District of Lantzville

Agenda for the Committee of the Whole Meeting of the District of Lantzville to be held on Wednesday, July 16, 2025, at 6:00pm in the Council Chamber, Municipal Hall - 2nd Floor, 7192 Lantzville Road, Lantzville, BC,

---

Council members may attend this meeting in person, or electronically (except for the Mayor) for a hybrid meeting (per the *Community Charter* and the Council Procedure Bylaw). For in person and hybrid meetings, the Council Chamber will be open for the public to attend. Due to limited seating, the public is encouraged to view the open portion of the meeting starting at **6:00 pm** via the livestream, and to provide verbal public input on agenda items by registering in advance using the Zoom Webinar link provided for each Council meeting event at **lantzville.ca**, written comments by **noon** the day of the meeting and emailed to **district@lantzville.ca**, or in person. Prior to attending at Municipal Hall, please self-assess to ensure you are healthy and do not attend if you are ill. Members of the public must remain seated unless invited to address Council. Meetings recorded by the District of Lantzville may be viewed on demand at **lantzville.ca**.

Public input regarding personnel matters, legal action, nominated political candidates, applications for grants in aid or public hearing topics (EXCEPT DURING THE OFFICIAL PUBLIC HEARING) will not be included or will be severed.

1. CALL TO ORDER

1-2 **2. ADOPTION OF THE AGENDA**

THAT the July 16, 2025, Committee of the Whole meeting agenda be adopted, as presented.

3. PUBLIC INPUT PERIOD

*(Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless Council resolves otherwise), and are limited to providing comment regarding items listed on the Council agenda for this meeting (**EXCLUDING PUBLIC HEARING TOPICS**). **Comments must be directed to the Chair, are not to be directed to individual Council members, staff or the audience and must not include personnel issues.***

4. NEW BUSINESS

3-82 **a) Proposed Updates to the Development Cost Charge Bylaw**
[George Robinson, Director of Planning and Community Services]

THAT the Committee of the Whole recommends that Council instructs Staff to bring forward a draft amendment to the Development Cost Charge Bylaw to add a Fire Protection Facility DCC.

THAT the Committee of the Whole recommends that Council instructs Staff to bring forward a draft amendment to the Development Cost Charge Bylaw to create an Area Specific Water DCC for the Winds (Water projects W-3 and W-4).

THAT the Committee of the Whole recommends that Council instructs staff to bring forward a draft amendment to the Development Cost Charge Bylaw to create an Area Specific Water DCC for Clark Drive (Water projects W-5 and W-6).

THAT the Committee of the Whole recommends that Council instructs staff to not include a Sanitary Sewer DCC for Phase F sewer expansion as part of amendments to the Development Cost Charge Bylaw.

5. INTRODUCTION OF LATE ITEMS(In accordance with Council Procedure Bylaw No. 141, 2020, subsection 18(8) for regular agenda)

6. INTRODUCTION OF "NOTICE OF MOTION"

7. PUBLIC CLARIFICATION*(Persons recognized by the Chair to speak must first state their name and address for the record and the agenda item regarding which they are seeking clarification (excluding public hearing topics), and may speak once for up to 2 minutes to ask clarification questions.) E.g., How did the vote go?, about technicalities – request interpretation of abbreviations or jargon, etc.*

8. ADJOURNMENT BY MAYOR

SCHEDULED MEETINGS:

July 23, 2025 @ 6:00 pm – Regular Meeting of Council
September 3, 2025 @ 6:00 pm – Regular Meeting of Council

District of Lantzville

REPORT TO COMMITTEE OF THE WHOLE

Meeting Date: June 18, 2025

SUBJECT: Proposed Updates to the Development Cost Charge Bylaw

PURPOSE

To obtain input from the Committee of the Whole regarding proposed amendments to Development Cost Charge (DCC) Bylaw.

RECOMMENDATIONS

1. **THAT** the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward a draft amendment to the Development Cost Charge Bylaw to add a Fire Protection Facility DCC.

2. **THAT** the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward a draft amendment to the Development Cost Charge Bylaw to create an Area Specific Water DCC for the Winds (Water projects W-3 and W-4).

3. **THAT** the Committee of the Whole recommends **THAT** Council instructs staff to bring forward a draft amendment to the Development Cost Charge Bylaw to create an Area Specific Water DCC for Clark Drive (Water projects W-5 and W-6).

4. **THAT** the Committee of the Whole recommends **THAT** Council instructs staff to not include a Sanitary Sewer DCC for Phase F sewer expansion as part of amendments to the Development Cost Charge Bylaw.

ALTERNATIVES AND IMPLICATIONS

The Committee of the Whole may defeat or amend the recommended motions. Motions approved by the Committee of the Whole will be brought to a regular Council meeting for review. Implications are unknown until amendments are known.

BACKGROUND

Section 559 (2) of the Local Government Act allows local governments to use DCC to assist in the payment of capital projects associated with providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and for providing and improving parkland.

The current Development Cost Charge Bylaw No. 154, 2018 is seven years old, based upon work that commenced in 2013, and advanced in 2016.

The current Bylaw encompasses all of the municipal functions for which DCCs were permitted prior to the provincial government passage of Bill 46 which provided local government with new and expanded finance tools.

Following introduction and passage of changes to Provincial legislation in Fall 2023, staff brought a report to Council regarding the new DCC provisions. At the January 10, 2024 regular Council meeting the following motion was passed:

C24-12 MOVED and SECONDED, THAT the following provincially approved Development Cost Charges be incorporated into the current review of the District of Lantzville Development Cost Charges Bylaw:
a) DCC's for subdivisions of less than four dwelling units;
b) DCC's to help pay the capital costs of the following facilities of fire protection, police, solid waste and recycling;
AND FURTHER THAT the $60,000 for this DCC review, now be funded from the Ministry of Housing Capacity Funding of $167,793 which the District will receive at the end of January 2024.

Koers Engineering was engaged to prepare a new background report to support updating the DCC Bylaw, which is included as **ATTACHMENT 1**. This report:
- incorporates fire protection facilities as a new DCC category,
- reviews current applicable projects for all functions over the next 20 years,
- develops current estimated costs for each project,
- estimates growth in each of the various development (land-use) types,
- calculates updated charges for each DCC land-use category.

ATTACHMENTS

1. Development Cost Charge Bylaw Update Technical Report – May 23, 2025 Koers Engineering
2. DCC Calculations for Various Sanitary & Water Servicing Scenarios – June 2, 2025 Koers Engineering

DISCUSSION

DCCs represent a part of the funding required to construct capital projects. The remainder of the required funding will come from the District at large (tax payers), contributions through development and possibly from senior government by way of infrastructure grant funding program, if or when they are available, and for which the District's project(s) qualify for and are approved. The District's contribution takes into account the benefit to the existing users of the municipal systems and provides an additional assistance factor to the development's share of the project costs as per the provincial government's DCC Best Practice Guide.

PROPOSED AMENDMENTS & RATIONALE

AMENDMENT 1 – Fire Protection Facilities DCC

The Local Government Act allows local governments to include capital costs related to providing, constructing, altering or expanding fire protection and police facilities. In this respect, eligible capital costs may include the construction of facilities but do not include vehicles, personal protective equipment, or other related gear or equipment.

Plans have been developed for a new combined Firehall and Public Works Building with a gross floor area of 2,040 m2. In accordance with Bill 46, DCCs can be imposed only in relation to growth induced needs for fire protection facilities, i.e., the proposed firehall

portion of the building. The estimated cost for the construction of the firehall portion of the building was established in a Class D estimate which was prepared in 2022.

Koers has included background information and analysis for this DCC in Section 12 of their report, **ATTACHMENT 1**. Staff are recommending inclusion of a Fire Protection Facility DCC in the updated DCC bylaw.

AMENDMENT 2 - Area Specific Water DCC for the Winds (Water projects W-3 and W-4)

During the formulation of the District of Lantzville's Water Master Plan (WMP), the Winds Residential Area, along with the Fernmar and Clark Drive areas (in no particular order), were identified as high priorities for future water expansion.

When funding became available through the Investing in Canada Infrastructure Program – Green Infrastructure - Environmental Quality program, Council approved the submission of an application for the Lantzville Water Servicing to the Existing Winds Residential Area.

In the original grant application, the project was estimated to cost $7,819,100, with 73.33% ($5,733,746) covered through the grant, and the additional ($2,106,200) to be borrowed through temporary borrowing, with the borrowed amounts to be recovered by a local service tax. The District was successful in obtaining a grant.

A loan authorization bylaw to cover the 26.67% of local funding received three readings in 2022 and was subsequently amended in 2023 to show an estimated increased overall project cost of $8,434,054. In June 2024, the estimated cost for the project was increased to $9,296,506 with $3,598,388 in costs borne by residents of the local area service.

This amount translated into approximately $25,521 up front or estimated at $1,405 annually over thirty years per connection, along with a Water Connection Permit Application Fee of $5,912.26 and an Inspection Fee of $200.00, and any additional costs to hook the water service up to the municipal system.

On July 17, 2024, a Council-initiated Petition Against process began, and impacted property owners were given until 4:00 pm on August 27, 2024, to submit an Elector Response Form. Residents in favour were not required to take any action, and residents not in favour were required to submit a valid Elector Response Form.

At the conclusion of the Petition Against process, a total of 97 property owners petitioned against the project. This represented 67% of the assessed value and 71% of the assessed parcels that would be subject to the local service tax. As a result, the project as planned did not move forward.

The current Development Cost Charges (DCC) Bylaw includes a watermain extension project for the Northwinds/Southwinds area, based on 90 per cent benefit to existing users.

An Area Specific Water DCC is proposed as an additional funding source to off-set the costs to existing residents in the Winds area, based on a 58 per cent benefit to existing residents due to the inclusion of additional growth in the area specific DCC.

Koers has included background information and analysis for this DCC in Scenario 2 of their report, **ATTACHMENT 2**. Staff are recommending inclusion of a Area Specific Water DCC for the Winds (Water projects W-3 and W-4) in the updated DCC bylaw.

AMENDMENT 3 - Area Specific Water DCC for Clark Drive (Water projects W-5 and W-6)

During the formulation of the District of Lantzville's Water Master Plan (WMP), the Winds Residential Area, along with the Fernmar and Clark Drive areas (in no particular order), were identified as high priorities for future water expansion.

The current Development Cost Charges (DCC) Bylaw includes a watermain extension project for the Clark area, based on 85 per cent benefit to existing users.

An Area Specific Water DCC is proposed as an additional funding source to off-set the costs to existing residents in the Winds area, based on a 51 per cent benefit to existing residents due to the inclusion of additional growth in the area specific DCC.

Koers has included background information and analysis for this DCC in Scenario 3 of their report, **ATTACHMENT 2**. Staff are recommending inclusion of a Area Specific Water DCC for the Winds (Water projects W-5 and W-6) in the updated DCC bylaw.

AMENDMENT 4 - Sanitary Sewer DCC for Phase F sewer expansion

Phase F sanitary sewer system expansion is currently included in the list of projects in the District's 2018 sanitary sewer DCC calculation.

Council's Strategic Priorities, 2023 – 2026 do not include sanitary sewer system expansion. This item was removed from the Strategic Priorities by Council in Spring 2024. Staff are not currently working on any expansion projects for the sanitary sewer system.

With the removal of the Phase F project, there would be no Sanitary Sewer DCCs. Scenario 1 in **ATTACHMENT 2** goes over the proposed removal of the Phase F project.

Next Steps

Staff will bring a draft version of the bylaw to Council following approval or amendment of the recommended motions. Once Council has a chance to review the draft bylaw, staff will conduct a public engagement and consultation process. The Council report will include a recommendation that Council instructs staff to schedule a public engagement process. A public engagement report would be presented to Council prior to approval of the new DCC bylaw. The Koers Background Report included as **ATTACHMENT 1** reviews the Bylaw approval process in Section 2.3 of the report.

1. Strategic Plan Objectives

The proposed amendments are supported by the following 2023-2026 Council Strategic Priorities:

1. High-quality neighbourhood planning
2. Environment first: acquisition of parkland and greenspace; green infrastructure; environmental asset management

20. Road upgrades

22. Water expansion

2. Policy

None other than those already discussed.

3. Resources

Staff time to update bylaws and conduct required public consultation. Ongoing staff time to assess DCCs on new subdivision and building permit applications as they arise.

4. Financial/Budget Implications

DCCs represent an important funding source to ensure adequate infrastructure is provided to the community.

5. Sustainability Implications

DCC contribute to the funding of green and grey infrastructure and ensure that growth is financially and environmentally sustainable.

Prepared by:

George Robinson, Director of Planning and Community Services

Date: June 11, 2025

Prepared by:

Glenn Morphy, Director of Public Works

Date: June 11, 2025

REVIEWED WITH:			
☒ Corporate Administration	☐ Fire Rescue	☒ Public Works/Engineering	☐ RCMP
☒ Financial Services	☒ Planning	☐ Solicitor	☐ Committee:

COUNCIL AGENDA INFORMATION:		
Meeting Type	**Date**	**Agenda Item #**
Committee of the Whole	June 18, 2025	

Location: T:\DISTRICT OF LANTZVILLE\Council Meetings\Reports to Council\2025\20250618 COW\DCC Background Report\DCC Background COTW Report.docx

Attachment 1

DEVELOPMENT COST CHARGE BYLAW No. 154 (2018) UPDATE

TECHNICAL REPORT

MAY 23, 2025

KOERS
& ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

KOERS
& ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

PO BOX 790
194 MEMORIAL AVENUE
PARKSVILLE, BC V9P 2G8
Phone: (250) 248-3151
Fax: (250) 248-5362
www.koers-eng.com

May 23, 2025
2251-05

District of Lantzville
7192 Lantzville Rd
PO Box 100
Lantzville, BC V0R 2H0

Attention: **Mr. George Robinson, MCIP, RPP**
Director of Planning & Community Services

Re: **District of Lantzville**
DCC Technical Report Update

We are pleased to provide an electronic (pdf) copy of our report entitled: "**District of Lantzville Development Cost Charges Bylaw No. 154 (2018) Update, Technical Report, May 23, 2025"**.

This is a **major update** to the 2018 DCC technical report that was used by the District in the development of the current DCC Bylaw (No 154, 2018).

In response to the passage of Bill 46 earlier this year by the of the provincial government, the number of DCC categories has increased from five (5) to six (6), with the addition of the category, Fire Protection Facilities. The DCC categories are:

- Transportation
- Water
- Storm Drainage
- Parks & Open Space
- Sanitary Sewer
- Fire Protection Facilities

The land-use categories remains unchanged from the current six (6) categories:

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

This technical report and the calculations within have been prepared in accordance with the Development Cost Charge Best Practices Guide published by the BC Ministry of Community Services (now the Ministry of Municipal Affairs).

The DCCs are based on the development growth projections over the coming 20 years including those in the *Interim Housing Needs Report – District of Lantzville, November 2024*. Over the next twenty years, the following residential and non-residential growth is projected to occur:

- 676 Single Family
- 164 Multi-Family
- 300 Congregate Care

…/2

District of Lantzville
Mr. George Robinson

Non-residential development is anticipated to consist of:

- 35,500 m^2 of Commercial floor space,
- 10,730 m^2 of Institutional floor space, and
- 4.5 ha of Industrial development.

The cost of the infrastructure projects for the next 20 years totals $78.3 million and financed as follows:

Revenue Source	Total Amount	
Current DCC Reserves	$ 2,735,299	3 %
New Development	$ 31,879,013	41 %
Existing Users	$ 37,991,242	49 %
Government Grant (Water)	$ 5,733,746	7 %
Total Expenditures	$ 78,339,300	100 %

Thank you for the opportunity to be of service to the District of Lantzville on this interesting assignment.

Do not hesitate to contact us to discuss any matter in greater detail or if we can be of further assistance.

Yours truly,

KOERS & ASSOCIATES ENGINEERING LTD.

Chris Holmes, P.Eng.
Senior Project Engineer

Rob Hoffman, P.Eng.
Project Manager

Permit to Practice No. 1001658

Enclosure

Development Cost Charge Bylaw Update Technical Report

Table of Contents

Page

Covering Letter

Table of Contents i

1 INTRODUCTION 1

1.1 Background 1
1.1.1 Existing DCC Bylaw & Bill 46 1
1.1.2 Funding Growth 1
1.1.3 Need for DCC Update 1

1.2 Acknowledgements 1

2 BYLAW DEVELOPMENT & IMPLEMENTATION OVERVIEW 2

2.1 Purpose of DCCs 2
2.2 Waivers, Reductions & Exemptions 3
2.2.1 Waivers & Reductions 3
2.2.2 Exemptions 4
2.3 Bylaw Approval Process & Stakeholder Input 5
2.4 Service Area & Time Frame 5
2.5 Recoverable Costs 6
2.6 Municipal Assist Factor 6
2.7 Bylaw Administration 6
2.7.1 Time of Collection 7
2.7.2 Separate Accounts 7
2.8 Grace Period & In-Stream Applications 7
2.8.1 Subdivision Applications 8
2.8.2 Building and Development Permits & Rezoning Applications 8
2.9 Credits, Rebates & Latecomers Agreement 8
2.9.1 Credits 8

2.9.2 Rebates 9
2.9.3 Latecomers Agreement 9
2.10 Amendment Process (Minor vs Major) 9
2.11 Incorporation of Bill 46 10

3 DCC CATEGORIES 11

4 DEVELOPMENT GROWTH PROJECTION 12
4.1 Service Area & Time Frame 12
4.1.1 Service Area 12
4.1.2 Time Frame 12
4.2 Historic Population 12
4.2.1 Census Canada 12
4.2.2 BCStats 12
4.3 Future Population 13
4.4 Dwelling Units 14
4.4.1 Historic 14
4.4.2 Projected 15
4.5 By Land Use 16

5 PROJECT COST ALLOCATION 17
5.1 Introduction 17
5.2 Project Costs 17
5.2.1 Basis of Cost Estimates 17
5.2.2 Timing of Cost Estimates 17
5.2.3 Long-Term Debt Interest 18
5.3 Government Grants 18
5.4 Benefit to Existing Users 18
5.5 Municipal Assist Factor 18
5.6 DCC Reserve Funds 19

6 DCC CALCULATION METHOD 20
6.1 Common Unit 20

7 TRANSPORTATION DCCs 21
7.1 Proposed Projects 21
7.2 Calculation Unit 21
7.3 Cost Charge Calculation 22

8 STORM DRAINAGE DCCs 23

8.1 Proposed Projects 23
8.2 Calculation Unit 23
8.3 Cost Charge Calculation 24

9 SANITARY SEWER DCCs 25
9.1 Proposed Projects 25
9.2 Calculation Unit 25
9.3 Cost Charge Calculation 26

10 WATER SYSTEM DCCs 27
10.1 Proposed Works 27
10.2 Calculation Unit 27
10.3 Cost Charge Calculations 27

11 PARKS & OPEN SPACE DCCs 28
11.1 Proposed Works 28
11.2 Calculation Unit 28
11.3 Cost Charge Calculations 28

12 FIRE PROTECTION FACILITIES DCCs 29
12.1 Proposed Works 29
12.2 Calculation Unit 29
12.3 Cost Charge Calculations 30

13 SUMMARY OF DCCs 31
13.1 Summary 31

TABLES

Table 1 - Current & Proposed DCC Categories 11
Table 2 - Historic Population, 2006 - 2023 13
Table 3 - Projected Population, 2024 - 2044 14
Table 4 - Number of Dwelling Units, 2006 - 2023 14
Table 5 - Projected Number of Dwelling Units, 2024 - 2044 15
Table 6 - Projected Development Growth by Land-Use 16
Table 7 - DCC Reserve Funds Balance 19
Table 8 - Land-Use Traffic Generation Summary 21
Table 9 - Transportation DCCs ..... after 22
Table 10 - Land Use Impervious Area Summary 24
Table 11 - Storm Drainage DCCs ..... after 24
Table 12 - Sanitary Sewer Equivalent Population Demand Summary 26

Table 13 - Sanitary Sewer DCCs ..... after 26
Table 14 - Water Equivalent Population Demand Summary 27
Table 15 - Water DCCs ..... after 27
Table 16 - Parks & Open Space Equivalent Population Demand Summary 28
Table 17 - Parks & Open Space DCCs ..... after 28
Table 18 - Fire Protection Facilities Space Equivalent Population Demand Summary 29
Table 19 - Fire Protection Facilities DCCs ..... after 30
Table 20 - DCC Summary, Proposed & Current ..... after 31
Table 21 - Existing Users Annual Cost Summary ..... after 31

FIGURES

1 - Population, Historic & Projected, 2001 - 2044 ..... after 13
2 - Dwelling Units, Historic & Projected, 2001 - 2044 ..... after 15

DRAWINGS

2251-01 DCC Project Locations: Road & Storm
2251-02 DCC Project Locations: Sanitary, Water, & Fire Protection

APPENDICES

A Ministry Submission Summary Checklist

1 INTRODUCTION

1.1 Background

1.1.1 Existing DCC Bylaw & Bill 46

The District of Lantzville's current Development Cost Charge (DCC) Bylaw (No. 154, 2018) was adopted in January 2019. The Bylaw encompasses all of the municipal functions for which DCCs were permitted prior to the provincial government passage of Bill 46 last year which provided local government with new and expanded finance tools. This includes three new categories of infrastructure: fire protection facilities; police facilities; and solid waste and recycling facilities. Bill 46 also enables local governments to collect and use DCCs to finance their portion of highway facilities that are cost shared with the provincial government.

