	n/a	x	\$0.00	\$0.00

12 SUMMARY OF DCCs

12.1 SUMMARY

To receive expedient approval of the amended DCC bylaw, the Ministry of Community Services publication *Development Cost Charge - Best Practices Guide* should be followed in amending the bylaw preparation, including stakeholder consultation and public notifications.

The completed 'Ministry Submission Summary Checklist' a copy of which is presented in [Appendix B](#), should be completed and forwarded with the amended bylaw for the Ministry's review and approval.

The DCCs are established on a "10 year growth" basis.

A major bylaw amendment with a full review of the DCC methodology should be completed once every five years. This report and the proposed DCC are a major amendment.

A minor bylaw amendment should be carried out no more than once a year and perhaps once every two to three years to accommodate inflationary costs and changes in construction costs.

In-stream protection is to be provided to a completed subdivision application, and for "precursor applications" for a building permit, a development permit and rezoning applications.

Section 933.1 of the LGA provides municipal governments with the ability to waive or reduce DCCs within a broad range of "eligible developments".

When a DCC bylaw is implemented or amended, those parties paying DCCs will be affected by the new or amended charges. As project funding is generally arranged in the early stages of a development, sometimes even in advance of obtaining rezoning, cost increases can have a significant impact on a project's viability. As such a "grace period" is recommended before new or amended DCCs are brought in. The "grace period" is a length of time providing notification before the new or amended DCCs are adopted. The "grace period" is provided by the municipality as an acknowledgement to the development industry the impact DCCs may have on their business.

Table 24 provides a summary of the proposed DCC for each land-use category.

Table 25 provides a summary of the annual cost of the DCC program to existing system users. This covers the capital works projects' percentage benefit to existing users plus the 1% municipal assist factor applied against the developers' portion of the costs. These are the total funds the District needs to provide in order to carry out the DCC projects listed in the tables. The additional cost to the existing users based on the proposed 30% reduction of Transportation, Drainage and Parkland DCCs for development in the Village Core area is shown.

TABLE 24
DCC Cost Summary

DCC Category	Function	Proposed DCC Rates		Current DCC Rates
		Village Core	Remainder of District	
Single Family per unit	Roads	\$1,499.45	\$2,142.07	\$1,935.40
	Storm	\$1,647.72	\$2,353.89	\$2,361.66
	Sanitary	\$4,366.07	\$4,366.07	\$6,182.36
	Water	\$5,378.73	\$5,378.73	\$3,893.51
	Park	\$1,973.21	\$2,818.88	\$1,540.49
	Total	\$14,865.20	\$17,059.65	\$15,913.42
Multi-Family per unit	Roads	\$915.11	\$1,307.30	\$1,185.11
	Storm	\$1,168.66	\$1,669.52	\$1,417.00
	Sanitary	\$3,456.47	\$3,456.47	\$4,579.53
	Water	\$4,258.16	\$4,258.16	\$2,884.08
	Park	\$1,562.13	\$2,231.61	\$1,141.10
	Total	\$11,360.54	\$12,923.06	\$11,206.82
Congregate Care Facility per unit	Roads	\$318.16	\$454.52	\$408.52
	Storm	\$178.50	\$255.01	\$330.63
	Sanitary	\$2,001.12	\$2,001.12	\$2,289.76
	Water	\$2,465.25	\$2,465.25	\$1,442.04
	Park	\$904.39	\$1,291.99	\$570.55
	Total	\$5,867.42	\$6,467.87	\$5,041.50
Commercial per m2 of gross building area	Roads	\$56.23	\$80.33	\$72.60
	Storm	\$4.12	\$5.88	\$2.55
	Sanitary	\$32.75	\$32.75	\$16.49
	Water	\$40.34	\$40.34	\$10.38
	Park	\$0.00	\$0.00	\$0.00
	Total	\$133.43	\$159.30	\$ 102.02
Institutional per m2 of gross building area	Roads	\$26.15	\$37.35	\$31.55
	Storm	\$3.02	\$4.32	\$0.43
	Sanitary	\$18.19	\$18.19	\$137.39
	Water	\$22.41	\$22.41	\$86.52
	Park	\$0.00	\$0.00	\$0.00
	Total	\$69.77	\$82.27	\$ 255.89
Industrial per ha of gross site area (1 ha = 10,000 m ²)	Roads	\$19,957.52	\$28,510.74	\$26,521.31
	Storm	\$27,462.08	\$39,231.54	\$42,509.91
	Sanitary	\$43,660.71	\$43,660.71	\$54,954.35
	Water	\$53,787.33	\$53,787.33	\$34,609.00
	Park	\$0.00	\$0.00	\$0.00
	Total	\$144,867.64	\$165,190.33	\$ 158,594.57

Category	Projected Growth		2007 Growth
Single Family	316	lots	693
Multi Family	75	units	50
Congregate Care	43	units	20
Commercial	2,500	floor space. m ²	2,500
Institutional	5,000	floor space. m ²	1,250
Industrial	1	lot size. ha	1

TABLE 25
Annual Cost Summary - Existing Users

Year	Function	Existing Users Total Annual Costs	Year	Function	Existing Users Total Annual Costs
2017	Transportation	\$86.484	2022	Transportation	\$451.872
	Drainage	\$100.912		Drainage	\$107.565
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$108.120		Water	\$277.040
	Park	\$21.050		Park	\$25.492
	Total	\$644,752		Total	\$1,190,155
2018	Transportation	\$93.252	2023	Transportation	\$127.515
	Drainage	\$101.463		Drainage	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$74.500		Water	\$221.445
	Park	\$16.585		Park	\$24.634
	Total	\$613,986		Total	\$838,635
2019	Transportation	\$341.576	2024	Transportation	\$269.993
	Drainage	\$123.216		Drainage	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$1,040.300		Water	\$221.445
	Park	\$14.971		Park	\$24.432
	Total	\$1,848,249		Total	\$980,911
2020	Transportation	\$253.666	2025	Transportation	\$339.551
	Drainage	\$160.664		Drainage	\$141.142
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$113.625		Water	\$221.445
	Park	\$13.776		Park	\$25.947
	Total	\$869,917		Total	\$1,056,270
2021	Transportation	\$302.428	2026	Transportation	\$297.075
	Drainage	\$62.628		Drainage	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$125.860		Water	\$121.200
	Park	\$582.170		Park	\$24.886
	Total	\$1,401,271		Total	\$908,202

Description	10 Year Total
With No Village Core Specific DCCs	\$10,352,348
With Village Core Specific DCC Reduction at 30% applied only to Transportation, Drainage & Park	\$10,528,005
Total Increase:	\$175,657