1.1.2 Funding Growth

The funding required to construct capital projects to accommodate growth comes from three sources:

- DCCs applied to development,
- District of Lantzville property owners, and
- possibly from senior government by way of infrastructure grant funding programs, if or when they are available, which the District's project(s) qualify for and are approved.

1.1.3 Need for DCC Update

The findings in this report result from the District's need for a major update in response to:

- it has been 5 years since the DCCs we last reviewed,
- some DCC projects have been completed,
- the addition of a new infrastructure category, fire protection facilities, is proposed.

This report:

- incorporates fire protection facilities as a new DCC category,
- reviews current applicable projects for all functions over the next 20 years,
- develops current estimated costs for each project,
- estimates growth in each of the various development (land-use) types,
- calculates updated charges for each DCC land-use category.

1.2 Acknowledgements

We gratefully acknowledge with thanks the assistance provided by District of Lantzville staff during the course of data collection, analyses, and report preparation.

2 BYLAW DEVELOPMENT & IMPLEMENTATION OVERVIEW

2.1 Purpose of DCCs

Development Cost Charges (DCCs) are intended to facilitate development by providing a method to finance capital projects related to roads, drainage, sewerage systems, waterworks, and parks. They are enacted by local government bylaw, pursuant to the *Local Government Act*, RSBC 2015, c. 1., Sections 558 through 570 which are under Part 14 – Planning and Land Use Management and Division 19 – Development Cost Recovery.

Section 559 (2) of the *Local Government Act* allows local governments to use DCC to assist in the payment of capital projects associated with providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and for providing and improving parkland.

DCCs are monies collected from developments to offset some of the infrastructure expenditures incurred to service the needs of the development while not adversely affecting existing users. The remainder of the required funding will come from the District users (taxpayers) and possibly from senior government by way of infrastructure grant funding programs, if or when they are available and for which District project(s) qualify for and are approved.

DCCs allow monies to be pooled from many developments so funds can be raised to construct the necessary services in an equitable manner. Those who will use and benefit from the projects should pay infrastructure costs. Recognizing that costs should be shared amongst benefiting parties, a breakdown between existing users and new development should be provided.

The *Development Cost Charge - Best Practices* Guide (BPG), March 2025 is a publication by the BC Ministry of Housing & Municipal Affairs. The objective of the BPG is to standardize general practices in the formation and administration of DCC bylaws, while allowing flexibility to meet specific needs as allowed by the *Local Government Act*. The BPG consists of the following two sections:

Section 1

A guidebook for councillors and administration staff responsible for developing and adopting policies.

Section 2

A technical manual detailing procedures and calculations for the technical personnel who will carry out the DCC calculations and prepare the bylaw.

DCC bylaws must be approved by the provincial government's Ministry of Community, Sport and Cultural Development. The Ministry has indicated that expedient approval of DCC bylaws will be received when prepared in accordance with the BPG. To assist Ministry

staff in the review of the proposed DCC bylaw, a Ministry Submission Summary Checklist is included in the BPG. A copy of the checklist is included in this report in **Appendix A**. It requires finalization before attaching it to the bylaw approval package to be submitted to the Inspector of Municipalities.

DCCs are to be developed in accordance with the *Local Government Act*. The BPG is based on six principles which are recommended to be followed in the development of a DCC Bylaw:

Integration	A DCC program is subordinate to the broader goals of a community.
Benefiter Pays	Infrastructure costs should be paid by those who will use and benefit from the installation of such systems.
Fairness and Equity	Costs should be distributed between existing users and new development in a fair manner.
Accountability	All information on which DCC's are based on should be accessible and understandable by stakeholders.
Certainty	The DCC program should provide both stable charges and orderly construction of infrastructure.
Consultative Input	Must provide adequate opportunity for meaningful and informed input from the public and other interested parties.

Maintenance & Rehabilitation Projects

Maintenance and rehabilitation of existing infrastructure (e.g., street repairs; watermain flushing; and storm and sanitary main cleaning or repairs), and replacement due to age are not included in DCCs as per the BPG.

2.2 Waivers, Reductions & Exemptions

Section 561 and 563 of the Local Government Act (LGA) describes circumstances when a development can have DCCs waived or reduced or are exempt from paying. A brief overview of each is presented below.

2.2.1 Waivers & Reductions

The Local Government Act, Division 19 – Development Costs Recovery, Section 563 provides municipal governments with the ability to waive or reduce DCCs within a broad range of one or more of the following classes of "eligible developments":

(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; and

(d) a development that is designed to result in a low environmental impact.

If waivers and/or reductions are to be provided, the local government bylaw:

(a) must establish what constitutes an eligible development or class of eligible development for the purposes of one or more categories of eligible development,

(b) must establish the amount or rates of reduction for an eligible development, which may be different for different categories of eligible development,

(c) may establish the requirements that must be met in order to obtain a waiver or reduction and the conditions on which such a waiver or reduction may be granted

The BPG states "the intent of the legislation is that the cases where the DCC is waived or reduced, the amount waived is to be entirely supported by the existing development."

By providing a waiver or reduction, council is signaling that this specific type of development is encouraged and financially supported by the local community.

2.2.2 Exemptions

The Local Government Act, Part 14, Division 19 – Development Costs Recovery, Section 561 describe circumstances when development is exempt from paying DCCs. These specific cases are:

(1) where a building permit authorizes the construction, alteration, or extension of a building, or part of a **building which is solely for public worship** such as a church;

(2) when a DCC 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

(5) where a building permit is issued for the construction, alteration, or extension of a building that:

a. contains fewer than 4 self-contained dwelling units **(see clarification note below)**, and

b. be put to no other use than the residential use in those dwelling units:

(7) the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if:

a. each unit is no larger in area than 29 m^2 (square metres) **(see clarification note below)**, and

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

(9) where the value of the work covered by the building permit does not exceed $50,000 **(see clarification note below)**; and

Clarification Note:
With regards to the DCC exemptions for less than four dwelling units, Section 561 (6) and (11) provides local government with the flexibility to require payment of DCCs for a building permit that contains fewer than 4 self-contained dwelling units.

With regards to the DCC exemptions for self-contained dwelling units no larger in area of 29 m^2, Section 561 (8) and (11) provide local government with the flexibility to increase the size of the area, subject to maximum value that may, by regulation, be established by the minister.

With regards to the DCC exemptions for a building permit not exceeding $50,000, Section 561 (10) and (11) provide local government with the flexibility to set a higher value, subject to maximum value that may, by regulation, be established by the minister.

2.3 Bylaw Approval Process & Stakeholder Input

When a DCC bylaw is implemented or amended, developers or those parties paying DCCs will be affected by the new charges. The BPG recommends a suitable period of notification before the new or amended DCC bylaw is in effect. This is known as a "Grace Period" (see Section 2.8 for further discussion). Newspaper articles and notices, information circulars, and verbal communications should be provided to the residents, taxpayers, and land developers, so they are aware of the proposed update, the anticipated charges, and the approximate timing of the new/amended bylaw's implementation.

The BPG recommends opportunities for stakeholder input be provided at two points during DCC bylaw development:

i before first reading by the Council

ii before third reading by the Council

In addition, a public information meeting is recommended between the second and third readings of the bylaw, such that stakeholders can be involved in any revision(s) of the bylaw, and concerns arising from the public meeting can be considered in any revision(s).

2.4 Service Area & Time Frame

DCC are to be charged on either a **'municipal wide'** or '**area specific'** basis. The composition of the DCC program and the resulting charges can vary significantly between the two options, which can be summarized as follows:

i A **municipal wide** DCC applies the same rate for a particular type of land use regardless of the location of any specific development.

ii An **area specific** DCC divides the District into separate areas based on specific features such as geographic boundaries or a municipal service boundary.

When developing the bylaw, an appropriate time frame for the DCC program has to be considered. The DCC can be established on either a "**build-out**" or "**revolving**" basis. These are defined as:

i **Build-out** applies to the construction of all necessary infrastructure to accommodate development to the full extent of the Official Community Plan, which generally has a long-term time horizon of 20 to 25 years.

ii **Revolving** applies to construction of the necessary infrastructure to accommodate development for a defined period of time, such as five, 10 or 15 years. A number of revolving time windows would be required to reach the OCP build-out.

2.5 Recoverable Costs

The BPG states recoverable DCC costs should be clearly identified in the DCC documentation and must be consistent with Ministry provisions.

Ministry policy does not consider inflation and long-term debt financing eligible for DCC recovery. However, Section 566(2)(d) of the *Local Government Act* does allow funds in DCC reserve accounts to be used to pay for the interest and principal on a debt resulting from DCC project costs.

2.6 Municipal Assist Factor

Section 559 (2) of the *Local Government Act* states the purpose of DCCs is to provide funds to "assist" local government in paying the costs of infrastructure. By not allowing 100% of the growth-related costs to be charged to new developments, the legislation implicitly requires an "assist factor". This assist factor is separate from the allocation of project costs between new development and existing users, which is considered on a project specific basis.

The assist factor chosen reflects the District's desire to encourage development, and is largely a political decision. Most DCC bylaws use assist factors in the 1% to 10% range. The *Local Government Act* requires a minimum 1% assist.

2.7 Bylaw Administration

Once the Inspector of Municipalities has granted statutory approval of the DCC bylaw and the Board has adopted it, ongoing administration will be required. This will involve collection of charges, monitoring and accounting, credits and rebates, and the process for bylaw amendment.

2.7.1 Time of Collection

Section 559 (1) of the *Local Government Act* states DCCs are payable at either the time of subdivision approval or at issuance of building permit. The BPG recommends charges be applied as follows:

i **Single Family** - At the subdivision approval stage, per building parcel being created, and upon the issue of building permit authorizing the construction, alteration or extension of a building that will contain fewer than four residential units.

ii **Multi-Family** - Either at the subdivision approval stage for each dwelling unit permitted to be constructed pursuant to zoning, or upon issue of building permit per dwelling being built.

iii **Commercial/Institutional** - Upon issue of building permit based on square metre of gross building area.

iv **Industrial** - Upon issue of building permit based on hectares of lot area under development.

2.7.2 Separate Accounts

Section 566 (1) of the Act stipulates DCCs shall be deposited in a separate special DCC reserve fund. The monies collected (together with reserve fund interest) shall then be used to pay for the capital projects within the DCC program. DCC accounts should be set up in a manner that allows easy reporting of:

i how much money has been collected from DCCs

ii the amount of government grants, if any, received towards the capital DCC projects

iii amounts designated as DCC “credits” or “rebates”

iv the amount of funds representing the District’s share of project costs in the DCC program

v interest earned

vi under/overages

vii identification of completed projects

2.8 Grace Period & In-Stream Applications

When a DCC bylaw is implemented or amended, it affects those parties paying DCCs. The BPG recommends a suitable period of notification before a new DCC bylaw is in effect. This is known as a “Grace Period”.

The “Grace Period” should not be confused with “In-Stream Protection”. The “Grace Period” serves to allow enough time for people to be notified of the new DCC rates as related to building permit applications. “In-Stream Protection” seeks to provide stability

for developers with an application in process during the introduction or amendment of DCCs provided the application meets certain time criteria as noted below.

2.8.1 Subdivision Applications

Section 511 of the *Local Government Act* provides "In-Stream Protection" for a subdivision application for a 12-month period after the DCC Bylaw is adopted if:

i An application for a subdivision of land within a municipality has been submitted to a designated municipal officer and the applicable subdivision fee has been paid before the bylaw was adopted.

unless the applicant agrees in writing that the bylaw should have effect.

2.8.2 Building and Development Permits & Rezoning Applications

Section 568 of the *Local Government Act* provides "In-Stream Protection" for building permits as well as for "precursor applications" for a building permit, a development permit and a rezoning application if:

i A building permit authorizing that construction, alteration or extension is issued within 12 months of the date the DCC bylaw is adopted.

ii A precursor application to that building permit is in-stream on the date the DCC bylaw is adopted.

unless the applicant for that building permit agrees in writing that the bylaw should have effect.

2.9 Credits, Rebates & Latecomers Agreement

There are no specific references to "DCC credits" or "DCC rebates" in the *Local Government Act*. The intent of Section 565 is that developers providing trunk services beyond the local servicing needs of the development shall have those costs deducted from the applicable DCCs payable. To implement the provisions of the legislation, the concepts of a "DCC Credit" and a "DCC Rebate" are introduced.

Policies regarding when the District should offer a "DCC Credit" versus a "DCC Rebate" should be carefully considered. In either case, the DCC accounting system should allow credits and rebates to be monitored and tracked.

2.9.1 Credits

The DCC program is compiled to service new development in an orderly manner. A situation is likely to arise where a developer desires to proceed with a development before the required trunk services are installed in that area. This type of development can be considered to be "out of sequence". If the District cannot afford the financial burden of additional infrastructure requirements, the Approving Officer would decline the development for the present time. Alternatively, the developer can construct the necessary trunk services, in advance of the proposed timing. In this case, the "out of sequence" development would be offered a DCC credit, where the cost of constructing the

required trunk works is deducted from the amount of DCCs that would have otherwise been payable.

The DCC credit cannot exceed the amount of DCC payable. Should the developer submit a development by phases, each phase will be reviewed independently.

2.9.2 Rebates

The DCC program allows for facility oversizing for cost recovery, that is the difference in the capital cost between a local service and a trunk service that is 'oversized' to service lands/facilities beyond the services for each phase required for the local development area(s).

Should a developer wish to proceed with a development before the trunk services fronting his property are installed, the District may allow the developer to construct the necessary portion of the works to a trunk. The District would then offer a DCC rebate for the incremental portion of the cost beyond the local requirement. The incremental cost portion is the cost for the 'oversizing' of the service. The rebate cannot exceed the amount of the DCC payable. Should the developer submit a development by phases, each phase will be reviewed independently.

2.9.3 Latecomers Agreement

Where a development constructs trunk works which benefit other development(s), the oversizing costs may be considered for inclusion in a Latecomers Agreement if the project is not a DCC project because it is not within the service area for which DCCs are applied. The agreement would be in accordance with the provisions of the *Local Government Act*. In this scenario, the development would be responsible for setting up the agreement and the costs associated to do so. The agreement would be administered by the District.

2.10 Amendment Process (Minor vs Major)

The average cost of a typical unit of development should not change significantly over time except for the effects of inflation or changes in standards, provided development projections are accurate. However, periodic revision(s) of the OCP, the District's financial situation, changing infrastructure needs, and other factors affecting new development that are beyond the District's control, will require amendments to the DCC Bylaw. In general there are two levels of amendments; **minor** and **major.**

A **minor amendment** is generally associated with an updating based on changes in construction costs and inflationary effects. This type of bylaw amendment requires provincial statutory approval, but due to its nature is anticipated to receive expeditious Ministry approval. This amendment should be carried out no more than once a year and perhaps once every two to three years.

A **major amendment** involves a full review of the DCC methodology, including:

i Underlying DCC assumptions

ii Broad policy considerations

iii Updated development projections

iv DCC program costs

v Timing of proposed capital works

vi Addition of new projects to the DCC program, when necessary

vii Removal of completed projects or that are no longer required

In accordance with the BPG recommendation, the major amendment to the DCC bylaw should be completed once every five years.

2.11 Incorporation of Bill 46

The passage of Bill 46 by the provincial government provided local government with new and expanded finance tools. With respect to DCCs, it created three new categories of infrastructure for which DCCs can be applied:

- fire protection facilities
- police facilities
- solid waste and recycling facilities.

In addition, Bill 46 enables local governments to collect and use DCCs to finance their portion of highway facilities that are cost shared with the provincial government.

The province has noted that the addition of any new category in a DCC bylaw is considered to be a **major amendment** to the bylaw.

3 DCC CATEGORIES

Non-residential land uses are categorized separately from residential land use for DCC bylaws. In order to keep the number of designated land uses at a practical level, it is normal practice to consider the groupings under residential, commercial, industrial, and institutional categories.

The District's current six (6) DCC categories based on land-use will remain unchanged as shown in **Table 1**.

Table 1 - Current & Proposed DCC Categories

DCC Category	Current Bylaw	Proposed Update
Single Family Residential	✓	✓
Multi-Family Residential	✓	✓
Congregate Care	✓	✓
Commercial	✓	✓
Institutional	✓	✓
Industrial	✓	✓

The definition of each in the current DCC Bylaw is summarized below:

Single Family Residential: The residential use of a lot that contains one building for a single dwelling unit, but which may include a secondary suite.

Multi-Family Residential: The use of land for a building consists of two or more dwelling units, excluding Single Family Residential building with a secondary suite, or a Congregate Care Use or Institutional Use.

Congregate Care: Assisted living facilities, long-term care facilities, and nursing homes.

Commercial: Use of land or buildings for retail, hotel, tourist and resort accommodation, office, personal or professional services, restaurant, recreation or entertainment and other uses engaged for commercial purposes, excluding, Congregate Care, Industrial or Institutional use.

Institutional: Use of land or a building or other structure for a school, college, childcare, hospital, library, museum, cemetery, crematorium, mausoleum, civic assembly, marina, jail or correctional facility, and similar purposes, but does not include Congregate Care use.

Industrial: Any industrial use of land or buildings, including but not limited to use of and related to co-generation, manufacturing, processing, assembling, fabricating, servicing, testing, repair, storing, transporting, warehousing; the distribution of goods, materials or things, wholesaling by distributing merchandise from the lot where it is sold, and accessory offices.

4 DEVELOPMENT GROWTH PROJECTION

4.1 Service Area & Time Frame

4.1.1 Service Area

Existing Bylaw
The District's current DCC Bylaw applies DCCs on a '**municipal wide'** basis. This means the same rate is applied for a particular type of land-use regardless of its location within the District.

Proposed Bylaw
DCCs are to be calculated on a **'municipal wide'** basis.

4.1.2 Time Frame

Existing Bylaw
The DCC rates in the District's current DCC Bylaw are calculated based on a '**revolving'** basis, using a 20-year period. This means DCCs are based on the construction of the infrastructure needed to accommodate development over a 20-year period.

Proposed Bylaw
A 20 year (Year 2024 to Year 2044) **'revolving'** basis is to be used for this DCC update.

4.2 Historic Population

4.2.1 Census Canada

The District's population increased from 3,605 to 3,817 (an increase of 212: almost 6%) from 2016 to 2021. The equates to increase of 42 people per year (1.18%/year). This compares to the stagnant to slight population decline the District had experienced for the previous 15-year period; 2001 to 2016.

The population increase of the past five years is the result of several factors, including:

- Construction of the 1st phases of the Foothills Development
- Construction of the interconnection to the City of Nanaimo water system, completed 2018
- Construction of Phase 3 of the District's sanitary sewer collection system expansion, completed 2021
- Development of undeveloped residential lots and a few subdivisions

4.2.2 BCStats

Annual population estimates for municipalities are published by BCStats on the BC government website.

BCStats population estimates are generally higher when compared to Census Canada population counts, as BCStats includes an allowance for census undercount.

Table 2 presents the BCStats annual population estimate and the Census Canada population counts since 2006. The population data is graphically shown in **Figure 1**.

Table 2 - Historic Population, 2006 - 2023

Year	BCStats		Census Canada	
	Population Estimate	5 Year Increase or (Decrease)	Population Count	5 Year Increase or (Decrease)
2006	3,745	-	3,661	-
2007	3,749	-	-	-
2008	3,731	-	-	-
2009	3,763	-	-	-
2010	3,742	-	-	-
2011	3,631	-114	3,601	-60
2012	3,607	-	-	-
2013	3,629	-	-	-
2014	3,649	-	-	-
2015	3,637	-	-	-
2016	3,747	116	3,605	4
2017	3,746	-		
2018	3,818	-		
2019	3,825	-		
2020	3,864	-		
2021	3,901	154	3,817	212
2022	3,984	-	-	-
2023	4,099	-	-	-

4.3 Future Population

BCStats, publishes a forecast of future population growth for the next 20 to 25 years for each municipality and regional district. The population forecast uses the Component/Cohort-Survival method which ages the population while applying births, deaths, and migration forecasts by age. The forecasts are based on past trends which are modified to account for possible future changes. The growth projections are updated annually.

As shown in **Table 3**, BCStats projects the District's population over the next 20 years will increase by 199 capita. This is graphically shown in **Figure 1**.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

District of Lantzville
Population, Historic & Projected
2001 - 2044

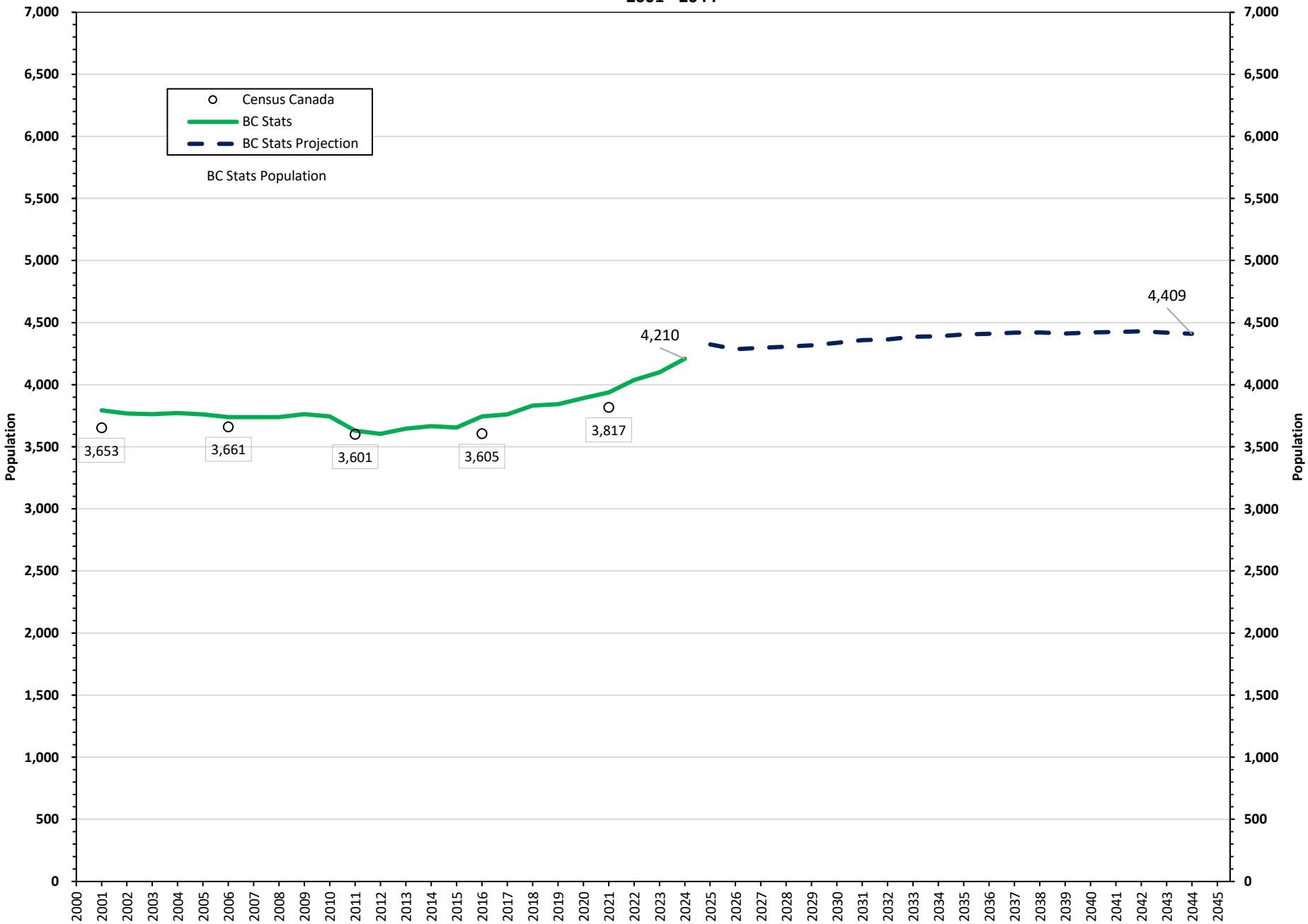


 FIGURE 1

Table 3 - Projected Population, 2024 - 2044

Year	BC Stats Population Projections *
2024	4,210
2029	4,316
2034	4,389
2039	4,411
2044	4,409
20 Year Increase (2024 – 2044)	**199** < 5 %

Notes:

* BCStats data release date: Feb 4, 2025

4.4 Dwelling Units

4.4.1 Historic

The estimated number of dwelling units for municipalities are published annually by BCStats on the BC government website. Census Canada publishes the total number of private dwelling as well as the number of private dwellings occupied by usual residents.

Table 4 presents the BCStats annual number of households and the Census Canada dwelling counts and capita per dwelling unit since 2006. The population data is graphically shown in Figure 2.

Table 4 - Number of Dwelling Units, 2006 - 2023

Year	Dwelling Units		Capita/Dwelling Unit	
	BCStats	Census Canada (1)	BCStats (2)	Census Canada (3)
2006	-	1,420	-	2.58
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	1,496	1,463	2.43	2.46
2012	1,469	-	-	-
2013	1,492	-	-	-
2014	1,495	-	-	-
2015	1,499	-	-	-
2016	1,514	1,452	2.47	2.48
2017	1,527	-	-	-

Year	Dwelling Units		Capita/Dwelling Unit	
	BCStats	Census Canada (1)	BCStats (2)	Census Canada (3)
2018	1,560	-	-	-
2019	1,574	-	-	-
2020	1,615	-	-	-
2021	1,598	1,520	2.46	2.51
2022	1,641	-	-	-
2023	1,691	-	-	-

Notes:

1 Census Canada: private dwellings occupied by usual residents.

2 Derived from annual population estimate (**Table 2**) divided by annual number of dwelling units.

3 Derived from population count (**Table 2**) divided by the number of private dwellings occupied by usual residents.

4.4.2 Projected

Number of dwelling units projected to be required over the next 20 years were obtained from two separate sources:

- BC Stats dwelling unit projections to Year 2046.
- 5 Year and 20 Year dwelling unit projections for the District of Lantzville as presented in the report titled *Interim Housing Needs Report, District of Lantzville, November 2024* by Deloitte for the Regional District of Nanaimo.

The projected total number of dwelling units in five-year increments to Year 2044 from these two sources is presented in **Table 5** and graphically in **Figure 2**.

Table 5 - Projected Number of Dwelling Units, 2024 - 2044

Year	Total Dwelling Units Projections	
	BCStats	Deloitte *
2024	1,726	-
2029	1,752	+286
2034	1,812	-
2039	1,845	-
2044	1,861	+840
20 Year Increase (2024 – 2044)	**135** 8 %	**840** 49 %

Notes:

* 5 Year local housing need total of 286 comprised of 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4+ Bedrooms housing types.

20 Year local housing need total of 840 comprised of the same four (4) housing types.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

District of Lantzville
Dwelling Units, Historic & Projected
2001 - 2044

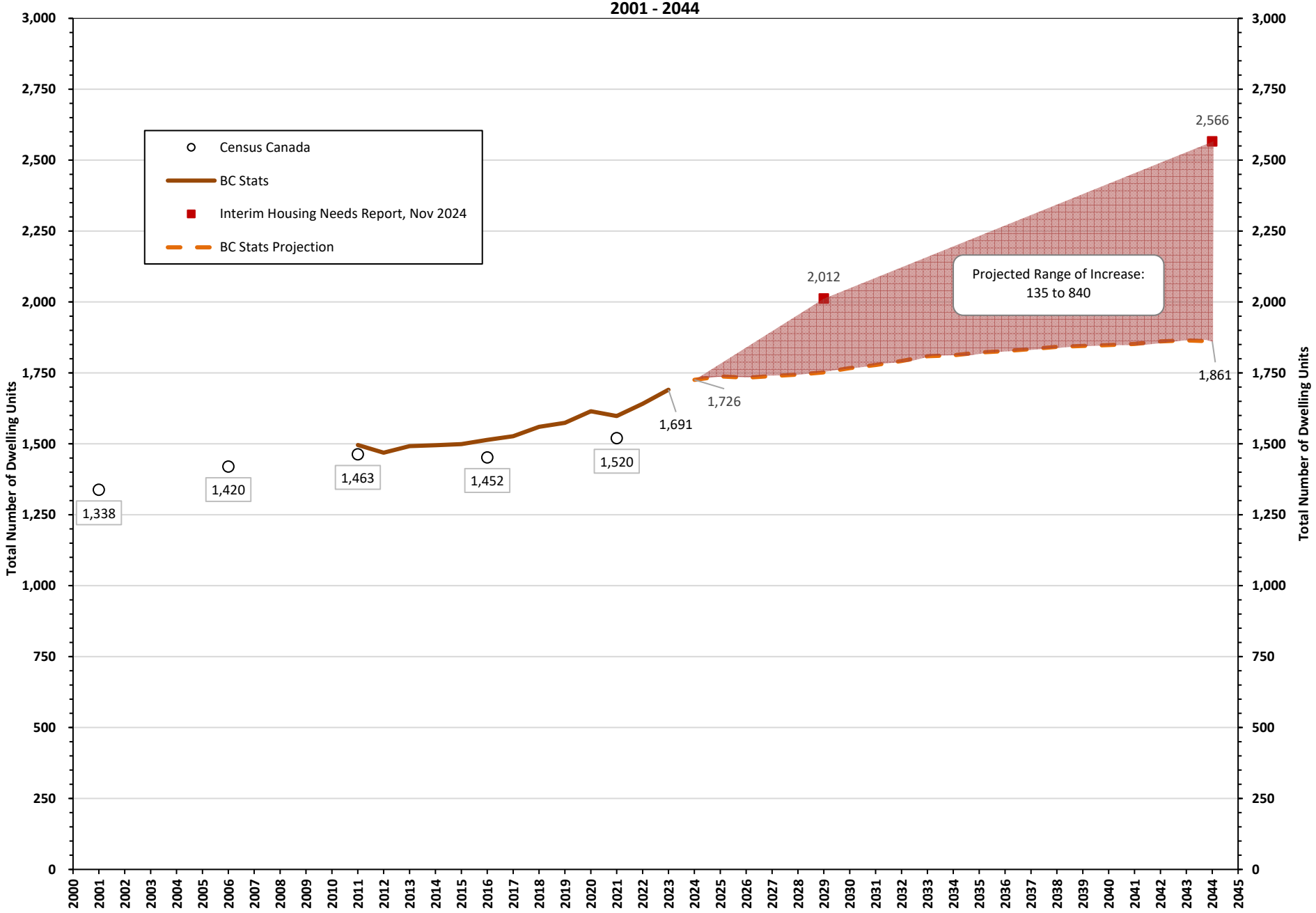


FIGURE 2

For this report, the Interim Housing Needs Report projections have been applied for residential development.

4.5 By Land Use

A summary of the projected growth over the next 20 years for each of the proposed DCC categories is presented in **Table 6**.

Table 6 - Projected Development Growth by Land-Use

Land-Use	Amount	Units
Single Family	676 [1]	Lots
Multi-Family	164 [1]	Units
Congregate Care	300 [2]	Units
Commercial	35,500 [3]	m^2 of gross floor area
Institutional	10,730 [4]	m^2 of gross floor area
Industrial	4.5 [5]	ha, total lot area

Notes:

1 Based on *Interim Housing Needs Report, District of Lantzville, November 2024* for Nanaimo Regional District by Deloitte.

2 The provincial government has announced the plan for the construction of a 300 unit long-term care facility in Lantzville.

3 Based on input from District Staff.

4 Based on input from District Staff. Includes allowance for expansion of the Aspengrove School (pre-school to grade 12 International Baccalaureate) school is looking to expand its facility.

5 Based on input from District Staff. Includes growth for Public Utility zoned land.

5 PROJECT COST ALLOCATION

5.1 Introduction

With the establishment of a list of capital projects and their estimated construction costs, the portion of the project cost attributed to development is calculated using the equation:

DCP = PC – GG – BEU – AF – RF

Where:

DCP = Development Cost Portion
PC = Project Cost
GG = Government Grants
BEU = Benefit to Existing Users
AF = Assist Factor
RF = Reserve Funds

A discussion on each category and the amounts used in this study is presented below. The District's contribution to the DCC projects consists of:

i Total Capital Cost Attributed (Benefit) to Existing Users (BEU)
ii Assist Factor (AF)
iii portion of costs associated with developments exempt from DCCs (see previous discussion under Section **2.2 Exemptions, Waivers & Reductions**)

5.2 Project Costs

5.2.1 Basis of Cost Estimates

Except were noted otherwise, no preliminary or detail engineering design work has been completed, and as such, the costs in this report are **Class D** estimates (±50%) as defined by Engineers & Geoscientists BC as:

> "An estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects."

5.2.2 Timing of Cost Estimates

The estimates are in 2024 dollars as of April 2025 when the Engineering News Record Construction Cost Index (ENR CCI) was 13,798 and the local (Mid Vancouver Island) construction marked was considered to be active.

5.2.3 Long-Term Debt Interest

Interest on long-term debt has not been included in any of the project costs.

5.3 Government Grants

Government grants, including Federal/Provincial infrastructure funding programs and Provincial revenue sharing programs, can no longer be relied upon to provide significant funding for all types of capital improvement projects. Some grants are available for projects, particularly those which contribute towards improved public health and water quality considerations, but sporadically for other priorities. When awarded, senior government grants can provide:

- A significant portion of study cost recovery.
- Provincial government funding up to 80% of a project cost.
- A total of 2/3rds combined assistance under Infrastructure Funding Programs supported through joint Federal/Provincial agreements.

For the purposes of this report only the grant funding the District has been awarded for the extension of the water system to the Winds Area has been included.

In recent years given the financial constraints of the federal and provincial government and the demand on the gas tax revenue program administered by the Union of BC Municipalities these grants are becoming more difficult to obtain. However, the District should continue to make every effort to obtain financial assistance toward key eligible projects as funding programs become available.

5.4 Benefit to Existing Users

Capital costs for DCC calculations must be net costs. It is recognized that most improvements within the system provide a benefit to the existing residents and users.

The percentage benefit to existing users estimated for each project has been made. The cost for each project applicable to existing users is then deducted from the project cost, after government grants are deducted, to calculate the allowable DCC recoverable portion of the project.

5.5 Municipal Assist Factor

Section 559 (2) of the *Local Government Act* states the purpose of DCCs is to provide funds to “assist” local government in paying the costs of infrastructure. By not allowing 100% of the growth-related costs to be charged to new developments, the legislation implicitly requires an “assist factor”. This assist factor is separate from the allocation of project costs between new development and existing users, which is considered on a project specific basis.

Most DCC bylaws use assist factors in the 1% to 10% range. Under certain conditions, the

assist factor is adjusted to maintain DCC rates within a perceived affordable level. When the economy is slow, a higher assist factor, such as 10%, can be used to encourage new development. With a very healthy development climate, a low assist factor, such as 1% is considered appropriate.

A 1% assist factor has been chosen for all projects.

5.6 DCC Reserve Funds

The reserve funds are the total amounts that have been collected from development and not yet spent on DCC projects. These amounts are deducted in the DCC calculation. **Table 7** lists fund balance in each of the District's DCC category as of December 31, 2024.

Table 7 - DCC Reserve Funds Balance

DCC Category	Reserve Fund Balance $
Roads	$ 298,159.76
Storm Drainage	$ 363,165.64
Sanitary Sewer	$ 645,111.39
Water	$ 905,571.27
Parks	$ 523,291.04
Fire Protection Facilities	$ none

6 DCC CALCULATION METHOD

6.1 Common Unit

The BPG recommends DCCs be calculated using a common unit basis for each municipal service (roads, storm drainage, sanitary sewer, waterworks and parks). To meet this requirement, the following common unit was applied to each land use for each municipal service:

Roads
Costs are related to estimated traffic generation as defined by the number of Average Vehicle Trips Ends (AVTE) on weekdays for each land-use category.