Table 24 b
Development Cost Charge Summary (with Variable Assist Factors)

Existing DCC Rates	DCC Category	Remainder of District DCCs with Assistance Factors of:			Total Decrease	
		1%	5%	10%	5%	10%
\$ 15,913.42	Single Family. per unit	\$ 17,059.65	\$ 16,394.80	\$ 15,563.75	\$ 664.84	\$ 1,495.90
\$ 11,206.82	Multi-Family. per unit	\$ 12,923.06	\$ 12,422.18	\$ 11,796.07	\$ 500.89	\$ 1,126.99
\$ 5,041.50	Congregate Care . per unit	\$ 6,467.87	\$ 6,222.43	\$ 5,915.63	\$ 245.44	\$ 552.24
\$ 102.02	Commercial. per m ²	\$ 159.30	\$ 152.94	\$ 145.00	\$ 6.36	\$ 14.30
\$ 255.89	Institutional. per m ²	\$ 82.27	\$ 79.01	\$ 74.93	\$ 3.26	\$ 7.34
\$ 158,594.57	Industrial. per ha	\$ 165,190.33	\$ 158,745.53	\$ 150,689.53	\$ 6,444.80	\$ 14,500.80

Existing DCC Rates	DCC Category	Village Core DCCs with 30% Reduction to Roads, Drainage & Parks and Assistance Factors of:			Total Decrease	
		1%	5%	10%	5%	10%
\$ 15,913.42	Single Family. per unit	\$ 14,865.20	\$ 14,295.58	\$ 13,583.57	\$ 569.61	\$ 1,281.63
\$ 11,206.82	Multi-Family. per unit	\$ 11,360.54	\$ 10,927.41	\$ 10,385.99	\$ 433.13	\$ 974.54
\$ 5,041.50	Congregate Care . per unit	\$ 5,867.42	\$ 5,647.85	\$ 5,373.38	\$ 219.58	\$ 494.05
\$ 102.02	Commercial. per m ²	\$ 133.43	\$ 128.20	\$ 121.66	\$ 5.23	\$ 11.77
\$ 255.89	Institutional. per m ²	\$ 69.77	\$ 67.05	\$ 63.66	\$ 2.72	\$ 6.11
\$ 158,594.57	Industrial. per ha	\$ 144,867.64	\$ 139,314.07	\$ 132,372.09	\$ 5,553.58	\$ 12,495.55

Existing Users Total Cost over 10 Years (2017 - 2026)

Assistance Factor	10 Year Cost		
	Total	Incremental	Cummulative
Without Village Core			
1%	\$ 10,352,348	-	-
5%	\$ 10,649,173	\$ 296,825	\$ 296,825
10%	\$ 11,020,204	\$ 371,031	\$ 667,856
With Village Core DCC Reduction of 30%			
1%	\$ 10,528,005	\$ 175,657	\$ 175,657
5%	\$ 10,817,203	\$ 289,198	\$ 464,855
10%	\$ 11,178,700	\$ 361,497	\$ 826,352

TABLE 25 b
Annual Cost Summary - Existing Users

Year	Function	Existing Users Total Annual Costs	Year	Function	Existing Users Total Annual Costs
2014	Roads	\$86.484	2019	Roads	\$451.872
	Storm	\$100.912		Storm	\$107.565
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$108.120		Water	\$277.040
	Park	\$21.050		Park	\$25.492
	Total	\$644,752		Total	\$1,190,155
2015	Roads	\$93.252	2020	Roads	\$127.515
	Storm	\$101.463		Storm	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$74.500		Water	\$221.445
	Park	\$16.585		Park	\$24.634
	Total	\$613,986		Total	\$838,635
2016	Roads	\$341.576	2021	Roads	\$269.993
	Storm	\$123.216		Storm	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$1,040.300		Water	\$221.445
	Park	\$14.971		Park	\$24.432
	Total	\$1,848,249		Total	\$980,911
2017	Roads	\$253.666	2022	Roads	\$339.551
	Storm	\$160.664		Storm	\$141.142
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$113.625		Water	\$221.445
	Park	\$13.776		Park	\$25.947
	Total	\$869,917		Total	\$1,056,270
2018	Roads	\$302.428	2023	Roads	\$297.075
	Storm	\$62.628		Storm	\$136.855
	Sanitary	\$328.186		Sanitary	\$328.186
	Water	\$125.860		Water	\$121.200
	Park	\$582.170		Park	\$24.886
	Total	\$1,401,271		Total	\$908,202

2016 - 2026 (10 Year) Total	\$10,352,348
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Assistance Factor	10 Year Cost (2016 - 2026)	Increase (\$)	
		Incremental	Cummulative
1%	\$10.352.348		
3%	\$10.500.761	\$148.412	\$148.412
5%	\$10.649.173	\$148.412	\$296.825
7.5%	\$10.834.689	\$185.516	\$482.341
10%	\$11.020.204	\$185.516	\$667.856

APPENDIX A

District of Lantzville Bylaw No. 52, 2006 Development Cost Charges for Water, Sewage, Drainage, Highway Facilities and Park Land

**DISTRICT OF LANTZVILLE
BYLAW NO. 52**

**A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES FOR WATER,
SEWAGE, DRAINAGE, HIGHWAY FACILITIES AND PARK LAND**

WHEREAS pursuant to Section 933 of the *Local Government Act*, Council may by bylaw, impose development cost charges under the terms and conditions of that section;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the local government in paying the capital costs of providing, constructing, altering or expanding water, sewage, drainage, highway facilities and providing and improving park land in order to serve, directly or indirectly, the development for which the charge is being imposed;

AND WHEREAS in establishing the development cost charges under this bylaw, Council has considered the future land use patterns and development, the phasing of works and services and the provision of park land described in the District of Lantzville Official Community Plan;

AND WHEREAS Council is of the opinion that the development cost charges imposed under this bylaw:

- (a) are not excessive in relation to the capital costs of prevailing standards of service,
- (b) will not deter development, and
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land,

within the District of Lantzville.

AND WHEREAS the approval of the Inspector of Municipalities has been obtained;

NOW THEREFORE the Council of the District of Lantzville in open meeting assembled enacts as follows:

1. Interpretation:

"Commercial Use" means all uses except residential use, congregate care facility use, institutional use and industrial use.

"Gross Floor Area" means the space on any story of a building, including the basement, between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including any floor area used exclusively for vehicle parking or vehicle access, any basement area where the ceiling is less than 1.8 metres above the floor, exits, vertical service spaces, and their enclosing assemblies.