Storm Drainage
Costs are related to the amount of impervious area for each land-use category.

Water
Costs are related based on per capita demand for each land-use category based on water meter reading data and equivalent population per land-use. A separate allowance for exterior water demand based on land-use has been accounted for with each land-use category.

Sanitary Sewer
Costs are related using an equivalent population demand, which is based on average densities and usage for each land-use category.

Parks
Costs are related using equivalent population based on average densities for each residential land-use category. No contribution for commercial, institutional, industrial land-use categories are allowed, in accordance with the BPG.

Fire Protection Facilities
Costs are related using equivalent population based on average densities for each land-use category.

7 TRANSPORTATION DCCs

7.1 Proposed Projects

The proposed road projects consist of those from the existing DCC Bylaw that have not yet been carried out and in part are based on the *District of Lantzville Transportation Review March 2013* by Boulevard Transportation Group.

The location of each road project is presented on **drawing 2251-01**.

Road DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

7.2 Calculation Unit

Road DCCs were calculated using the Average Vehicle Trip Ends (AVTE) on weekdays for each land-use category as published in the Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition. The resulting total traffic generated by new development is presented in **Table 8**.

Table 8 - Land-Use Traffic Generation Summary

Land Use Category	ITE Code	Estimated New Development	Average Vehicle Trip End (per unit)	Traffic Generation (Total Trip Ends)
Single Family	210 (1)	676 units	9.52	6,436
Multi Family	230 (2)	164 units	5.81	953
Congregate Care	253 (3)	300	2.02	606
Commercial	770, 820, 826 (4)	35,500 m^2	0.357	12,674
Institutional	520 (5)	10,730 m^2	0.166	1,781
Industrial	130, 150, 151 (6)	4.5 ha	126.71	570
			Total Traffic Generation	**23,020**

Notes:

1 The designation for ITE category 210 is Single Family Homes.

2 The designation for ITE category 230 is Residential Condo/Townhouse.

3 The designation for ITE category 253 is Congregate Care Facility.

4 For Commercial there are a large number of categories in the manual. To best reflect the District of Lantzville type commercial conditions, an average approach was used. Three categories were used:

- Business Park (770) AVTE = 0.134 per m^2
- Shopping Center (820) AVTE = 0.460 per m^2
- Speciality Retail Centre (826) AVTE = 0.477 per m^2

For a Design AVTE = 0.357 per m^2

5 The designation for ITE category 520 is Elementary School.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers
P.O. Box 790, 194 Memorial Ave. Ph: 250-248-3151
Parksville, BC V9P 2G8 www.koers-eng.com Fax: 250-248-5382

STRAIT OF GEORGIA

FLEET PT.

PRIVATE RD

SABRE RD

DAWN RD

LISA LANE

PRIVATE ROAD

BAYVIEW PARK DR.

FAWN DR.

JOHNSTON LANE (PRIVATE)

ALISON ROAD

NORTH RD

EST ROAD

SHANNON ROAD

PLOVER RD

BENMULLION ROAD

7780

ALDERBROOK DR.(PRIVATE)

LANTZVILLE ROAD

MOERCHER RD

AATS RD

NANOOSE INDIAN RESERVE

HIGHWAY 19

R-16

R-23

SUPERIOR ROAD

WILSON RD

7542

R-22

SUPERIOR RD

HARLEY DR

BELTRAM PL

VANDENHOECK RD

R-21

R-12

SUPERIOR ROAD

VAL-MAR ROAD

WESTWIND DR

EASTWIND DR

NORTHWIND DRIVE

SOUTHWIND DRIVE

RONALD ROAD

LORENZEN LANE

R-4

SUPERIOR ROAD

NORMABEL DRIVE

DOUMONT MARSH

SYWASH RIDGE ROAD

HOBSON'S ROAD

STONE ROAD

KNARSTON CREEK

SD-14

R-8

VENTURE RD

CAL RD

SUNBURY RD

SUNBURY PL.

PETERSON ROAD

SEBASTION RD

HAIL RD.

R-9

ISLAND ROAD

MRUS DR.

PETRUS PL.

THORNTON RD

GEISER PL

CHATAWAY PL.

HEGER PL

SLOGAN DRIVE

MARI RD.

LYNN DR.

WILLARD DRIVE

ROSSITER AVENUE

JOEL WAY

LANCEWOOD AVE

HARBOR RD.

BROOKSTONE RD.

ELLESMERE DR.

TWEEDSMUIR RD.

TREMBLAY RD.

LANGREST TERR

McGILL RD.

LANTZVILLE SCHOOL RD.

SD-13

SD-10

SD-5

SD-6

SD-7

R-5

DICKINSON RD

LUCAS LANE

LANGREN RD.

JACK'S ROAD

CAILLET ROAD

OAK ROAD

STRAIT RD.

WYRON RD

PARSON RD

SAVOY CRESC

SD-1

R-6

DICKINSON RD

LEASIDE PL

OWEN RD

JENNA DR.

NESTOR WAY

ROSALYN CRES

WAYNE PL

R-13 HARBY ROAD EAST

HARBY ROAD WEST

INDUSTRIAL RD

WAGE ROAD

R-18

FOREST TERR

R-15

HARWOOD DRIVE

R-14

ELIZABETH WAY

R-10

ANDREA CRES.

SD-12

SD-11

MARY RD.

METRO RD.

R-20

SD-11

R-2

PHILIP ROAD

RONALD ROAD

WAGE RD.

R-17

EDEN RAILWAY

SD-2

STRONG ROAD

RILEY ROAD

LANTZVILLE ROAD

OWEN RD.

HIGHWAY 19

SD-8

SD-9

CLARK DRIVE WEST

BLACKMON DR.

CREEK

SCOOTS

DOVER RD

FERNMAR ROAD

CLARK CRESCENT

ACADEMY ROAD

R-3

AULDS RD

HASE PL

R-7

ALDER RD

SD-3

CLARK DR EAST

SD-4

ELM RD

FRONT

DAVE PL

CUL-DE-SAC

NEW

ARBUTUS CRES

R-19

PHANTOM RD

R-11

HOPES PL

MANHATTEN WAY

ROYAL DR.

REGIONAL DISTRICT OF NANAIMO

DISTRICT OF LANTZVILLE

CITY OF NANAIMO

GALLOWAY MARSH

COPLEY BROOK

OLD LOGGING ROAD

METRAL CREEK

GREEN LAKE

REGIONAL DISTRICT OF NANAIMO

DISTRICT OF LANTZVILLE

CITY OF NANAIMO

LEGEND

- PROJECT NUMBER
- SD-3 — STORM DRAIN
- STORM CULVERT
- RIGHT-OF-WAY REQUIRED
- STORM WATER DETENTION WORKS
- R-9 — ROAD

PROJECT NO.	2251
DRAWN	–
DESIGNED	CH
DATE	MAY 23, 2025
SCALE	N.T.S.

CLIENT

DISTRICT OF LANTZVILLE

PROJECT

DEVELOPMENT COST CHARGE 2025 STUDY

TITLE

DCC PROJECT LOCATIONS (ROAD AND DRAINAGE)

DRAWING No.	REV.	SHEET
2251-01	–	1/2

File: 2251-01 & -02, March 28, 2025.dwg Plot Time: May 23, 2025 – 1:53pm User: rcave

6 For Industrial, an averaging approach was also applied to best reflect industrial development conditions in Lantzville. Three categories were used:

- Industrial Park (130) AVTE = 151.15 per hectare
- Warehousing (150) AVTE = 41.42 per hectare
- Mini-Warehouse (151) AVTE = 87.55 per hectare

For a Design AVTE = 126.71 per hectare

7.3 Cost Charge Calculation

Table 9 - Transportation DCCs lists all applicable projects and costs, and the resulting net DCC recoverable amount after subtraction of the DCC Reserve fund balance.

The DCC per average vehicle trip end (DCC per AVTE) is calculated by dividing the DCC recoverable amount by the Total Traffic Generation of 23,020.

The Road DCC per land-use is arrived at by multiplying the DCC unit cost per AVTE by the Average Vehicle Trip End per land-use.

Project Description							Total Expenditure	Govern't Grant	Net Expenditure	Benefit to Existing Users	Net Expenditure - Benefit to Existing Users	1% Assist Factor	Existing User Cost	Recoverable DCC
Project No.	Road Name	Length (m)	Width (m)	Thickness (mm)	Existing Material	Unit Cost ($/m2)	($)	($)	($)	($)	($)	($)	($)	($)
R - 1	Aulds Rd (Ware Rd to south of Elm Rd)	630	**8**	75	Hot Mix	145	730,800		730,800	511,560	219,240	2,192	513,752	217,048
R - 2	Philip Rd	300	**9**	50	Hot Mix	110	297,000		297,000	237,600	59,400	594	238,194	58,806
R - 3	Aulds Rd (Philip Rd to Harwood Dr)	200	**8**	75	Hot Mix	145	232,000		232,000	92,800	139,200	1,392	94,192	137,808
R - 4	Lorenzen Lane	720	6	50	Hot Mix	110	475,200		475,200	237,600	237,600	2,376	239,976	235,224
R - 5	Dickinson Rd (Lavender Rd to Myron Rd)	330	7	75	Hot Mix	145	334,950		334,950	133,980	200,970	2,010	135,990	198,960
R - 6	Dickinson Rd (Myron Rd to Shook)	940	7	75	Hot Mix	145	954,100		954,100	381,640	572,460	5,725	387,365	566,735
R - 7	Alger Rd	505	7	50	Hot Mix	110	388,850		388,850	252,753	136,098	1,361	254,113	134,737
R - 8	Venture Rd	130	6	50	Hot Mix	110	85,800		85,800	64,350	21,450	215	64,565	21,236
R - 9	Leland Rd	560	7	50	Hot Mix	110	431,200		431,200	301,840	129,360	1,294	303,134	128,066
R - 10	Andrea Crescent (west of Philip)	330	7	50	Hot Mix	110	254,100		254,100	190,575	63,525	635	191,210	62,890
R - 11	Phantom Rd (Chip Seal)	640	6	50	Cold Mix	50	192,000		192,000	144,000	48,000	480	144,480	47,520
R - 12	Superior Rd (Northwind Rd to Vandenhoek Rd)	850	**8**	75	Hot Mix	145	986,000		986,000	493,000	493,000	4,930	497,930	488,070
R - 13	Harby Road East	780	7	50	Hot Mix	110	600,600		600,600	450,450	150,150	1,502	451,952	148,649
R - 14	Andrea Crescent (south of Harwood Dr)	330	7	50	Hot Mix	110	254,100		254,100	228,690	25,410	254	228,944	25,156
R - 15	Harwood Drive (west of Elizabeth Way)	400	7	50	Hot Mix	110	308,000		308,000	277,200	30,800	308	277,508	30,492
R - 16	Lantzville Rd (Dover Rd to Hwy 19)	5,400	7	75	Hot Mix	145	5,481,000		5,481,000	2,740,500	2,740,500	27,405	2,767,905	2,713,095
R - 17	Ware Rd (Philip to Hwy 19)	720	7	75	Hot Mix	145	730,800		730,800	292,320	438,480	4,385	296,705	434,095
R - 18	Ware Rd (Hwy 19 to Lantzville Rd)	720	7	75	Hot Mix	145	730,800		730,800	292,320	438,480	4,385	296,705	434,095
R - 19	Aulds Rd (Elm to Clarke Dr)	1,025	**8**	75	Hot Mix	145	1,189,000		1,189,000	832,300	356,700	3,567	835,867	353,133
R - 20	Philip Rd (Forest Turn to Andrea Cres)	690	7	50	Hot Mix	110	531,300		531,300	371,910	159,390	1,594	373,504	157,796
R - 21	Harby Road West & Vandenhoek Road	810	7	50	Hot Mix	110	623,700		623,700	436,590	187,110	1,871	438,461	185,239
R - 22	Superior Rd (Vandenhoek Rd to Hwy 19)	240	7	75	Hot Mix	145	243,600		243,600	121,800	121,800	1,218	123,018	120,582
R - 23	Superior Rd (Lantzville Rd to Hwy 19)	810	7	75	Hot Mix	145	822,150		822,150	411,075	411,075	4,111	415,186	406,964
R - 24	Transportation Master Plan Update						100,000		100,000	50,000	50,000	500	50,500	49,500
R - 25	DCC Study Update						15,000		15,000	3,750	11,250	113	3,863	11,138
						Totals	**$16,992,050**		**$16,992,050**	**$9,550,603**	**$7,441,448**	**$74,414**	**$9,625,017**	**$7,367,033**

DCC Reserve Fund Total	**$298,160**
Net DCC Recoverable (Total - Reserves)	**$7,068,873**
Total Average Vehicle Trip Ends (TAVTE)	**23,020**
DCC Charge per Average Vehicle Trip End (DCC ÷ TAVTE)	**$307.08**

DCC Category	New Development (Quantity)	(Unit)	AVTE per Unit	Traffic Generation (total trip ends)
Single Family	676	lots	9.52	6,436
Multi-Family	164	dwelling units	5.81	953
Cong. Care	300	dwelling units	2.02	606
Commercial	35,500	m^2 of gross building area	0.357	12,674
Institutional	10,730	m^2 of gross building area	0.166	1,781
Industrial	4.5	ha of gross site area	126.71	570
		Total Average Vehicle Trip Ends:		23,020

DCC Category	AVTE per Unit	x	DCC per AVTE	DCC CHARGE
Single Family	9.52	x	$307.08	**$2,923**
Multi-Family	5.81	x	$307.08	**$1,784**
Cong. Care	2.02	x	$307.08	**$620**
Commercial	0.357	x	$307.08	**$109.60**
Institutional	0.166	x	$307.08	**$51.00**
Industrial	126.71	x	$307.08	**$38,910**

Notes:

1. The projects listed include those from the 2018 DCC Study that have not yet been carried out.
2. Unit costs derived from District of Lantzville road reconstruction/upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

8 STORM DRAINAGE DCCs

8.1 Proposed Projects

The proposed storm drainage projects consist of those from the existing DCC Bylaw that have not yet been carried out and are consistent with the *District of Lantzville Storm Drainage Study, March 2007* by Koers & Associates Engineering Ltd.

The location of each drainage project is presented on **drawing 2251-01**.

Storm DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

8.2 Calculation Unit

The need for storm drainage work is related to the runoff generated from development. The volume and intensity of the runoff is in direct response to the amount of impervious area, including the construction of roads, driveways, parking areas, sidewalks and buildings.

For this study, storm drainage DCCs were calculated based on the amount of impervious area for each land use category. An Equivalent Drainage Unit (EDU) was calculated for each land-use with a Single Family Residential unit being the base unit.

Single Family
For Single Family Residential, an average density of six to seven lots per hectare, or 1,500 m^2 per unit is assumed. The District's zoning bylaw allows for 35% building coverage. Accounting for driveways and outbuildings, the average impervious area per lot is estimated at 40%, creating 600 m^2 of impervious area per unit. Using a 90% impervious factor creates 540 m^2 of impervious area per lot.

Multi-Family
For Multi-Family Residential, an average density at 20 units per hectare, or 500 m^2 per unit is assumed. The District's zoning bylaw (CD 24) allows for 80% building coverage. Accounting for on-site parking and walkways, the average impervious area per unit is estimated at 85%, creating 425 m^2 of impervious area per unit. Using a 90% impervious factor creates 383 m^2 of impervious area per unit.

Congregate Care
For Congregate Care Facility, an average density of 100 units per hectare, or 100 m^2 per unit is assumed. The District's zoning bylaw (PU1) allows for 50% building coverage. Accounting for on-site parking and walkways, the average impervious area per unit is estimated at 65%, creating 65 m^2 of impervious area per unit. Using a 90% impervious factor creates 58.5 m^2 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 m^2 of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 1.35 m^2 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 m^2 of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 0.99 m^2 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 m^2 of impervious area per ha.

The total impervious area created by new development is presented in **Table 10**.

Table 10 - Land Use Impervious Area Summary

Land Use Category	Estimated New Development	Per Unit Impervious Area, m^2	Total Impervious Area, m^2
Single Family	676 units	540	365,040
Multi Family	164 units	383	62,812
Congregate Care	300	58.5	17,550
Commercial	35,500 m^2	1.35	47,925
Institutional	10,7300 m^2	0.99	10,623
Industrial	4.5 ha	9,000	40,500
	Total Impervious Area, m^2		**544,450**

8.3 Cost Charge Calculation

Table 11 - Storm Drainage DCCs 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 Net DCC Recoverable by the Total Impervious Area of 544,450 m^2.

The Storm Drainage DCC per land-use is arrived at by multiplying Per Unit Impervious Area for each land-use by the DCC Per Impervious Area for each land-use.

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 11

STORM DRAINAGE DCCs

Date: May 23, 2025

File: 2251

Project No.	Basin	Description Location	Upgrade Type	Exist. Dia. (mm)	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
SD - 1	Bloods Cr	Dickinson Rd	Culvert Upgrade	800 x 1,800	400,000		400,000	240,000	160,000	1,600	241,600	158,400
SD - 2	Bloods Cr	Lantzville Rd	Culvert Upgrade	1,100 x 1,800	375,000		375,000	225,000	150,000	1,500	226,500	148,500
SD - 3	Bloods Cr	Alger Rd	Culvert Upgrade	1,200	200,000		200,000	100,000	100,000	1,000	101,000	99,000
SD - 4	Bloods Cr	Clark Dr East	Culvert Upgrade	1,200	200,000		200,000	100,000	100,000	1,000	101,000	99,000
SD - 5	Jacks Rd	Dickinson Rd	Culvert Upgrade	750	295,000		295,000	88,500	206,500	2,065	90,565	204,435
SD - 6	Jacks Rd	Caillet Rd to McGill Rd	R/W Agreements		50,000		50,000	45,000	5,000	50	45,050	4,950
SD - 7	Jacks Rd	Jacks Rd & Calliet Rd	Drainage Bypass: 460 m of 1,200 mm		1,150,000		1,150,000	575,000	575,000	5,750	580,750	569,250
SD - 8	Jacks Rd	Clark Dr West at Ware Rd	Culvert Upgrade	600	225,000		225,000	112,500	112,500	1,125	113,625	111,375
SD - 9	Jacks Rd	E&N Railway at Ware Rd	Culvert Upgrade	1,000	250,000		250,000	125,000	125,000	1,250	126,250	123,750
SD - 10	Huddlestone Rd	Rossiter Ave / Lancewood Ave	Drainage Enclosure: 630 m of 1050 mm		1,386,000		1,386,000	693,000	693,000	6,930	699,930	686,070
SD - 11	Huddlestone Rd	Harwood / Andrea / Philip	Drainage Enclosure: 1,240 m of TBD		2,480,000		2,480,000	1,240,000	1,240,000	12,400	1,252,400	1,227,600
SD - 12	Huddlestone Rd	Andrea Cres	Detention Pond Storage Improvements		450,000		450,000	225,000	225,000	2,250	227,250	222,750
SD - 13	Sebastion Rd	Lantzville Rd at Harper Rd	Culvert Upgrade	600	250,000		250,000	125,000	125,000	1,250	126,250	123,750
SD - 14	Knarston Cr	Stone Rd Area	Retention Pond		300,000		300,000	90,000	210,000	2,100	92,100	207,900
SD - 15	Storm Drainage Master Plan Update				150,000		150,000	75,000	75,000	750	75,750	74,250
SD - 16	DCC Study Update				15,000		15,000	3,750	11,250	113	3,863	11,138
			Totals		**8,176,000**	**$0**	**$8,176,000**	**$4,062,750**	**$4,113,250**	**$41,133**	**$4,103,883**	**$4,072,118**

DCC Reserve Fund Total	**$363,166**
Net DCC Recoverable (Total - Reserves)	**$3,708,952**
Total Impervious Area, m^2	**544,450**
DCC per m^2 of Impervious Area	**$6.81**

DCC Category	New Development (Quantity)	(Unit)	Per Unit Impervious Area m^2	Total Imp. Area m^2
Single Family	676	lots	540	365,040
Multi-Family	164	dwelling units	383	62,812
Cong. Care	300	dwelling units	58.5	17,550
Commercial	35,500	m^2 of gross building area	1.35	47,925
Institutional	10,730	m^2 of gross building area	0.99	10,623
Industrial	4.5	ha of gross site area	9,000	40,500
		Total Impervious Area, m^2:		544,450

DCC Category	Per Unit Imp. Area, m^2	x	DCC per m^2 of Imp Area	DCC CHARGE
Single Family	540	x	$6.81	**$3,679**
Multi-Family	383	x	$6.81	**$2,609**
Cong. Care	59	x	$6.81	**$399**
Commercial	1	x	$6.81	**$9.20**
Institutional	1	x	$6.81	**$6.70**
Industrial	9,000	x	$6.81	**$61,311**

Notes:

1. The projects listed include those from the 2018 DCC Study that have not yet been carried out.
2. Culvert upgrade costs based on District of Lantzville culvert replacement/upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

9 SANITARY SEWER DCCs

9.1 Proposed Projects

The proposed sanitary sewer projects consist of those from the existing DCC Bylaw that have not yet been carried out and as shown in the *District of Lantzville OCP, Map 7 – Proposed Sanitary Sewer System Phasing* and which was based on the *District of Lantzville Feasibility Study, Sanitary Sewer Servicing Report, May 2005* by Koers & Associates Engineering Ltd.

The location of each sanitary sewer project is presented on **drawing 2251-02**.

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 noted in **3.3 Future Population** and **3.4 Dwelling Units**, over the next 20 years, 680 dwelling units are projected to be constructed to accommodate the projected population increase of 1,735; equating to an average population density of 2.55 capita per dwelling unit (1,735÷680). For this study, the following population densities per dwelling unit have been used:

- Single Family Residential: 2.7 capita per lot
- Multi-Family Residential: 2.4 capita per unit
- Congregate Care: 1.1 capita per unit

Commercial Development
An equivalent sewage flow population density is assumed to be 30 persons per hectare. Allowing for 50% site coverage for building floor area, results in an equivalent population density of 0.006 persons per m^2 of gross building floor area (30 people/ha ÷ 50% ÷10,000 m^2/ha = 0.006).

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 m^2 of gross building floor area (50 people/ha ÷50%÷10,000 m^2/ha = 0.010].

Industrial Development
An equivalent population density is assumed to be 10 persons per hectare.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers
P.O. Box 790, 194 Memorial Ave. Ph: 250-248-3151
Parksville, BC V9P 2G8 www.koers-eng.com Fax: 250-248-5362

STRAIT OF GEORGIA

FLEET PT.

NANOOSE INDIAN RESERVE

REGIONAL DISTRICT OF NANAIMO
DISTRICT OF LANTZVILLE

CITY OF NANAIMO

DISTRICT OF LANTZVILLE
CITY OF NANAIMO

REGIONAL DISTRICT OF NANAIMO

GREEN LAKE

KNARSTON CREEK

DOUMONT MARSH

GALLOWAY MARSH

COPLEY BROOK

METRAL CREEK

HIGHWAY 19

E&N RAILWAY

W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-11 W-12

F-1

CONNECT TO EXISTING CITY OF NANAIMO 250ø WATERMAIN

SANITARY SEWER (PHASE C)

LEGEND

- W-8 — PROJECT NUMBER
- Ⓡ (RESERVOIR)
- WATER
- (GRAVITY) — SANITARY SEWER (PHASE F)
- F-1 — FIRE PROTECTION FACILITIES

PROJECT NO.	2251
DRAWN	–
DESIGNED	CH
DATE	MAY 23, 2025
SCALE	N.T.S.

CLIENT

DISTRICT OF LANTZVILLE

PROJECT

DEVELOPMENT COST CHARGE 2025 STUDY

TITLE

DCC
PROJECT LOCATIONS
(SANITARY, WATER & FIRE)

DRAWING No.	REV.	SHEET
2251–02	–	2/2

File: 2251-01 & -02, March 28, 2025.dwg Plot Time: May 23, 2025 - 2:09pm User: rcave

Table 12 shows the equivalent population data used for the sanitary sewer DCC calculations.

Table 12 - Sanitary Sewer Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,7300 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

9.3 Cost Charge Calculation

Table 13 - Sanitary Sewer DCCs 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 is calculated by dividing the Net DCC Recoverable by the Total Equivalent Population of 2,914.

The Sanitary Sewer DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 13

SANITARY SEWER DCCs

Date: May 23, 2025

File: 2251

Project No.	Description	Total Length (m)	Unit Cost $/m	Total Expenditure ($)	Government Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
S - 1	OCP Map 8 Phase F: Blackjack, Clark, Aulds, Elm roads Catchment Area	8,400	1,250	10,500,000		10,500,000	5,355,000	5,145,000	51,450	5,406,450	5,093,550
S - 2	Sanitary Master Plan Update			100,000		100,000	50,000	50,000	500	50,500	49,500
S - 3	DCC Study Update			15,000		15,000	3,750	11,250	113	3,863	11,138
	Totals			**$10,615,000**	**$0**	**$10,615,000**	**$5,408,750**	**$5,206,250**	**$52,063**	**$5,460,813**	**$5,154,188**

DCC Reserve Fund Total	**$645,111**
Net DCC Recoverable (Total - Reserves)	**$4,509,076**
Total Equivalent Population (TEP)	**2,914**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$1,547.38**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$1,547.38	**$4,178**
Multi-Family	2.4	x	$1,547.38	**$3,714**
Cong. Care	1.1	x	$1,547.38	**$1,702**
Commercial	0.006	x	$1,547.38	**$9.30**
Institutional	0.010	x	$1,547.38	**$15.50**
Industrial	10	x	$1,547.38	**$15,474**

Notes:

1. The project listed includes the one remaining from the 2018 DCC Study that has not yet been carried out.
2. Unit costs derived from the most recently completed (Year 2019) District of Lantzville sanitary sewer extension project (Phase III).
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

10 WATER SYSTEM DCCs

10.1 Proposed Works

The proposed water system projects consist of those from the existing DCC Bylaw that have not yet been carried out and are consistent with the *District of Lantzville Water Master Plan, November 2017* and *District of Lantzville OCP, Map 6 – Water Service Area*.

The location of each water project is presented on **drawing 2251-02**.

Waterworks 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 14**.

Table 14 - Water Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,7300 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

10.3 Cost Charge Calculations

Table 15 - Water DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve fund balance.

The Water DCCs per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent Population of 2,914.

The Water DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 15

WATER DCCs

Date: May 23, 2025

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 1	Storage Reservoir	Harwood Dr 158 m HGL, Cell 2 & 3 (1,300 m^3 each)				3,100,000		3,100,000	1,550,000	1,550,000	15,500	1,565,500	1,534,500
W - 2	Main Upgrade/Extension	Phillip Rd, Aulds Rd to Harby Rd West	300	1,200	1,700	2,040,000		2,040,000	204,000	1,836,000	18,360	222,360	1,817,640
W - 3	Main Extension	Harby Rd West & Superior Rd	300	1,525	1,220	1,860,000	1,481,218	378,782	0	378,782	3,788	3,788	374,994
W - 4	Main Extension	Northwind/Southwind/Superior/Harley/Beliveau	250 / 200	2,580	2,070	5,340,000	4,252,528	1,087,472	0	1,087,472	10,875	10,875	1,076,597
W - 5	Main Extension	Clark Dr, Ware Rd to Alger Rd	250	1,050	1,250	1,312,500		1,312,500	0	1,312,500	13,125	13,125	1,299,375
W - 6	Main Extension	Clark Dr Water Service Area (AW)	250 / 200	5,600	1,100	6,160,000		6,160,000	0	6,160,000	61,600	61,600	6,098,400
W - 7	Main Upgrade	Industrial Way (Metro Rd to west end)	250	475	1,400	665,000		665,000	465,500	199,500	1,995	467,495	197,505
W - 8	Main Upgrade	Huddlestone Rd, Lantzville Rd to Ellesmere Rd	200	175	1,250	218,750		218,750	175,000	43,750	438	175,438	43,313
W - 9	Main Extension	Owen Rd, Lantzville Rd to Rosalyn Cres	200	650	1,100	715,000		715,000	679,250	35,750	358	679,608	35,393
W - 10	Main Upgrade	Lantzville Rd, 7542 Lantzville Rd to Superior Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 11	Main Upgrade	Lantzville Rd, Superior Rd to 7780 Lantzville Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 12	Main Upgrade	Lantzville Rd, 7780 Lantzville to 7896 Lantzville Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 13	Water System Master Plan Update					150,000		150,000	75,000	75,000	750	75,750	74,250
W - 14	DCC Study Update					15,000		15,000	3,750	11,250	113	3,863	11,138
		Totals				**$23,451,250**	**$5,733,746**	**$17,717,504**	**$4,840,000**	**$12,877,504**	**$128,775**	**$4,968,775**	**$12,748,729**

DCC Reserve Fund Total	**$905,571**
Net DCC Recoverable (Total - Reserves)	**$11,843,158**
Total Equivalent Population (TEP)	**2,914**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$4,064.23**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$4,064.23	**$10,973**
Multi-Family	2.4	x	$4,064.23	**$9,754**
Cong. Care	1.1	x	$4,064.23	**$4,471**
Commercial	0.006	x	$4,064.23	**$24.40**
Institutional	0.010	x	$4,064.23	**$40.60**
Industrial	10	x	$4,064.23	**$40,642**

Notes:

1. The projects list includes those from the 2018 DCC Study that have not yet been carried out.
2. Unit costs derived from District of Lantzville water system upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

11 PARKS & OPEN SPACE DCCs

11.1 Proposed Works

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 & open space projects consist of those from the existing DCC Bylaw that have not yet been carried out and in part are based on the *District of Lantzville Parks, Trails and Recreation Plan, March 2008*.

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 **9.2 Calculation Unit**. The resulting equivalent populations serviced for each land-use is summarized in **Table 16**.

Table 16 - Parks & Open Space Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300 units	1.1	330
	Total Equivalent Population		**2,549**

11.3 Cost Charge Calculations

Table 17 - Parks & Open Space DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve Fund balance.

The Unit DCC per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent Population of 2,549.

The Parks & Open Space DCC per land-use is arrived at by multiplying Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 17

PARKS & OPEN SPACE DCCs

Date: May 23, 2025

File: 2251

Project No.	Description	Total Expenditure ($)	Benefit to Existing Users ($)	Total Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
P - 1	Waterfront Park Acquisitions	1,400,000	700,000	700,000	7,000	707,000	693,000
P - 2	Parkland Improvements [1]	145,000	101,500	43,500	435	101,935	43,065
P - 3	Trails	115,000	80,500	34,500	345	80,845	34,155
P - 4	Trails (North)	25,000	17,500	7,500	75	17,575	7,425
P - 5	Trails (Fernmar-west end; south to power line, east to Aulds/Owen)	125,000	87,500	37,500	375	87,875	37,125
P - 6	Trails (Sywash Ridge, Fernmar - mid to Andrea Cres)	40,000	28,000	12,000	120	28,120	11,880
P - 7	Trails (Saxon Cross, Joy Way - Rossiter Ave to Lynn Dr)	35,000	24,500	10,500	105	24,605	10,395
P - 8	E&N Phase 2 Trailway (Ware to Phillip)	3,050,000	2,135,000	915,000	9,150	2,144,150	905,850
P - 9	Parks Master Plan Update	50,000	25,000	25,000	250	25,250	24,750
P - 10	DCC Study Update	15,000	3,750	11,250	113	3,863	11,138
	Totals	**$5,000,000**	**$3,203,250**	**$1,796,750**	**$17,968**	**$3,221,218**	**$1,778,783**

Description Notes:

1 The Parkland Improvements noted above entail projects as defined by the Local Government Act, **Use of development cost charges**, 566 (2) (b) (ii): "providing fencing, landscaping, drainage and irrigation, trails, restrooms, change rooms and playground and play field equipment on park land,"

DCC Reserve Fund Total	**$523,291**
Net DCC Recoverable (Total - Reserves)	**$1,255,491**
Total Equivalent Population, Total (TEP)	**2,549**
DCC per Equivalent Population (DCC ÷ TEP)	**$492.54**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	-	
Institutional	10,730	m^2 of gross building area	-	
Industrial	4.5	ha of gross site area	-	
		Total Equivalent Population:		2,549

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$492.54	**$1,330**
Multi-Family	2.4	x	$492.54	**$1,182**
Cong. Care	1.1	x	$492.54	**$542**
Commercial	n/a	x	$0.00	**$0**
Institutional	n/a	x	$0.00	**$0**
Industrial	n/a	x	$0.00	**$0**

Notes:

1. The projects listed are those from the 2018 DCC Study that have not yet been carried out.
2. Waterfront Park Acquisitions cost based on the more than doubling of land values since 2018.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

12 FIRE PROTECTION FACILITIES DCCs

12.1 Proposed Works

The District of Lantzville has indicated that plans have been developed for a new combined Firehall and Public Works Building with a gross floor area of 2,040 m^2.

The proposed firehall would replace the District's existing firehall building which is located on provincially owned land at 7580 Superior Road. The provincial government has indicated that a fire protection project that entails the replacement of an existing facility has a higher benefit to existing users and should be allocated accordingly; only the portion of the project that services growth should be allocated to new development (*BC Interim Guidance, Development Finance Tools Update: Development Cost Charges/Levies and Amenity Cost Charges, March 2024*, by Ministry of Housing [page 7]).

In accordance with Bill 46, DCCs can be imposed only in relation to growth induced needs for fire protection facilities, i.e., the proposed firehall portion of the building.

Fire Protection Facilities DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

12.2 Calculation Unit

Fire Protection Facilities DCCs were calculated based on equivalent population served for each land-use category.

Fire Protection Facilities DCCs were calculated based on the same common unit basis as the water system, 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 18**.

Table 18 - Fire Protection Facilities Space Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,730 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

12.3 Cost Charge Calculations

The estimated cost for the construction of the firehall portion of the building was established in the document entitled:

- *Class D Estimate – Rev1 (Reduced Area), Option of Probable Costs), Lantzville Public Works and Fire Hall, June 25, 2022 by SSA Quantity Surveyors Ltd.*

The estimated cost did not include any allowances for: Site Acquisition; Loose Furniture; Furnishings and Equipment; Fire Fighting Equipment; Financing Costs; GST; or DCC Charges.

The estimated cost was updated to current (April 2025) dollars based on the increase in the ENR CCI from June 2022.

Table 19 - Fire Protection Facilities DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve Fund balance.

The Unit DCC per Equivalent Population is calculated by dividing the Net DCC Recoverable by the Total Equivalent Population of 2,914.

The Fire Protection Facilities DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 19

Date: May 23, 2025

FIRE PROTECTION FACILITIES DCCs

File: 2251

Project No.	Description	Total Expenditure ($)	Government Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
F - 1	Fire Hall	14,100,000		$ 14,100,000	10,575,000	3,525,000	35,250	10,610,250	3,489,750
F - 2	DCC Study Update	5,000		$ 5,000	1,250	3,750	38	1,288	3,713
	Totals	**$14,105,000**	**$0**	**$14,105,000**	**$10,576,250**	**$3,528,750**	**$35,288**	**$10,611,538**	**$3,493,463**

DCC Reserve Fund Total	**$0**
Net DCC Recoverable (Total - Reserves)	**$3,493,463**
Total Equivalent Population (TEPD)	**2,914**
DCC per Equivalent Population (DCC ÷ TEPD)	**$1,198.85**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$1,198.85	**$3,237**
Multi-Family	2.4	x	$1,198.85	**$2,877**
Cong. Care	1.1	x	$1,198.85	**$1,319**
Commercial	0.006	x	$1,198.85	**$7.20**
Institutional	0.010	x	$1,198.85	**$12.00**
Industrial	10	x	$1,198.85	**$11,989**

Notes:

1. Cost estimate (Class D) from *Options of Probable Costs, Lantzville Public Works & Fire Hall (Rev 1, Reduced Area), June 25, 2022* by SSA Quantity Surveyors Ltd.
2. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
3. Cost estimates do not include any allowance for interest on long-term debt.

13 SUMMARY OF DCCs

13.1 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 A**, should be completed and forwarded with the amended bylaw for the Ministry's review and approval.

The DCCs are established on a "Build-out" 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 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 563 of the *Local Government Act* 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 20 - DCC Summary, Proposed & Current provides a summary of the proposed DCC for each land-use category.