"Mixed Use Building" means a building that contains one or more self-contained dwelling units in conjunction with commercial use, institutional use and/or industrial use.

"Multiple Family Residential Building" means a building used for residential use only and containing more than one self-contained dwelling unit.

"Vertical Service Space" means a shaft oriented essentially vertically that is provided in a building to facilitate the installation of building services including mechanical, electrical and plumbing installations and facilities such as elevators, refuse chutes and linen chutes.

2. Subject to the provisions of Section 3, every person who obtains:
- (a) approval of a subdivision of a parcel of land under the *Land Title Act*, or a subdivision by bare land strata plan, pursuant to the *Strata Property Act* for residential purposes other than for a multiple family residential building; or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure, for any purpose
 - (c) a building permit for any new floor area which has a construction value in excess of \$50,000 or the total of the building permits issued for the same parcel of land within the preceding 2 years exceeds \$50,000
 - (d) the charges will be based on the actual use of the building not the zoning category of the property
 - i) despite the above, where there is more than one use, each use is subject to the charge based on the actual use and there may be more than one category applied per building
 - ii) mezzanines, storage or similar areas within a building are subject to development cost charges based on the same use that the majority area of the building contains

- iii) where a building is vacant and its future use cannot be determined, development cost charges are payable in accordance with the zoning category for the land upon which the building is situated

shall pay to the District of Lantzville the applicable development cost charges as provided in Schedule "A", at the time provided in Schedule "A".

3. Section 2 does not apply to where the imposition of a development cost charge is prohibited by statute.
4. This bylaw does, to the extent provided, apply to a person who obtains a building permit that authorizes the construction, alteration or extension of a building that will, after construction, alteration or extension, contain fewer than 4 self-contained dwelling units, and that will be put to no other use other than residential use in those dwelling units.
5. Schedule "A" is attached hereto and forms part of this Bylaw.
6. This Bylaw may be cited for all purposes as "District of Lantzville Development Cost Charges for Water, Sewage, Drainage, Highway Facilities and Park Land Bylaw No. 52, 2006".

READ A FIRST TIME this 27th day of November, 2006.

READ A SECOND TIME this 22nd day of January, 2007.

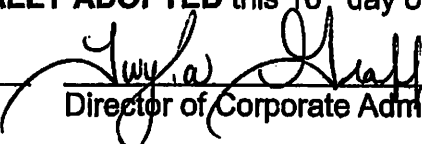
READ A THIRD TIME this 12th day of February, 2007.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 12th day of April, 2007.

RECONSIDERED AND FINALLY ADOPTED this 16th day of April, 2007.



Mayor



Director of Corporate Administration

I hereby certify that the above is a true and correct copy of "District of Lantzville Development Cost Charges for Water, Sewage, Drainage, Highway Facilities and Park Land Bylaw No. 52, 2006", as adopted by Council of the District of Lantzville on the 16th day of April, 2007.

Director of Corporate Administration

SCHEDULE "A"

TO

**District of Lantzville Development Cost Charges for Water, Sewage,
Drainage, Highway Facilities and Park Land
Bylaw No. 2006 (the "Bylaw")**

Pursuant to S. 2 of this Bylaw, development cost charges shall be paid as follows:

1. In respect of a residential use, other than a multiple family residential building upon the earlier of:

(a) subdivision of land to permit such residential use; and

(b) upon issuance of a building permit for the construction, alteration or extension of a residential building

Water	3,893.51
Sewage	6,182.36
Drainage	2,361.66
Highway Facilities	1,935.40
Park Land	<u>1,540.49</u>
Total	<u>15,913.42</u>

Per lot being created or per residential unit constructed

2. Upon issuance of a building permit for the construction, alteration or extension of a multiple family residential building, the following charge shall be paid for each unit authorized by the building permit.

Water	2,884.08
Sewage	4,579.53
Drainage	1,417.00
Highway Facilities	1,185.11
Park Land	<u>1,141.10</u>
Total	<u>11,206.82</u>

3. Upon issuance of a building permit for the construction, alteration or extension of a congregate care facility building, the following charge shall be paid for each unit authorized by the building permit.

Water	1,442.04
Sewage	2,289.76
Drainage	330.63
Highway Facilities	408.52
Park Land	<u>570.55</u>
Total	<u>5,041.50</u>

4. Upon issuance of a building permit for the construction, alteration or extension of a building or part of a building for any commercial use, the following charge shall be paid for each square metre of gross floor area authorized by the building permit:

Water	10.38
Sewage	16.49
Drainage	2.55
Highway Facilities	<u>72.60</u>
Total	<u>102.02</u>

5. Upon issuance of a building permit for the construction, alteration or extension of a building or part of a building for any institutional use the following charge shall be paid for each square metre of gross floor area authorized by the building permit:

Water	86.52
Sewage	137.39
Drainage	.43
Highway Facilities	<u>31.55</u>
Total	<u>255.89</u>

6. Upon issuance of a building permit for the construction, alteration or extension of a building or part of a building for any industrial use, the following charge shall be paid for each per hectare of gross site area authorized by the building permit:

Water	34,609.00
Sewage	54,954.35
Drainage	42,509.91
Highway Facilities	<u>26,521.31</u>

Total	<u>158,594.57</u>
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7. Upon issuance of a building permit for the construction, alteration or extension of a mixed use building the development cost charges as follows:

- for the residential portion of the building shall be as set out in Section 2 of this schedule as applicable;
- for the commercial portion of the building shall be as set out in Section 4 of this schedule as applicable;
- for the institutional portion of the building shall be as set out in Section 5 of this schedule as applicable;
- for the industrial portion of the building shall be as set out in Section 6 of this schedule as applicable.

APPENDIX B

Ministry Submission Summary Checklist

**DISTRICT OF LANTZVILLE
DCC BYLAW NO. 52, 2006
MINISTRY OF COMMUNITY SERVICES
SUBMISSION SUMMARY CHECKLIST**

Is this bylaw a ☐ New DCC Bylaw
 ☒ Major DCC Bylaw Amendment
 ☐ Minor DCC Bylaw Amendment

Please complete checklist by marking the appropriate boxes, and providing references to background material and other requested information. If DCCs are established on a basis other than the DCC Best Practices Guide, provide a brief explanation for the approach used. If space is insufficient, reference pages in submission where this is covered or append additional pages.