Table 21 - Existing Users Annual Cost Summary provides a summary of the cost of the DCC program to existing system users.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

TABLE 20 Date: May 23, 2025
DCC Summary, Proposed & Current File: 2251

DCC Category	Function	Proposed DCC Rates	Current DCC Rates
Single Family per unit	Roads	$2,923	$1,868.00
	Storm	$3,679	$1,374.00
	Sanitary	$4,178	$5,030.00
	Water	$10,973	$7,934.00
	Park	$1,330	$1,494.70
	Fire Protection	$3,237	
	Total	**$26,320**	**$17,700.70**
Multi-Family per unit	Roads	$1,784	$1,140.00
	Storm	$2,609	$975.00
	Sanitary	$3,714	$3,982.00
	Water	$9,754	$6,281.00
	Park	$1,182	$1,183.00
	Fire Protection	$2,877	
	Total	**$21,920**	**$13,561.00**
Congregate Care Facility per unit	Roads	$620	$396.00
	Storm	$399	$149.00
	Sanitary	$1,702	$2,305.00
	Water	$4,471	$3,637.00
	Park	$542	$685.00
	Fire Protection	$1,319	
	Total	**$9,053**	**$7,172.00**
Commercial per m^2 of gross building area	Roads	$109.60	$70.00
	Storm	$9.20	$3.00
	Sanitary	$9.30	$13.00
	Water	$24.40	$20.00
	Park		
	Fire Protection	$7.20	
	Total	**$159.70**	**$106.00**
Institutional per m^2 of gross building area	Roads	$51.00	$33.00
	Storm	$6.70	$3.00
	Sanitary	$15.50	$21.00
	Water	$40.60	$33.00
	Park		
	Fire Protection	$12.00	
	Total	**$125.80**	**$90.00**
Industrial per ha of gross site area (1 ha = 10,000 m^2)	Roads	$38,910	$24,869.00
	Storm	$61,311	$22,906.00
	Sanitary	$15,474	$20,957.00
	Water	$40,642	$33,060.00
	Park		
	Fire Protection	$11,989	
	Total	**$168,326**	**$101,792.00**

Category	20 Yr Projected Growth	
Single Family	676	lots
Multi Family	164	units
Congregate Care	300	units
Commercial	35,500	floor space, m^2
Institutional	10,730	floor space, m^2
Industrial	4.5	lot size, ha

Notes:
Water DCCs calculations include the Government Grant funding from the *Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Prograr* to provide water service to the Winds area.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

TABLE 21

Existing Users Annual Cost Summary

Date: May 23, 2025

File: 2251

DCC Function	Benefit to Existing Users ($)	Assistance Factor ($)	Existing Users Total Cost ($)	Time Frame (Years)	Averaged Annual Cost ($ per year)
Transportation	$9,550,603	$74,414	$9,625,017	20	$481,251
Storm Drainage	$4,062,750	$41,133	$4,103,883	20	$205,194
Sanitary	$5,408,750	$52,063	$5,460,813	20	$273,041
Water	$4,840,000	$128,775	$4,968,775	20	$248,439
Parks & Open Space	$3,203,250	$17,968	$3,221,218	20	$161,061
Fire Protection Facilities	$10,576,250	$35,288	$10,611,538	20	$530,577
Total	$37,641,603	$349,640	$37,991,242	20	$1,899,562

Notes:

1. Assistance Factor = 1%.

APPENDIX A

Ministry Submission Summary Checklist

Development Cost Charge Submission Summary Checklist

(to be completed by local government)

DCC BYLAW No. 154, 2018
District of Lantzville

Is this a:
- ☐ New DCC Bylaw
- ☒ **Major DCC Bylaw Amendment**
- ☐ Minor DCC Bylaw Amendment

Please complete the following checklist by marking the appropriate boxes and providing references to background material and other information required for approval of a Development Cost Charge (DCC) bylaw by the Inspector of Municipalities.

If DCCs are established on a basis other than those set out in the Development Cost Charges Best Practices Guide, please provide a brief explanation for the approach being used. If space is insufficient, please reference pages in the information submitted to the Inspector of Municipalities where these matters are described or append additional pages as necessary.

No.	DCC Recommended Best Practice	Submission Page Reference
1	Did the development of this DCC bylaw include: ☐ A full public consultation process as described in the DCC Best Practices Guide? ☐ Input from stakeholders? ☐ Council/board input only? Why? District of Lantzville to answer	District of Lantzville to provide
2	Are DCCs established: ☒ Municipal-wide basis? ☐ Area specific basis? Why? **Per DCC Best Practices Guide**	**Technical Report page 12, 21, 23, 25, 27, 28, 29**
3	Is the DCC program: ☒ Revolving program Years to Renewal? ☐ Build out program Years to Completion? ☐ Other? Why? **Same as current DCC Bylaw No. 145 (2018)**	**Technical Report page 12**
4	Are DCCs for single-family land uses being collected: ☒ At the time of subdivision? ☒ At the time of building permit issuance? Why? **Per DCC Best Practices Guide. Collection at subdivision approval creates an orderly flow of funds to allow for completion of the required work in a timely manner.** **Redevelopment over $100,000 value to be collected at Building Permit State**	District to provide copy of proposed bylaw District to provide reference page in proposed DCC Bylaw

No.	DCC Recommended Best Practice	Submission Page Reference
5	Are residential DCC categories established on the basis of: ☒ Density gradient? ☐ Building form? ☐ Other? Why? **This is the traditional approach, with established records of average population per type of dwelling unit available to assist in the projection estimates.**	**Technical Report Table 4, 6, 8, 10, 12, 14, 16, 18**
6(a)	Are residential DCCs imposed on the basis of: ☒ Development units? ☐ Floor space? ☒ Other? Why? **Historical number of units by type are available and unit projection information is available from several sources including Census Canada and BCStats.**	**Technical Report Table 4, 6, 8, 10, 12, 14, 16, 18**
6(b)	Are commercial and institutional DCCs imposed on the basis of: ☒ Floor space? ☐ Other? Why? **In accordance with Best Practice Guide. Facilitates straightforward calculation at the Building Permit stage.**	**Technical Report Table 8, 10, 12, 14, 16, 18**
6(c)	Are industrial DCCs imposed on the basis of: ☒ Gross site area? ☐ Other? Why? **In accordance with Best Practice Guide. Facilitates straightforward calculation.**	**Technical Report Table 8, 10, 12, 14, 16, 18**
7(a)	Does the DCC bylaw clearly allow DCCs to be levied at the building permit stage on fewer than four (4) self-contained dwelling units according to section 561 (6) of the *Local Government Act*? ☐ Yes. Bylaw section #___ ☐ No. DCCs will not be levied on building permits for fewer than four (4) self-contained dwelling units.	District to provide reference page in proposed DCC Bylaw. Current Bylaw includes charges for fewer than 4 dwelling units (see 2.2)
7(b)	Does the DCC bylaw provide an exemption for the value of work authorized by permit that is greater than $50,000? ☒ Yes. Bylaw section #___ ☐ No	District if the current Bylaw amount ($100,000) is to be used. District to provide reference page in proposed DCC Bylaw.
7(c)	Does the DCC bylaw provide an exemption for self-contained dwelling units with an area authorized by building permit that is greater than 29 square metres? ☐ Yes. Bylaw section #___ ☒No	District to provide reference page in proposed DCC Bylaw if exemption is being granted. Current Bylaw does not include an exemption.

No.	DCC Recommended Best Practice	Submission Page Reference
8	Is the DCC program consistent with: ☒ *Local Government Act*? ☐ Regional Growth Strategy (if any)? ☒ Official Community Plan? **(Water & Sanitary Sewer, OCP Maps 6 & 7)** ☒ Master Servicing/Management Plans? **(Interim Housing Needs Report Nov 2024; Transportation Review 2013; Storm Drainage Study March 2007; Sanitary Sewer Study May 2005; Water Master Plan Nov 2017; Parks & Trail Plan March 2008; Public Works & Fire Hall Probable Cost June 2022)** ☐ Affordable Housing Policy? District to answer ☐ Five-Year Financial Plan? District to answer If not selected, why not?	**Technical Report page 3** - **page 25, 27** **page 15 21, 23, 25, 27, 28, 30** - -
9	Are DCC recoverable costs, consistent with policy in the Best Practices Guide, clearly identified in the information submitted with the DCC bylaw: ☒ Cost allocation between new and existing? ☒ Grant assistance? **Winds area water grant allowed for.** ☒ Developer contribution? ☒ Assist factor? ☐ Interim financing? **No. Interim financing has not been specifically included.** ☐ Other? **No allowance for long-term debt. No allowance for inflation.** If not selected, why not?	**Technical Report pages: 2, 6, 18 Tables 9, 11, 13, 15, 17, 19**
10	Confirm all projects in the DCC program are owned or controlled by this local government and will be capitalized on its financial statements. ☒ Yes ☐ No If No, please explain.	**Technical Report Tables 9, 11, 13, 15, 17, 19**
11	Is capital cost information provided for: ☒ Roads? ☒ Storm drainage? ☒ Sanitary sewer? ☒ Water? ☒ Fire protection? ☐ Police? ☐ Solid waste and recycling? ☒ Parkland? ☒parkland improvements?	**Technical Report Table 9 Table 11 Table 13 Table 15 Table 19** - - **Table 17 Table 17**
12	Has a detailed listing of parkland improvements been included to confirm items fall within allowable categories listed in sec. 566 (2)(b)(ii) of the *Local Government Act*? ☒ Yes ☐ No If No, please explain.	**Technical Report Table 17**
13	Are DCC recoverable costs which include interest clearly identified in the DCC documentation as follows: ☒ Interest on long-term debt is excluded for all projects? ☐ For specific projects, interest on long-term debt is included?	**Technical Report page 18 Table 9, 11, 13, 15, 17, 19**

No.	DCC Recommended Best Practice	Submission Page Reference
	If interest on long-term debt in included for specific projects, does the DCC submission include: ☐ Clear identification of which projects have interest included? ☐ Portion of project cost that is for interest cost? ☐ Council/board resolution authorizing the use of interest? ☐ Confirmation that the interest applied does not exceed the Municipal Finance Authority (MFA) rate or 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 timeframe? ☐ 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	Does the assist factor reflect: ☒ Community's financial support towards the financing of services for development? ☐ Consideration that DCCs will not deter development? ☐ Other? How does the assist factor reflect these?	**Technical Report page 19**
15	Has an assist factor been provided for: ☒ Roads? Assist factor **1 %** ☒ Storm drainage? Assist factor **1 %** ☒ Sanitary sewer? Assist factor **1 %** ☒ Water? Assist factor **1 %** ☒ Fire protection? Assist factor **1 %** ☐ Police? Assist factor - ☐ Solid waste and recycling? Assist factor - ☒ Parkland? Assist factor **1 %** ☒ Parkland improvements? Assist factor **1 %**	**Technical Report page 19** **Table 9** **Table 11** **Table 13** **-** **Table 15** **Table 19** **-** **-** **Table 17** **Table 17**
16	Is a DCC monitoring system established to provide a clear basis for the tracking of projects and the financial status of DCC accounts: ☐ In place? ☐ To be set up? If no system exists or will not be established, why not?	District to answer
17	Is a suitable period of notification before a new DCC bylaw is in effect, known as a grace period: ☒ Provided for?	District to answer
18(a)	Does the DCC bylaw set out the situations in which a DCC credit or rebate are to be given? ☐ Yes ☐ No	District to confirm if included in proposed Bylaw. **Technical Report pages 8, 9**

No.	DCC Recommended Best Practice	Submission Page Reference
18(b)	if No, has council /board adopted a policy statement that clearly identifies situations in which a DCC credit or rebate should be given or would be considered by council/board? ☐ Yes ☐ No if Yes, a copy of the policy statement is included with this submission. If No, why not?	District to answer District to answer
19	In a separate bylaw, are any DCC waivers or reductions on eligible development provided, or will be provided, according to section 563 of the *Local Government Act*? ☐ No, waivers and reductions will not be provided. ☐ Yes. Bylaw #____ If yes, the amount of DCCs waived or reduced should be recovered from by existing users and not future development.	District to provide reference page in proposed DCC Bylaw
20	Has a process been established to provide for minor routine amendments to the DCC bylaw to reflect changes in construction or other capital costs: ☐ Yes? ☐ No? ☐ Other? Comments?	District to answer **Technical Report page 9**
21	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? ☐ Not considered necessary? ☐ Other? Comments?	District to answer **Technical Report page 9**
22	Has the council/board properly considered whether the DCCs: ☐ Are excessive in relation to the capital cost of prevailing standards of service? ☐ Will deter development? ☐ Discourage the development of reasonably priced housing or serviced land? Comments?	District to answer
	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 _____	District to complete

KOERS
& ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

Attachment 2

PO BOX 790
194 MEMORIAL AVENUE
PARKSVILLE, BC V9P 2G8
Phone: (250) 248-3151
Fax: (250) 248-5362
www.koers-eng.com

June 2, 2025
2251-06 (Rev 1)

District of Lantzville
7192 Lantzville Rd
PO Box 100
Lantzville, BC V0R 2H0

Attention: **Mr. George Robinson, MCIP, RPP**
Director of Planning & Community Services

Re: District of Lantzville
DCC Calculations for Various Sanitary & Water Servicing Scenarios

Further to your request, we have carried out a review of the impact of various sanitary sewer and water servicing scenarios would have on DCCs. Five (5) servicing scenarios were developed from discussions with District staff to reflect Council's 2023 – 2026 Infrastructure Strategic Priorities as well as the creation of Water Local Service Areas (WLSAs). The five scenarios are presented in Table 1. These options are to be read in conjunction with the Base Scenario which is presented in the updated DCC Technical Report submitted under a separate cover.

Table 1 - DCC Sanitary & Water DCC Scenarios

Scenario	Description
Base	• As presented in the *Development Cost Charge Bylaw No. 154 (2018) Update Technical Report, May 23, 2025* by Koers & Associates Engineering Ltd.
1	• **Phase F sanitary sewers removed from DCC project list** (sanitary sewer expansion not listed in Council Strategic Priorities, 2023 - 2026)
2	• **Phase F sanitary sewers removed from DCC project list** • **Area Specific Water DCC for Winds** by: - Water projects W-3 and W-4 applied to Winds Area Specific Water DCC - Government Grant for Winds water ($5,733,746) applied to Winds Area Specific DCC
3	• **Phase F sanitary sewers removed from DCC project list** • **Area Specific Water DCC for Clark Drive** by: - Water projects W-5 and W-6 applied to Clark Drive Area Specific Water DCC - Government Grant for Winds water ($5,733,746) applied to Clark Area Specific DCC
4	• **Scenario 2 with Phase F sanitary sewers included**
5	• **Scenario 3 with Phase F sanitary sewers included**

…/2

A brief explanation of each scenario is presented below.

Base Scenario

This scenario is the basis of the report entitled: *Development Cost Charge Bylaw No. 154 (2018) Update Technical Report May 23, 2025* by Koers that has been submitted under separate cover.

DCC Categories

The number of DCC categories has increased from five (5) to six (6), with the addition of the category Fire Protection Facilities in response to the passage of Bill 46 in the spring of 2024. The six (6) DCC categories are:

- Transportation
- Water
- Storm Drainage
- Parks & Open Space
- Sanitary Sewer
- Fire Protection Facilities

Municipal Wide DCCs

All DCCs are applied on a Municipal Wide Basis, i.e., applicable to all new development in the District.

20 Year Growth Projections

All DCCs are based on the projected 20-year growth projections presented in **Table 2**.

Table 2 – 20 Year Projected Growth

Land-Use	Amount of Growth	
Single Family	676	lots
Multi Family	164	units
Congregate Care	300	units
Commercial	35,500	floor space, m^2
Institutional	10,730	floor space, m^2
Industrial	4.5	lot size, ha

Project Locations

The project locations are shown in the attached two drawings:

- Drawing No. 2251-01 DCC Project Locations: Road & Storm
- Drawing No. 2251-02 DCC Project Locations: Sanitary, Water & Fire Protection

Water Infrastructure Grant Funding

The government grant funding from the Investing in Canada Infrastructure – Green Infrastructure, Environmental Quality Program, to a maximum of $5,733,746, has been included in the water DCC calculations for all scenarios.

…/3

District of Lantzville
Mr. George Robinson

Scenario 1

- **Phase F Sanitary Sewer: No**

This scenario is the same as the base scenario but does not include the expansion of the District's sanitary sewer collection system Phase F – Blackjack / Clark / Aulds / Elm Road Catchment Area as defined in *OCP Map No. 7 Proposed Sanitary Sewer System Phasing*. The Phase F service area is shown in **Figure 1**.

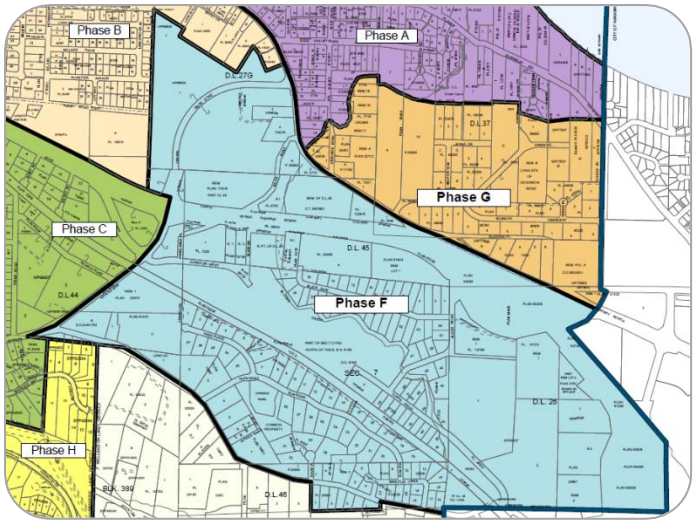


Figure 1 - Portion of OCP Map No. 7 Proposed Sanitary Sewer System Phasing (showing Phase F service area)

With regards to the Phase F sanitary sewer system expansion:

- It is included in the list of projects in the District's current sanitary sewer DCC calculation.
- Council's Strategic Priorities, 2023 – 2026 do not include sanitary sewer system expansion.

A comparison of the calculated DCC for each land-use type for the Base Scenario (all DCC projects included) vs Scenario 1 (Phase F sanitary sewer project excluded) is presented in **Table 2**.

Table 2 – DCCs: Base Scenario vs Scenario 1

Land-Use	Unit	Base Scenario DCC	Scenario 1 DCC
Single Family	Lot	$ 26,320	$ 22,142
Multi-Family	DU (1)	$ 21,920	$ 18,206
Congregate Care	DU (1)	$ 9,053	$ 7,351
Commercial	m^2 (2)	$ 159.70	$ 150.40
Institutional	m^2 (2)	$ 125.80	$ 110.30
Industrial	ha (3)	$ 168,326	$ 152,852

Notes:

1 Dwelling Unit
2 Building gross floor area.
3 Total lot size.

With the removal of the Phase F project, there would be no Sanitary Sewer DCCs. The DCC calculation is presented in **Table 3**.

.../4

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 3

Date: June 2, 2025

SANITARY SEWER DCCs without Phase F Sanitary Sewer Project

File: 2251

Project No.	Description	Total Length (m)	Unit Cost $/m	Total Expenditure ($)	Government Grant ($)	Net Expenditure ($)	Benefit to Existing Users (%)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
S - 1	OCP Map 8 Phase F: Blackjack, Clark, Aulds, Elm roads Catchment Area											
S - 2	Sanitary Master Plan Update			100,000		100,000	50	50,000	50,000	500	50,500	49,500
S - 3	DCC Study Update			15,000		15,000	25	3,750	11,250	113	3,863	11,138
	Totals			**$115,000**	**$0**	**$115,000**		**$53,750**	**$61,250**	**$613**	**$54,363**	**$60,638**

DCC Reserve Fund Total	**$645,111**
Net DCC Recoverable (Total - Reserves)	**$0**
Total Equivalent Population (TEP)	**2,914**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$0.00**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$0.00	**$0**
Multi-Family	2.4	x	$0.00	**$0**
Cong. Care	1.1	x	$0.00	**$0**
Commercial	0.006	x	$0.00	**$0.00**
Institutional	0.010	x	$0.00	**$0.00**
Industrial	10	x	$0.00	**$0**

Notes:

1. The project listed includes the one remaining from the 2018 DCC Study that has not yet been carried out.
2. Unit costs derived from the most recently completed (Year 2019) District of Lantzville sanitary sewer extension project (Phase III).
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

District of Lantzville
Mr. George Robinson

Scenario 2

- **Phase F Sanitary Sewer: No**
- **Winds Area Specific Water DCC & Water Local Service Area: YES**

This scenario is the same as Scenario 1 but incorporates the creation of an Area Specific Water DCC and a Water Local Service Area for the expansion of the District's water system to service the neighbourhood HW-1: Winds Residential Area noted in the *District of Lantzville Water Master Plan – 2017* and shown in **Figure 2**.