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference
1	Did the development of this DCC bylaw include: ☐ a full public process? ☐ input from stakeholders? ☐ Council input only?	(DoL to complete. Copy of documents?)
	Why? (DoL to complete)	(Copy of documents?)
2	Are the Road DCCs established: ☒ on a municipal-wide basis? Yes ☐ on an area specific basis?	16, 30
	Why? In accordance with the BPG.	16, 30
3	Are the Storm drainage DCCs established: ☒ on a municipal-wide basis? Yes ☐ on an area specific basis?	16, 32
	Why? In accordance with the BPG.	16, 32
4	Are the Sanitary sewer DCCs established: ☒ on a municipal-wide basis? Yes ☐ on an area specific basis?	16, 34
	Why? In accordance with the BPG.	16, 34

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference
5	Are Water DCCs established: ☒ on a municipal-wide basis? Yes ☐ on an area specific basis?	16, 36
	Why? In accordance with the BPG.	16, 36
6	Are Parkland and parkland improvement DCCs established: ☒ on a municipal-wide basis? Yes ☐ on an area specific basis?	16, 37
	Why? In accordance with the BPG.	16, 37
7	Is the DCC time frame: ☒ a revolving program (<u>10</u> Years)? Yes ☐ a build out program (_____ Years)? ☐ other?	1, 16
	Why? DCC program is tied to recommendations of various infrastructure and planning documents and the District's 5 year financial plan. The proposed works are listed in the <i>Development Cost Charge Bylaw No. 52, 2006 Update, Technical Report, May 2016</i> prepared by Koers & Associates Engineering Ltd.	2 (table 1), 37
8	Are residential DCC categories established on the basis of: ☒ density gradient? Yes ☐ building form? ☐ other?	20 (table 5), 29
	Why? This is the traditional approach, with established records of average population per unit available to assist in the projection estimates.	20 (table 5)
9a	Are residential DCCs imposed on the basis of: ☒ development units? Yes ☐ floor space? ☐ other? If single-family residential DCCs are imposed on the basis of floor space, does the local government have a bylaw in place allowing DCCs to be levied at the building permit stage on fewer than 4 self-contained dwelling units?	Table 24
	Why? Unit projection information is available.	20 (table 4) 21 (table 6) Figure 3 22 (table 8)

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference
9b	Are commercial and institutional DCCs imposed on the basis of: ☒ floor space? Yes, per m2 of gross building floor space. ☐ other?	23 (table 9) 24 (table 10)
	Why? Reliable, as records of equivalent to residential impacts are available.	23
9c	Are industrial DCCs imposed on the basis of: ☒ gross site area? Yes, per ha of gross site area. ☐ other?	24 (table 11)
	Why? Reliable, as historical record of equivalent to residential impacts are available.	24
10	Is the DCC program consistent with: ☒ the <i>Local Government Act</i> ? Yes ☐ Regional Growth Strategy? ☒ Official Community Plan? Yes ☒ Master Transportation Plan? Yes ☒ Master Parks Plan? Yes ☒ Liquid Waste Management Plan? Yes ☐ Affordable Housing Policy? ☒ Five Year Financial Plan Yes	4, 5, 6, 8, 9, 10 ? 2 2 2 2 (OCP Map 8) ? 37
	Why not? Other plans are not applicable to this DCC bylaw?	
11	Are DCC recoverable costs, consistent with Ministry policy, clearly identified in the DCC documentation: ☒ Cost allocation between new and existing? Yes ☒ Grant Assistance? Yes ☒ Developer Contribution? Yes ☒ Municipal assist Factor? Yes ☒ Interim Financing? Yes ☐ Other:	26, 27, 28 Tables, 15, 17, 19, 21, 23
	Why? Conforms with BPG.	
	Is capital cost information provided for: ☒ Roads? Yes ☒ Storm Drainage? Yes ☒ Sanitary Sewer? Yes ☒ Water? Yes ☒ Parkland? Yes ☒ Parkland improvements? Yes	Table 15 Table 17 Table 19 Tables 21 Table 23 Table 23

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference																																			
12	Are DCC recoverable costs which include interest clearly identified in the DCC documentation as follows: ☒ Interest on long-term debt is <i>excluded</i>? Yes ☐ For specific projects, interest on long-term debt is <i>included</i>? ☐ Other? If interest on long-term debt is included for specific projects, does the DCC submission include: ☐ A council/board resolution authorizing the use of interest? ☐ Confirmation that the interest applied does not exceed the MFA rate <u>or</u> if borrowing has already been undertaken, the actual rate providing it does not exceed the MFA rate? ☐ Confirmation that the amortization period does not exceed the DCC program time frame? ☐ Evidence that the current DCC reserve fund balance is insufficient for the work in question? ☐ Demonstration that the project is an exceptional circumstance (fixed capacity, out-of-sequence, or Greenfield)? ☐ Evidence of public consultation and disclosure in the financial plan and DCC report regarding inclusion of interest?	14, 26																																			
13	Does the municipal assist factor reflect: ☒ the community's financial support towards the financing of services for development? Yes ☐ other?	14, 28																																			
	Why? Assist factor is considered appropriate at this time.	28																																			
	Has a municipal assist factor been provided for: <table><tr><td>☒ Roads? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>14</td></tr><tr><td>☒ Storm Drainage? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>28, Table 15</td></tr><tr><td>☒ Sanitary Sewer? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>28, Table 17</td></tr><tr><td>☒ Water? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>28, Table 19</td></tr><tr><td>☒ Park land? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>28, Tables 21</td></tr><tr><td>☒ Park land improvements? Yes</td><td>Assist factor</td><td><u>1</u></td><td>%</td><td>28, Table 23</td></tr><tr><td></td><td></td><td></td><td></td><td>28, Table 23</td></tr></table>	☒ Roads? Yes	Assist factor	<u>1</u>	%	14	☒ Storm Drainage? Yes	Assist factor	<u>1</u>	%	28, Table 15	☒ Sanitary Sewer? Yes	Assist factor	<u>1</u>	%	28, Table 17	☒ Water? Yes	Assist factor	<u>1</u>	%	28, Table 19	☒ Park land? Yes	Assist factor	<u>1</u>	%	28, Tables 21	☒ Park land improvements? Yes	Assist factor	<u>1</u>	%	28, Table 23					28, Table 23	
☒ Roads? Yes	Assist factor	<u>1</u>	%	14																																	
☒ Storm Drainage? Yes	Assist factor	<u>1</u>	%	28, Table 15																																	
☒ Sanitary Sewer? Yes	Assist factor	<u>1</u>	%	28, Table 17																																	
☒ Water? Yes	Assist factor	<u>1</u>	%	28, Table 19																																	
☒ Park land? Yes	Assist factor	<u>1</u>	%	28, Tables 21																																	
☒ Park land improvements? Yes	Assist factor	<u>1</u>	%	28, Table 23																																	
				28, Table 23																																	
14	Are DCCs for single family developments to be collected: ☒ at the time of subdivision approval? Yes ☒ other? Yes	8 Bylaw reference?																																			
	Why? Recommended by BPG. Collection at subdivision approval creates an orderly flow of funds to allow for completion of the required works in a timely manner. Redevelopment over \$50,000 value to be collected at Building Permit stage.	5 2																																			