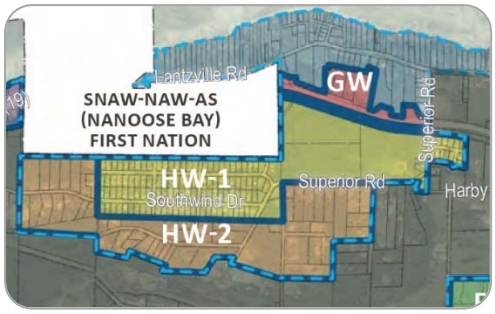


Figure 2 - Portion of Water Master Plan – 2017, Figure 10
(showing HW-1: Winds Residential Area)

The Area Specific Water DCC would apply to future development only within the service area. All of the other DCCs charged on a municipal wide basis would also be applied to future development within this area.

The Water Local Service Area would allow the District to recover costs from existing developed properties that would have access to the District's municipal water system.

Water projects W-3 and W-4 are the basis for the calculations of the Area Specific Water DCCs (future development) and the Water Local Service Area charges (existing development) in the proposed service area. These two water projects and the properties they would service are shown in **Figure 3**.

With the allocation of water project W-3 and W-4 to the Winds Area Specific Water DCC, the resulting Municipal Wide Water DCCs, is shown in **Table 4**.

Table 4 – DCCs: Base Scenario vs Scenario 2

Land-Use	Unit	Base Scenario DCC	Scenario 2		
			Winds Area DCC	All Other Areas DCC	Water LSA Charge
Single Family	Lot	$ 26,320	$ 26,858	$ 20,547	$ 6,168
Multi-Family	DU	$ 21,920	$ 22,399	$ 17,011	
Congregate Care	DU	$ 9,053	$ 9,272	$ 6,803	
Commercial	m^2	$ 159.70	$ 160.90	$ 147.40	
Institutional	m^2	$ 125.80	$ 127.80	$ 105.40	
Industrial	ha	$ 168,326	$ 170,321	$ 147,871	

The Area Specific Water DCCs and the Water Local Service Area charge calculations are shown in **Table 5** and include allowance for the grant funding awarded to the District to extend the water system to the Winds area. The Water Local Service Area Charge is based on the 138 existing developed lots.

.../5

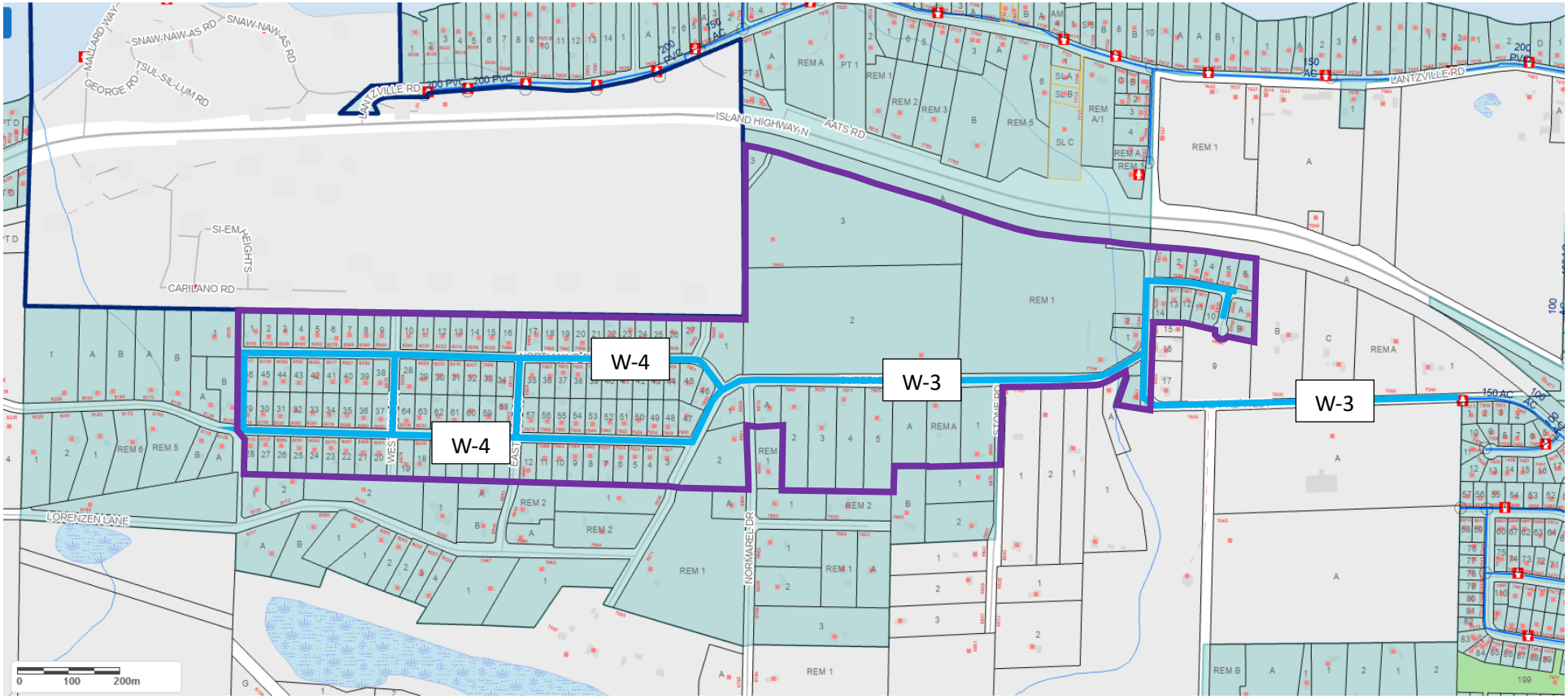


Figure 3 – Proposed Winds Area Specific Water DCC & Water Local Service Area
Fig 3 - Winds(Scenario 2 and Scenario 4)

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-4

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 5

SCENARIO 2 & 4 - WINDS WATER SERVICE AREA

DCCs & WLSA CHARGE

Date: June 2, 2025

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users (%)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 3	Main Extension	Harby Rd West & Superior Rd	300	1,525	1,220	1,860,000	1,481,218	378,782	58%	218,271	160,511	1,605	219,876	158,906
W - 4	Main Extension	Northwind/Southwind/Superior/Harley/Beliveau	250 / 200	2,580	2,070	5,340,000	4,252,528	1,087,472	58%	626,650	460,822	4,608	631,258	456,213
		Totals				**$7,200,000**	**$5,733,746**	**$1,466,254**		**$844,921**	**$621,333**	**$6,213**	**$851,135**	**$615,119**
										DCC Reserve Fund Total				
										Net DCC Recoverable (Total - Reserves)				**$615,119**
										Total Equivalent Population (TEP)				**274**
										DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)				**$2,244.96**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	0	lots	2.7	0
Multi-Family	12	dwelling units	2.4	29
Cong. Care	0	dwelling units	1.1	0
Commercial	35,000	m^2 building gross floor area	0.006	210
Institutional	0	m^2 building gross floor area	0.01	0
Industrial	4	ha of gross site area	10	35
		Total Equivalent Population:		274

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$2,244.96	**$6,061**
Multi-Family	2.4	x	$2,244.96	**$5,388**
Cong. Care	1.1	x	$2,244.96	**$2,469**
Commercial	0.006	x	$2,244.96	**$13.50**
Institutional	0.010	x	$2,244.96	**$22.40**
Industrial	10	x	$2,244.96	**$22,450**

Notes:

1. **Allowance made for Government Grant ($5,733,746) from the Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Program**
2. Cost estimates are Class C Preliminary 40% design drawings dated May 24, 2024 by Koers (file: 2322)
3. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
4. Cost estimates do not include any allowance for interest on long-term debt.

Existing Development	
$851,135	total cost
373	capita
$2,284.31	**per capita**

Land-Use	Existing Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	138	lots	2.7	372.6

Land- Use	Equiv. Pop Density	Unit	Unit Charge	WLSA Charge
Single Family	2.7	lot	$2,284.31	**$6,168**

District of Lantzville
Mr. George Robinson

Scenario 3

- **Phase F Sanitary Sewer: No**
- **Clark Area Specific Water DCC & Water Local Service Area: YES**

This scenario is the same as Scenario 1 but incorporates the creation of an Area Specific Water DCC and a Water Local Service Area for the expansion of the District's water system to service the Neighbourhood AW: Clark Drive Area as described in the *District of Lantzville Water Master Plan – 2017* and shown below in **Figure 4**.

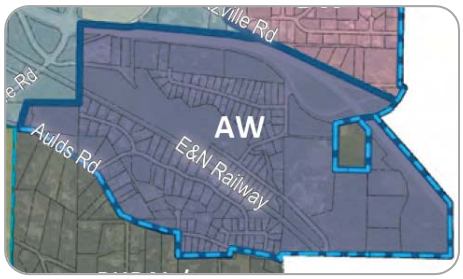


Figure 4 - Portion of Water Master Plan – 2017, Figure 10
(showing AW: Clark Drive Area)

The Area Specific Water DCC would apply only to future development within the service area. All of the other DCCs charged on a municipal wide basis would also be applied to the future development within this area.

The Water Local Service Area would allow the District to recover costs from existing developed properties that would now have access to the District's municipal water system.

Water projects W-5 and W-6 are the basis for the calculation of the water DCCs for future development and for the costs for existing developed properties in the proposed service area. These two water projects and the properties they would service are shown in **Figure 5**.

With the allocation of water project W-5 and W-6 to the Clark Drive Area Specific Water DCC, the resulting Municipal Wide Water DCCs, is shown in **Table 6**.

Table 6 – DCCs: Base Scenario vs Scenario 3

Land-Use	Unit	Base Scenario DCC	Scenario 3		
			Clark Area DCC	All Other Areas DCC	Water LSA Charge
Single Family	Lot	$ 26,320	$ 24,995	$ 20,547	$ 4,535
Multi-Family	DU	$ 21,920	$ 20,741	$ 16,788	$ 4,031
Congregate Care	DU	$ 9,053	$ 8,513	$ 6,701	
Commercial	m^2	$ 159.70	$ 156.70	$ 146.80	
Institutional	m^2	$ 125.80	$ 120.90	$ 104.40	$16.80
Industrial	ha	$ 168,326	$ 163,417	$ 146,945	

The Area Specific Water DCCs and the Water Local Service Area charge calculations are shown in **Table 7**. **The calculations include the allowance for the funding grant the District has been awarded for extension of the water system to the Winds area to be applied to the extension of the water system to service the residents within the Clark Drive Area.**

The Water Local Service Area Charges are based on servicing: the 157 existing developed single-family lots; the Parklands Mobile Home Park (30 units); and Aspen Grove School.

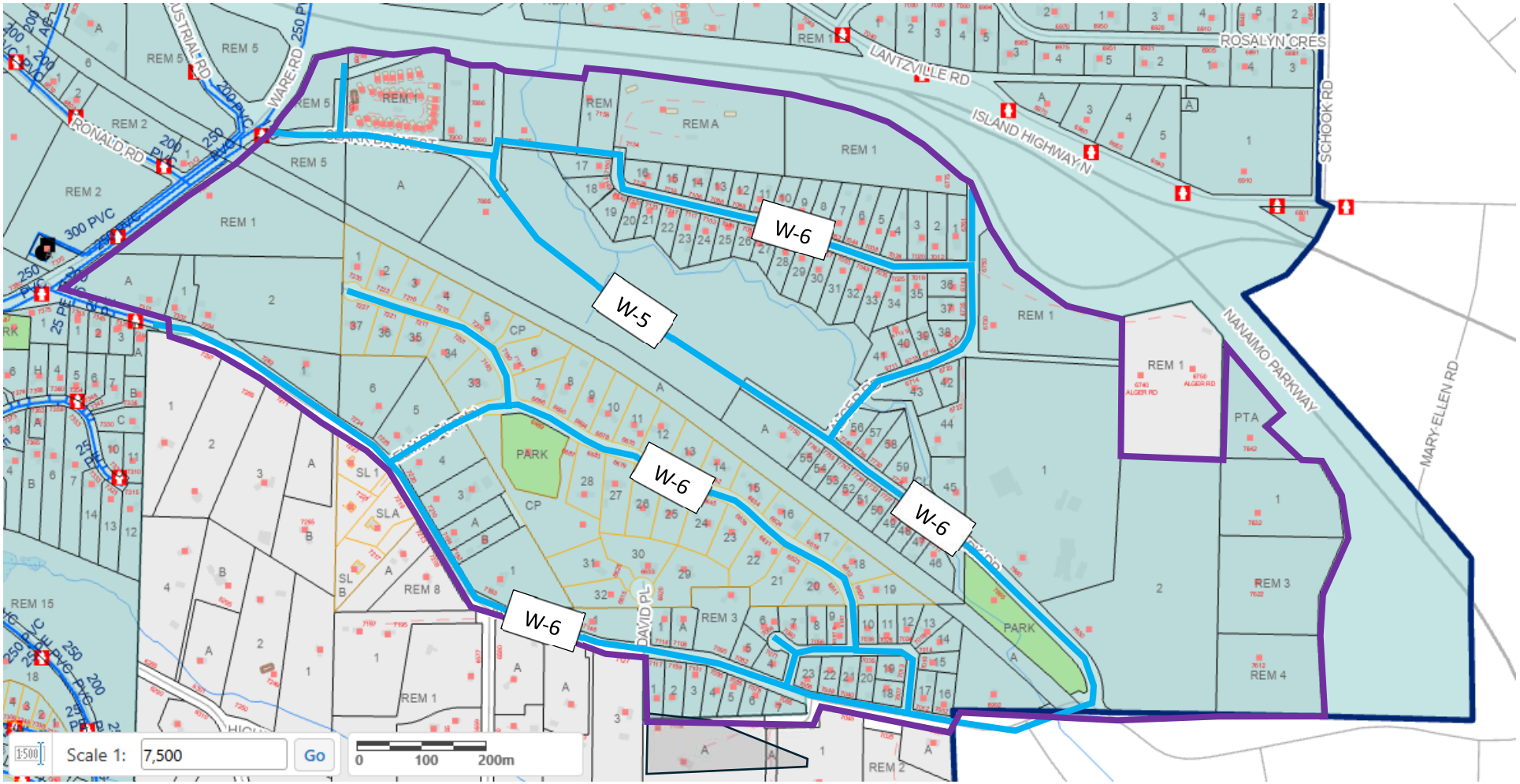


Figure 5 – Proposed Clark Area Specific Water DCC & Water Local Service Area (Scenario 3 and Scenario 5)

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-6

KOERS & ASSOCIATES ENGINEERING LTD.

TABLE 7

SCENARIO 3 & 5 - CLARK WATER SERVICE AREA

DCCs & WLSA CHARGES

Date: May 26, 2025

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users (%)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 5	Main Extension	Clark Dr, Ware Rd to Alger Rd	250	1,050	1,250	1,312,500		1,312,500	51%	675,718	636,782	6,368	682,086	630,414
W - 6	Main Extension	Clark Dr Water Service Area (AW)	250 / 200	5,600	1,100	6,160,000	5,733,746	426,254	51%	219,449	206,805	2,068	221,517	204,737
		Totals				**$7,472,500**	**$5,733,746**	**$1,738,754**		**$895,167**	**$843,587**	**$8,436**	**$903,603**	**$835,151**
											DCC Reserve Fund Total			
											Net DCC Recoverable (Total - Reserves)			**$835,151**
											Total Equivalent Population (TEP)			**507**
											DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)			**$1,647.24**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	124	lots	2.7	335
Multi-Family	48	dwelling units	2.4	115
Cong. Care	0	dwelling units	1.1	0
Commercial	0	m^2, building gross floor area	0.006	0
Institutional	5,730	m^2, building gross floor area	0.01	57
Industrial	0	ha of gross site area	10	0
		Total Equivalent Population:		507

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$1,647.24	**$4,448**
Multi-Family	2.4	x	$1,647.24	**$3,953**
Cong. Care	1.1	x	$1,647.24	**$1,812**
Commercial	0.006	x	$1,647.24	**$9.90**
Institutional	0.010	x	$1,647.24	**$16.50**
Industrial	10	x	$1,647.24	**$16,472**

Notes:

1. **Allowance made for Government Grant ($5,733,746) from the Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Program**
2. Unit costs derived from District of Lantzville water system upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of April 2025 when the ENR CCI was 13,798.
5. Cost estimates do not include any allowance for interest on long-term debt.

Existing Development	
$903,603	total cost
538	capita
$1,679.56	**per capita**

Land-Use	Existing Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	157	lots	2.7	424
Multi-Family	30	dwelling units	2.4	72
Instutional	4,200	m^2 of gross building area	0.01	42
		Total Equivalent Population:		538

Land- Use	Equiv. Pop Density	Unit	Unit Charge	WLSA Charge
Single Family	2.7	lot	$1,679.56	**$4,535**
Multi-Family	2.4	DU	$1,679.56	**$4,031**
Instutional	0.01	m^2, building floor area	$1,679.56	**$16.80**

Scenario 4

- **Phase F Sanitary Sewer: YES**
- **Winds Area Specific Water DCC & Water Local Service Area: YES**

This is Scenario 2 (creation of Winds Area Specific Water DCC & Water Local Services Area) but with the inclusion of the sanitary sewer collection system project Phase F – Blackjack / Clark / Aulds / Elm Road Catchment Area, as defined in *OCP Map No. 7 Proposed Sanitary Sewer System Phasing*. The Phase F service area is shown in **Figure 1**.

The service area for the proposed Winds Area Specific Water DCC and the Water Local Service Area is shown in **Figure 3**.

The Area Specific Water DCC would apply only to future development within the service area. All of the other DCCs charged on a municipal wide basis would also be applied to the future development within this area.

The Water Local Service Area would allow the District to recover costs from existing developed properties that would now have access to the District's municipal water system.

Water projects W-3 and W-4 are the basis for the calculation of the water DCCs for future development and for the costs for existing developed properties in the proposed service area.

A summary of the calculated DCCs for this scenario is presented in **Table 8**.

Table 8 – Base Scenario vs Scenario 4

Land-Use	Unit	Base Scenario DCC	Scenario 4		
			Winds Area DCC	All Other Areas DCC	Water LSA Charge
Single Family	Lot	$ 26,320	$ 31,036	$ 24,975	$ 6,168
Multi-Family	DU	$ 21,920	$ 26,113	$ 20,725	
Congregate Care	DU	$ 9,053	$ 10,974	$ 8,505	
Commercial	m^2	$ 159.70	$ 170.20	$ 156.70	
Institutional	m^2	$ 125.80	$ 143.30	$ 120.90	
Industrial	ha	$ 168,326	$ 185,795	$163,345	

The Area Specific Water DCCs and the Water Local Service Area charge calculations are shown in **Table 5** and include allowance for the grant funding awarded to the District to extend the water system to the Winds area.