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference
15	Are DCCs for multi-family land uses to be collected: ☐ at the time of subdivision? ☒ at the time of building permit issuance? Yes	8 Bylaw reference?
	Why? Recommend by BPG. Charges related to floorspace and the exact number of units are easily calculated at the Building Permit stage.	8
16	Is a DCC monitoring and accounting system to provide a clear basis for the tracking of projects and the financial status of DCC accounts: ☒ in place? Yes ☐ to be set up?	9, 28 (table 13)
	Why?	
17	Is a suitable period of notification before a new DCC bylaw is in effect, known as a grace period: ☒ provided for? Yes ☐ other?	9 (Copy of DoL notification)
	Why not?	
18a	Does the DCC bylaw set out the situations in which a DCC credit or rebate are to be given? ☒ Yes ☐ No	10 Bylaw reference?
18b	If no, has Council adopted a policy statement that clearly identifies situations in which a DCC credit or rebate should be given or would be considered by Council? ☐ Yes ☐ No If yes, a copy of the policy statement is included with this submission.	Council Policy? Ref. _____
	If no, why not?	

	DCC RECOMMENDED BEST PRACTICE	Submission Page Reference
19	Has a process to provide for minor routine amendments to the DCC bylaw to reflect changes in construction and other capital costs: ☒ been established? Yes ☐ not considered necessary? ☐ other?	Has Lantzville developed a process / policy?
	Why? To reflect changes in inflation or construction costs.	?
20	Has a process to provide for major amendments to the DCC bylaw, involving a full review of DCC issues and methodology, to be completed not more than once every five years: ☒ been established? Yes ☐ not considered necessary? ☐ other?	Has Lantzville developed a process / policy?
	Why? To review DCC assumptions, and account for updates to infrastructure studies; development patterns and projections; changes in reserve funds and other funding sources; update project timing and costs.	?
	Contact _____ Position _____ Phone _____ *Signed by _____ Position _____ (*Signature of the Head of engineering, finance or planning for the local government.) Signed by (second signature optional) _____ Position _____ Date _____	

MUNICIPALITY
SUMMARY OF DCCs - BYLAW NO(S).

DCC Function	Residential Single Family (per dwelling)	Residential Multi-Family (per unit)	Congregate Care (per unit)	Commercial (per m ²)	Institutional (per m ²)	Industrial (per hectare)
Roads						
Storm Drainage						
Sanitary Sewer	This table to be completed upon confirmation of proposed DCC rates					
Water						
Park Land						
Park Land Improvements						
Total						

Note: If not on a municipal-wide basis, please indicate minimum and maximum charges.

For amendment bylaw, please indicate nature of change	Existing DCC Bylaw (No.52, 2006)	Proposed DCC Bylaw
• New DCC service added	Road, Storm, Sanitary Sewer, Water, Parks	No Change
• Time horizon	10 Years	No Change
• Capital costs	\$33,751,417 (total)	\$28,934,053 (total)
• Weighting of types of development (residential, commercial, industrial, etc.)	SF, MF = Dwelling Units Congregate Care = Units Commercial = gross floor area Institutional = gross floor area Industrial = gross site area	No Change
• Potential development	SF, MF, Congregate Care, Commercial, Institutional, Industrial	Same categories but two service areas: • Village Core • Remainder of District
• Allocation of benefit between existing and potential units of development	Yes, varies by function and project	Yes, varies by function and project
• Assist factor	1%	No Change
• Inclusion of Specific Interest Charges	No	No Change
• Provide that a charge is payable where there is fewer than 4 self-contained dwelling units	Yes	No Change
• Establish an amount higher than the \$50,000 minimum provided for in the <i>Local Government Act</i> .	No	Yes Increased to \$100,000
• Is a suitable period of notification before a new DCC bylaw in effect, known as a grace period?	Yes	No Change
Other: (please list) • •		



District of Lantzville

DEVELOPMENT COST CHARGE BYLAW AMENDMENT

- DRAFT TECHNICAL REPORT -

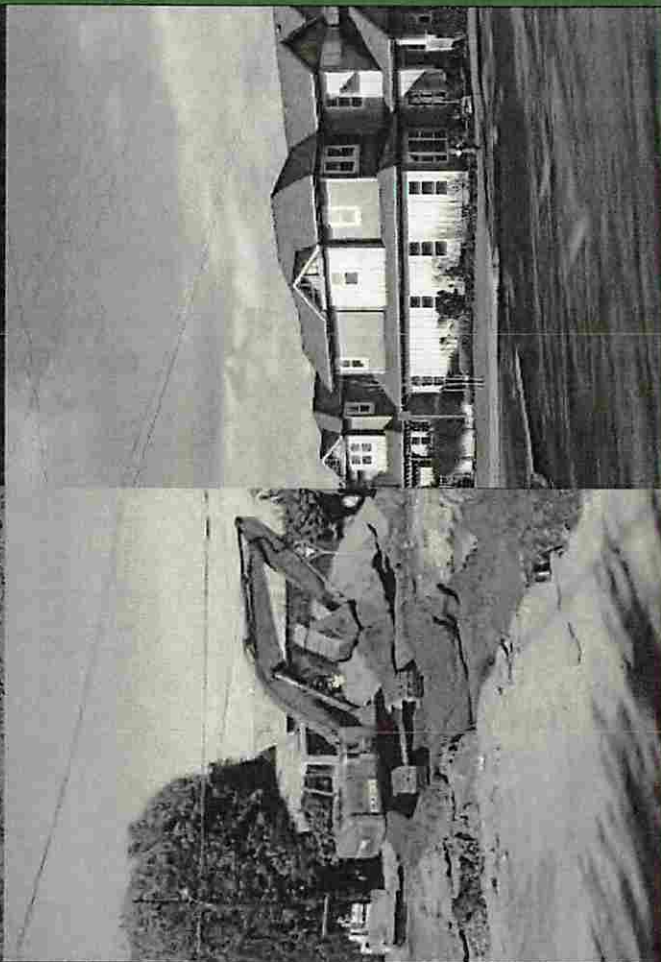
- Committee of the Whole Presentation, June 27, 2016



District of Lantzville

TECHNICAL REPORT PREPARED IN ACCORDANCE WITH BC BEST PRACTICES GUIDE

Development Cost Charge BEST PRACTICES GUIDE



BRITISH
COLUMBIA
A Ministry of Community Services

2 of 25



Type of DCC Bylaw Amendment

MAJOR (once every five years)

Full Review of:

- Growth Projections
- Completed & Proposed Projects
- Project Costs
- Project Timing
- Broad Policy Considerations
- Underlying DCC Assumptions

← THIS STUDY

MINOR (every one to three years)

Update to Reflect:

- Project costs (construction cost, land values, and government grants)

Both require Statutory Approval from the Inspector of Municipalities



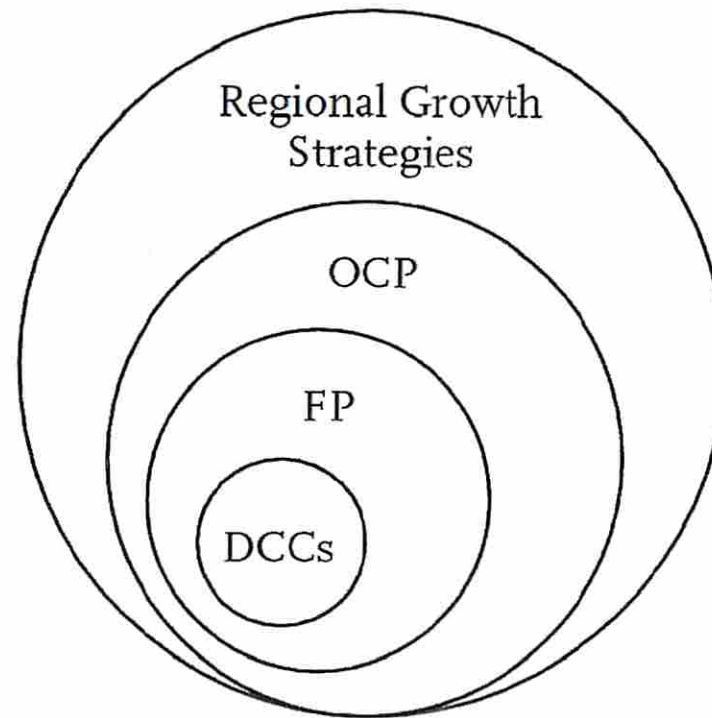
PURPOSE of DCCs

“A Development Cost Charge is a means provided by sections 932 through 937 of the *Local Government Act* to assist local governments in paying the capital costs of installing certain local government services, the installation of which is directly or indirectly affected by the development of lands and/or the alteration/extension of buildings.” (BPG, page 1.1)



DCCs and Local Government Planning

DCCs are to be integrated with (or are in response to / flow out of) other local government planning and studies.





What Qualifies as a DCC Project

“Local Government Act permits DCCs to be established for providing, constructing, altering, or expanding facilities related only to the following local government services:

- Roads (other than off-street parking);
- Sewage;
- Water;
- Drainage; and,
- Parkland acquisition and improvement.” (BPG page 1.1)



Basis of Projects Lists, Timing and Costs

- Project Lists and Costs from:
 - District of Lantzville infrastructure reports
 - planning documents
 - current DCC project lists
 - recent similar projects
 - staff knowledge

- Project Timing based on:
 - staff knowledge
 - long-range planning
 - 5 year financial plan
 - repair needs
 - timing of underground infrastructure



Project Cost Allocation

- Project Cost Paid by Two Users

Cost Paid by Each is Calculated using the Equation:

$$\boxed{\text{DCP}} = \text{PC} - \text{RF} - \text{GG} - \boxed{(\text{BEU} + \text{AF})} \leftarrow \text{EXISTING USERS}$$

Where:

$\nwarrow$ New Users (Development)

DCP = Development Cost Portion

PC = Project Cost

RF = Reserve Funds

GG = Government Grants

BEU = Benefit to Existing Users

AF = Assist Factor



DCC Calculation

- Common Unit Basis (as recommend by Best Practices Guide)

Roads

Related to estimated traffic generation per each land-use category

Storm Drainage

Related to amount of impervious area for each land-use category

Sanitary Sewer & Water

Related to demand for each land-use category

Parks

Related to service population for each land use category.

No contribution allowed from non-residential land use categories (Best Practices Guide).



DCC Calculation

- DCC's calculated using the equations:
- Total DC per Land Use =
$$\frac{\text{Development Cost Portion} * \text{Growth per Land-Use}}{\text{Total Growth}}$$
- DCC per Land Use Unit =
$$\frac{\text{Total DC per Land Use}}{\text{Total Growth per Land Use}}$$



Land Use Categories

Six Land Use Categories (same as present DCC Bylaw):

- Single Family
- Multi Family
- Congregate Care
- Commercial
- Institutional
- Industrial



Growth

- Three Growth Rates Considered:
 - Low 1.23% per year *
 - Moderate 2.5% per year
 - High 4.0% per year
- * Derived from BCStats growth forecast for RDN to Year 2026 (next 10 years).
- Moderate (2.5% per year) selected based on:
 - Known development (Foothills, Lantzville Projects)
 - Ongoing development enquiries
 - Growth occurring in neighbouring communities
 - Municipal water and sanitary sewer system capacity



Growth – population & dwelling units

Land-Use Category	Population		Capita per Dwelling Unit	Number of New Dwelling Units
	(%)	(#)		
Low Growth (1.23%)				
Single Family	80%	350	2.4	146
Multi-Family	15%	67	1.9	35
Congregate Care	5%	22	1.1	20
Total	100%	439		201

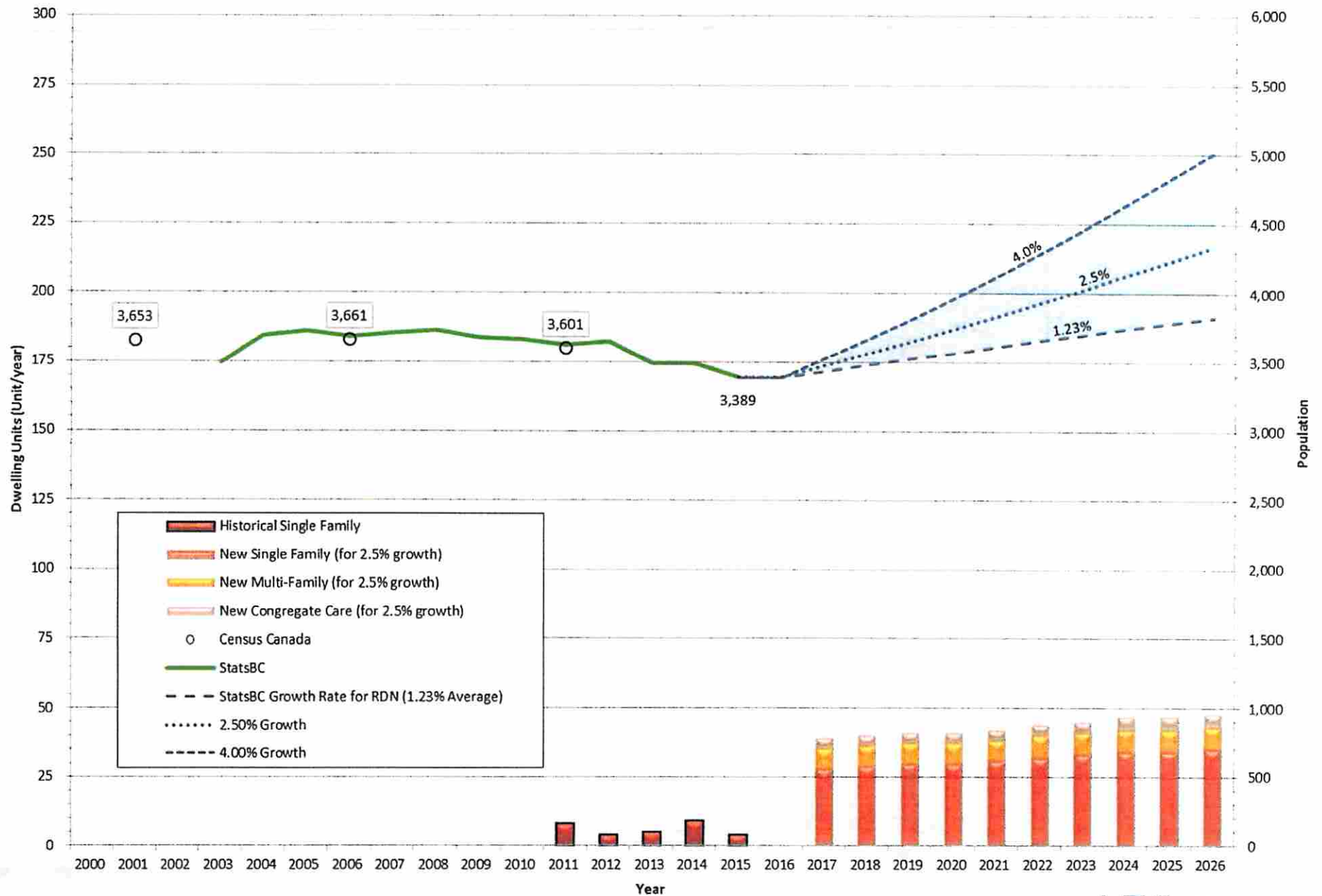
Moderate Growth (2.5%)				
Single Family	80%	758	2.4	316
Multi-Family	15%	143	1.9	75
Congregate Care	5%	47	1.1	43
Total	100%	948		434

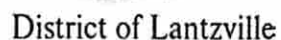
High Growth (4%)				
Single Family	80%	1,301	2.4	542
Multi-Family	15%	247	1.9	130
Congregate Care	5%	80	1.1	73
Total	100%	1,628		745



District of Lantzville

Growth – population & dwelling units





To encourage development in the Village Core area, Transportation, Drainage and Parkland DCCs are to be reduced by 30% within this area.





Growth – type, how much & where

For Moderate Growth (2.5% per year for 10 years)

Land Use	Anticipated Growth		
	Village Core	Remainder of District	Combined Total
Dwellings			
Single Family	89	207	316 lots
Multi Family	30	70	75 units
Congregate Care	43	-	43 units
Total Dwellings	162	277	434 units
Commercial/Institutional/Industrial			
Commercial	2,000	500	2,500 m ² gross floor area
Institutional		5,000	5,000 m ² gross floor area
Industrial	-	1	1 ha lot area



Current & Proposed DCCs

For 1% Assistance Factor & 30% Reduction
of Roads, Drainage, and Park for Village Core

DCC Category	Function	Proposed DCC Rates		Current DCC Rates
		Village Core	Remainder of District	
Single Family per unit	Roads	\$1,499.45	\$2,142.07	\$1,935.40
	Storm	\$1,647.72	\$2,353.89	\$2,361.66
	Sanitary	\$4,366.07	\$4,366.07	\$6,182.36
	Water	\$5,378.73	\$5,378.73	\$3,893.51
	Park	\$1,973.21	\$2,818.88	\$1,540.49
	Total	\$14,865.20	\$17,059.65	\$15,913.42
Multi-Family per unit	Roads	\$915.11	\$1,307.30	\$1,185.11
	Storm	\$1,168.66	\$1,669.52	\$1,417.00
	Sanitary	\$3,456.47	\$3,456.47	\$4,579.53
	Water	\$4,258.16	\$4,258.16	\$2,884.08
	Park	\$1,562.13	\$2,231.61	\$1,141.10
	Total	\$11,360.54	\$12,923.06	\$11,206.82
Congregate Care Facility per unit	Roads	\$318.16	\$454.52	\$408.52
	Storm	\$178.50	\$255.01	\$330.63
	Sanitary	\$2,001.12	\$2,001.12	\$2,289.76
	Water	\$2,465.25	\$2,465.25	\$1,442.04
	Park	\$904.39	\$1,291.99	\$570.55
	Total	\$5,867.42	\$6,467.87	\$5,041.50



Current & Proposed DCCs

For 1% Assistance Factor & 30% Reduction of Roads, Drainage, and Park for Village Core

DCC Category	Function	Proposed DCC Rates		Current DCC Rates
		Village Core	Remainder of District	
Commercial per m2 of gross building area	Roads	\$56.23	\$80.33	\$72.60
	Storm	\$4.12	\$5.88	\$2.55
	Sanitary	\$32.75	\$32.75	\$16.49
	Water	\$40.34	\$40.34	\$10.38
	Park	\$0.00	\$0.00	\$0.00
	Total	\$133.43	\$159.30	\$ 102.02
Institutional per m2 of gross building area	Roads	\$26.15	\$37.35	\$31.55
	Storm	\$3.02	\$4.32	\$0.43
	Sanitary	\$18.19	\$18.19	\$137.39
	Water	\$22.41	\$22.41	\$86.52
	Park	\$0.00	\$0.00	\$0.00
	Total	\$69.77	\$82.27	\$ 255.89
Industrial per ha of gross site area (1 ha = 10,000 m ²)	Roads	\$19,957.52	\$28,510.74	\$26,521.31
	Storm	\$27,462.08	\$39,231.54	\$42,509.91
	Sanitary	\$43,660.71	\$43,660.71	\$54,954.35
	Water	\$53,787.33	\$53,787.33	\$34,609.00
	Park	\$0.00	\$0.00	\$0.00
	Total	\$144,867.64	\$165,190.33	\$ 158,594.57



Existing Users Costs

With and Without Village Core DCC Reduction (30%)

Description	10 Year Total
With No Village Core Specific DCCs	\$10,352,348
With Village Core Specific DCC Reduction at 30% applied only to Transportation, Drainage & Park	\$10,528,005
Total Increase:	\$175,657

New Users (Development) Costs

$$\text{DCP} = \text{PC} - \text{RF} - \text{GG} - (\text{BEU} + \text{AF})$$

$$= \$28,934,053 - \$419,574 - \$10,550,000 - (\$10,453,687 + \$74,318)$$

$$= \$7,436,474 \quad \text{New Users (Development)}$$



DCCs for Varying Assistance Factors

Existing DCC Rates	DCC Category	Remainder of District DCCs with Assistance Factors of:			Total Decrease	
		1%	5%	10%	5%	10%
\$ 15,913.42	Single Family, per unit	\$ 17,059.65	\$ 16,394.80	\$ 15,563.75	\$ 664.84	\$ 1,495.90
\$ 11,206.82	Multi-Family, per unit	\$ 12,923.06	\$ 12,422.18	\$ 11,796.07	\$ 500.89	\$ 1,126.99
\$ 5,041.50	Congregate Care , per unit	\$ 6,467.87	\$ 6,222.43	\$ 5,915.63	\$ 245.44	\$ 552.24
\$ 102.02	Commercial, per m ²	\$ 159.30	\$ 152.94	\$ 145.00	\$ 6.36	\$ 14.30
\$ 255.89	Institutional, per m ²	\$ 82.27	\$ 79.01	\$ 74.93	\$ 3.26	\$ 7.34
\$ 158,594.57	Industrial, per ha	\$ 165,190.33	\$ 158,745.53	\$ 150,689.53	\$ 6,444.80	\$ 14,500.80

Existing DCC Rates	DCC Category	Village Core DCCs with 30% Reduction to Roads, Drainage & Parks and Assistance Factors of:			Total Decrease	
		1%	5%	10%	5%	10%
\$ 15,913.42	Single Family, per unit	\$ 14,865.20	\$ 14,295.58	\$ 13,583.57	\$ 569.61	\$ 1,281.63
\$ 11,206.82	Multi-Family, per unit	\$ 11,360.54	\$ 10,927.41	\$ 10,385.99	\$ 433.13	\$ 974.54
\$ 5,041.50	Congregate Care , per unit	\$ 5,867.42	\$ 5,647.85	\$ 5,373.38	\$ 219.58	\$ 494.05
\$ 102.02	Commercial, per m ²	\$ 133.43	\$ 128.20	\$ 121.66	\$ 5.23	\$ 11.77
\$ 255.89	Institutional, per m ²	\$ 69.77	\$ 67.05	\$ 63.66	\$ 2.72	\$ 6.11
\$ 158,594.57	Industrial, per ha	\$ 144,867.64	\$ 139,314.07	\$ 132,372.09	\$ 5,553.58	\$ 12,495.55



Existing Users Cost for Varying Assistance Factors

Assistance Factor	10 Year Cost		
	Total	Incremental Increase	Cumulative Increase
Without Village Core			
1%	\$ 10,352,348	-	-
5%	\$ 10,649,173	\$ 296,825	\$ 296,825
10%	\$ 11,020,204	\$ 371,031	\$ 667,856
With Village Core DCC Reduction of 30%			
1%	\$ 10,528,005		
5%	\$ 10,817,203	\$ 289,198	\$ 289,198
10%	\$ 11,178,700	\$ 361,497	\$ 650,695



Neighbouring Municipality DCCs

Land-Use Category	Calculation Unit	Lantzville (with 1% Assist Factor)			Current DCC Rates		
		Existing	Proposed		City of Nanaimo	City of Parksville	Town of Qualicum
			Remainder of District	Village Core			
Single Family	lot	\$ 15,913	\$ 17,060	\$ 14,865	\$ 13,788	\$ 14,490	\$ 11,773
Multi-Family	dwelling unit	\$ 11,207	\$ 12,923	\$ 11,361	-	-	-
- all densities	m ² (gross floor area)	-	-	-	\$ 82.70	-	\$ 93.43
- low density	m ² (gross floor area)	-	-	-	-	\$ 103.39	-
- high density	m ² (gross floor area)	-	-	-	-	\$ 66.46	-
Congregate Care	dwelling unit	\$ 5,042	\$ 6,468	\$ 5,867	-	-	-
Commercial	m ² (gross floor area)	\$ 102.02	\$ 159.30	\$ 133.43	\$ 70.06	\$ 94.07	\$ 82.71
Institutional	m ² (gross floor area)	\$ 255.89	\$ 82.27	\$ 69.77	\$ 70.06	\$ 100.25	-
Industrial	m ² (gross lot area)	\$ 15.86	\$ 16.52	\$ 14.49	-	-	-
	m ² (gross floor area)	-	-	-	\$ 17.90	\$ 61.18	\$ 30.58



Next Steps

- 1) Staff prepare Draft DCC Bylaw
- 2) 1st Reading of DCC Bylaw
- 3) Public Consultation/Stakeholder Input (Development Community)
- 4) Bylaw Revisions?
- 5) 2nd Reading
- 6) 3rd Reading
- 7) Draft DCC Bylaw & Supporting Documentation to Provincial Government for Review & Approval
- 8) 4th Reading
- 9) Bylaw Implementation



Grace Period & In-Stream Applications

The **“Grace Period”** serves to allow **enough time for people to be notified** of the new DCC rates BEFORE they are implemented.

Section 943 of the Local Government Act provides **“In-Stream Protection”** for a period of **12 months after the date the new DCC Bylaw is adopted** for subdivision applications for those applications which have been submitted and the fees paid,

and

for building permit, development permit, and rezoning application that have been issued or the application has been submitted and the fees paid.



Questions