The Water Local Service Area Charge is based on the 138 existing developed lots.

…/7

Scenario 5

- **Phase F Sanitary Sewer: YES**
- **Clark Area Specific Water DCC & Water Local Service Area: YES**

This is Scenario 3 (creation of Clark Area Specific Water DCC & Water Local Services Area) but with the inclusion of the sanitary sewer collection system project Phase F – Blackjack / Clark / Aulds / Elm Road Catchment Area, which is shown in **Figure 1** and is from *OCP Map No. 7 Proposed Sanitary Sewer System Phasing*.

The service area for the proposed Clark Area Specific Water DCC and the Water Local Service Area is shown in **Figure 5**.

The Area Specific Water DCC would apply only to future development within the service area. All of the other DCCs charged on a municipal wide basis would also be applied to the future development within this area.

The Water Local Service Area would allow the District to recover costs from existing developed properties that would now have access to the District's municipal water system.

Water projects W-5 and W-6 are the basis for the calculation of the water DCCs for future development and for the costs for existing developed properties in the proposed service area.

With the allocation of water project W-5 and W-6 to the Clark Drive Area Specific Water DCC, the resulting Municipal Wide Water DCCs, is shown in **Table 9**.

Table 9 – Base Scenario vs Scenario 5

Land-Use	Unit	Base Scenario DCC	Scenario 5		
			Clark Area DCC	All Other Areas DCC	Water Local Service Area Charge
Single Family	Lot	$ 26,320	$ 29,173	$ 24,725	$ 4,535
Multi-Family	DU	$ 21,920	$ 24,455	$ 20,502	$ 4,031
Congregate Care	DU	$ 9,053	$ 10,215	$ 8,403	
Commercial	m^2	$ 159.70	$ 166.00	$ 156.10	
Institutional	m^2	$ 125.80	$ 136.40	$ 119.90	$16.80
Industrial	ha	$ 168,326	$ 178,891	$ 162,419	

The Area Specific Water DCCs and the Water Local Service Area charge calculations are shown in **Table 7**. **The calculations include the allowance for the funding grant the District has been awarded for extension of the water system to the Winds area to be applied to the extension of the water system to service the residents within the Clark Drive Area.**

The Water Local Service Area Charges are based on servicing: the 157 existing developed single-family lots; the Parklands Mobile Home Park (30 units); and Aspen Grove School.

…/8

District of Lantzville
Mr. George Robinson

Summary of Current DCCs & Scenario DCCs
A side-by-side comparison of the calculated DCC for each of the six DCC functions for each of the six scenarios and for the current DCCs is presented in **Table 10**.

The current DCCs does not include the Fire Protection function as this is one of the new functions that are now permitted with the passage of Bill 46 last year.

City of Nanaimo Water Access – DCC Charges
The Calculated Water DCC and Water Local Service Area Charges are those that would be payable to the District of Lantzville. They do not include the Water DCC that would be payable to the City of Nanaimo if City water is needed to service the new development or existing properties.

Development Cost Charge Bylpage 8aw No. 154 (2018) Update Technical Report May 23, 2025
This report, which has been submitted under separate cover, uses the Base Scenario (all projects) in calculating the DCCs. This report will need to be updated if one of the scenarios is to be used.

We trust this information is sufficient for your needs at this time and helpful in aiding Council in its review the District's current DCCS.

Do not hesitate to contact us to discuss any matter in greater detail or if we can be of further assistance.

Yours truly,

KOERS & ASSOCIATES ENGINEERING LTD.

Chris Holmes, P.Eng.
Senior Project Engineer

Rob Hoffman, P.Eng.
Project Manager

Permit to Practice No. 1001658

Attachments

- Table 3 Sanitary DCCs with No Phase F Sanitary Sewer Project
- Figure 3 Proposed Winds Area Specific DCC & Water Local Service Area
- Table 5 Scenario 2 & 4 – Winds Water Service Area, DCCs & WLSA Charge
- Figure 5 Proposed Clark Area Specific DCC & Water Local Service Area
- Table 7 Scenario 3 & 5 Clark Water Service Area, DCCs & WLSA Charges
- Table 10 DCCs for Various Sanitary & Water Service Scenarios

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

Table 10 - DCCs for Various Sanitary & Water Service Scenarios

Date: June 2, 2025
File: 2251

Current DCC Rates	DCC Category	Function	Base Condition (All projects included) DCC	Scenario 1 Phase F San: No DCC	Scenario 2 Phase F San: No, Water LSA: Winds DCC	Scenario 2 Winds Area DCC	Scenario 3 Phase F San: No, Water LSA: Clark DCC	Scenario 3 Clark Area DCC	Scenario 4 Phase F San: YES, Water LSA: Winds DCC	Scenario 4 Winds Area DCC	Scenario 5 Phase F San: YES, Water LSA: Clark DCC	Scenario 5 Clark Area DCC
$1,868.00	**Single Family per unit**	Roads	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923
$1,374.00		Storm	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679
$5,030.00		Sanitary	$4,178						$4,178	$4,178	$4,178	$4,178
$7,934.00		Water	$10,973	$10,973	$9,628	$15,689	$9,378	$13,826	$9,628	$15,689	$9,378	$13,826
$1,494.70		Park	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330
		Fire Protection	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237
$17,700.70		**Total**	**$26,320**	**$22,142**	**$20,797**	**$26,858**	**$20,547**	**$24,995**	**$24,975**	**$31,036**	**$24,725**	**$29,173**
$1,140.00	**Multi-Family per unit**	Roads	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784
$975.00		Storm	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609
$3,982.00		Sanitary	$3,714						$3,714	$3,714	$3,714	$3,714
$6,281.00		Water	$9,754	$9,754	$8,559	$13,947	$8,336	$12,289	$8,559	$13,947	$8,336	$12,289
$1,183.00		Park	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182
		Fire Protection	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877
$13,561.00		**Total**	**$21,920**	**$18,206**	**$17,011**	**$22,399**	**$16,788**	**$20,741**	**$20,725**	**$26,113**	**$20,502**	**$24,455**
$396.00	**Congregate Care Facility per unit**	Roads	$620	$620	$620	$620	$620	$620	$620	$620	$620	$620
$149.00		Storm	$399	$399	$399	$399	$399	$399	$399	$399	$399	$399
$2,305.00		Sanitary	$1,702						$1,702	$1,702	$1,702	$1,702
$3,637.00		Water	$4,471	$4,471	$3,923	$6,392	$3,821	$5,633	$3,923	$6,392	$3,821	$5,633
$685.00		Park	$542	$542	$542	$542	$542	$542	$542	$542	$542	$542
		Fire Protection	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319
$7,172.00		**Total**	**$9,053**	**$7,351**	**$6,803**	**$9,272**	**$6,701**	**$8,513**	**$8,505**	**$10,974**	**$8,403**	**$10,215**
$70.00	**Commercial per m^2 of gross building area**	Roads	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60
$3.00		Storm	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20
$13.00		Sanitary	$9.30						$9.30	$9.30	$9.30	$9.30
$20.00		Water	$24.40	$24.40	$21.40	$34.90	$20.80	$30.70	$21.40	$34.90	$20.80	$30.70
		Park										
		Fire Protection	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20
$106.00		**Total**	**$159.70**	**$150.40**	**$147.40**	**$160.90**	**$146.80**	**$156.70**	**$156.70**	**$170.20**	**$156.10**	**$166.00**
$33.00	**Institutional per m^2 of gross building area**	Roads	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00
$3.00		Storm	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70
$21.00		Sanitary	$15.50						$15.50	$15.50	$15.50	$15.50
$33.00		Water	$40.60	$40.60	$35.70	$58.10	$34.70	$51.20	$35.70	$58.10	$34.70	$51.20
		Park										
		Fire Protection	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
$90.00		**Total**	**$125.80**	**$110.30**	**$105.40**	**$127.80**	**$104.40**	**$120.90**	**$120.90**	**$143.30**	**$119.90**	**$136.40**
$24,869.00	**Industrial per ha of gross site area (1 ha = 10,000 m^2)**	Roads	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910
$22,906.00		Storm	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311
$20,957.00		Sanitary	$15,474						$15,474	$15,474	$15,474	$15,474
$33,060.00		Water	$40,642	$40,642	$35,661	$58,111	$34,735	$51,207	$35,661	$58,111	$34,735	$51,207
		Park										
		Fire Protection	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989
$101,792.00		**Total**	**$168,326**	**$152,852**	**$147,871**	**$170,321**	**$146,945**	**$163,417**	**$163,345**	**$185,795**	**$162,419**	**$178,891**

Category	20 Yr Projected Growth	
Single Family	676	lots
Multi Family	164	units
Congregate Care	300	units
Commercial	35,500	floor space, m^2
Institutional	10,730	floor space, m^2
Industrial	4.5	lot size, ha

Notes:

1 Light green shading indicates Water DCC calculation is inclusive of government infrastructure grant funding of $5,733,746 for the Winds area water from the *Investing in Canada Infrastructure - Green Infrastructure Environmental Quality Program*.

2 Light orange shading indicates Water DCC calculation based on the government infrastructure grant funding the District has been awarded for extending the District's water system to service the Winds area being applied to the Clark Area water projects (W5 & W6).

3 The Water DCC calculation for the "Winds Area DCC" is based on Water Projects W3 & W4. The cost for these projects are excluded from the "Remainder of District" Water DCC calculation and instead applied only to development within the proposed Winds Water Local Service Area. **Figure 3** shows the location of Water Projects W3 & W4 and the service area of the proposed Winds Area Specific Water DCC & Water LSA Charge.

4 The Water DCC calculation for the "Clark Area DCC" is based on Water Projects W5 & W6. The cost for these projects are excluded from the "Remainder of District" Water DCC calculation and instead applied only to development within the proposed Clark Water Local Service Area. **Figure 4** shows the location of Water Projects W5 & W6 and the service area of the proposed Clark Area Specific Water DCC & Water LSA Charge.

5 The District's current sanitary sewer DCCs includes the Phase F sanitary sewer project. The District of Lantzville Council Strategic Priorities 2023 - 2026 does not mention Sanitary Sewer Infrastructure projects.

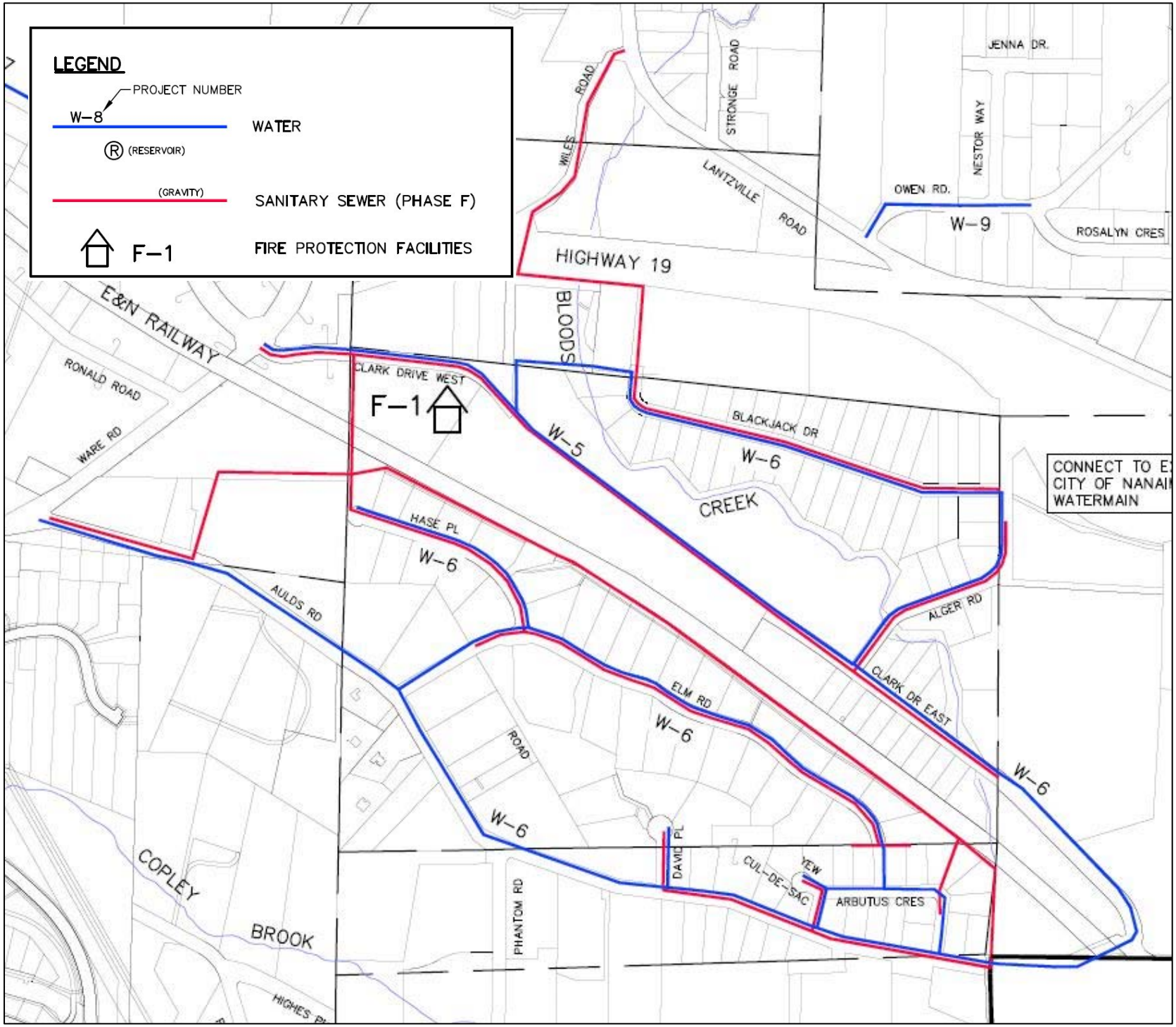
KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

Presentation to:

District of Lantzville
Committee of the Whole Meeting
July 16, 2025

Comparison of Development Cost Charge Calculations For Various Sanitary & Water Servicing Options

Scenario	Phase F Sanitary Sewers	Area Specific Water DCC for	
		Winds Area	Clark Dr
Base	Yes	No	No
1	No	No	No
2	No	Yes	No
3	No	No	Yes
4	Yes	Yes	No
5	Yes	No	Yes


LEGEND
PROJECT NUMBER
W-8
WATER
(R) (RESERVOIR)
(GRAVITY)
SANITARY SEWER (PHASE F)
F-1
FIRE PROTECTION FACILITIES
JENNA DR.
NESTOR WAY
OWEN RD.
W-9
ROSALYN CRES
STRONGE ROAD
LANTZVILLE ROAD
WILES ROAD
HIGHWAY 19
BLOODS
E&N RAILWAY
RONALD ROAD
WARE RD
CLARK DRIVE WEST
F-1
W-5
BLACKJACK DR
W-6
CREEK
CONNECT TO E
CITY OF NANAI
WATERMAIN
HASE PL
W-6
AULDS RD
ALGER RD
CLARK DR EAST
ELM RD
W-6
W-6
W-6
ROAD
DAVIS PL
CUL-DE-SAC
YEW
ARBUTUS CRES
PHANTOM RD
COPLEY
BROOK
HIGHES

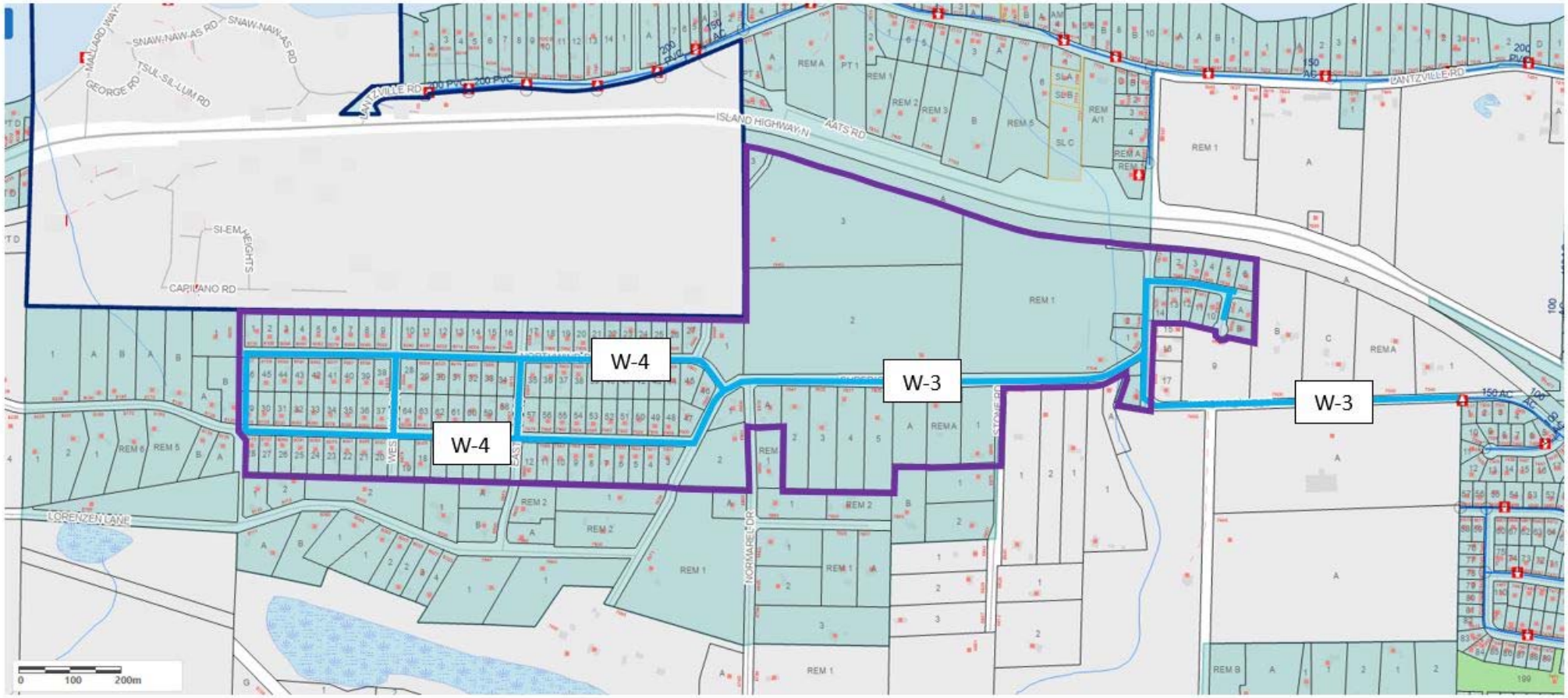


Figure 3 – Proposed Winds Area Specific Water DCC & Water Local Service Area
Fig 3 - Winds(Scenario 2 and Scenario 4)

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-4

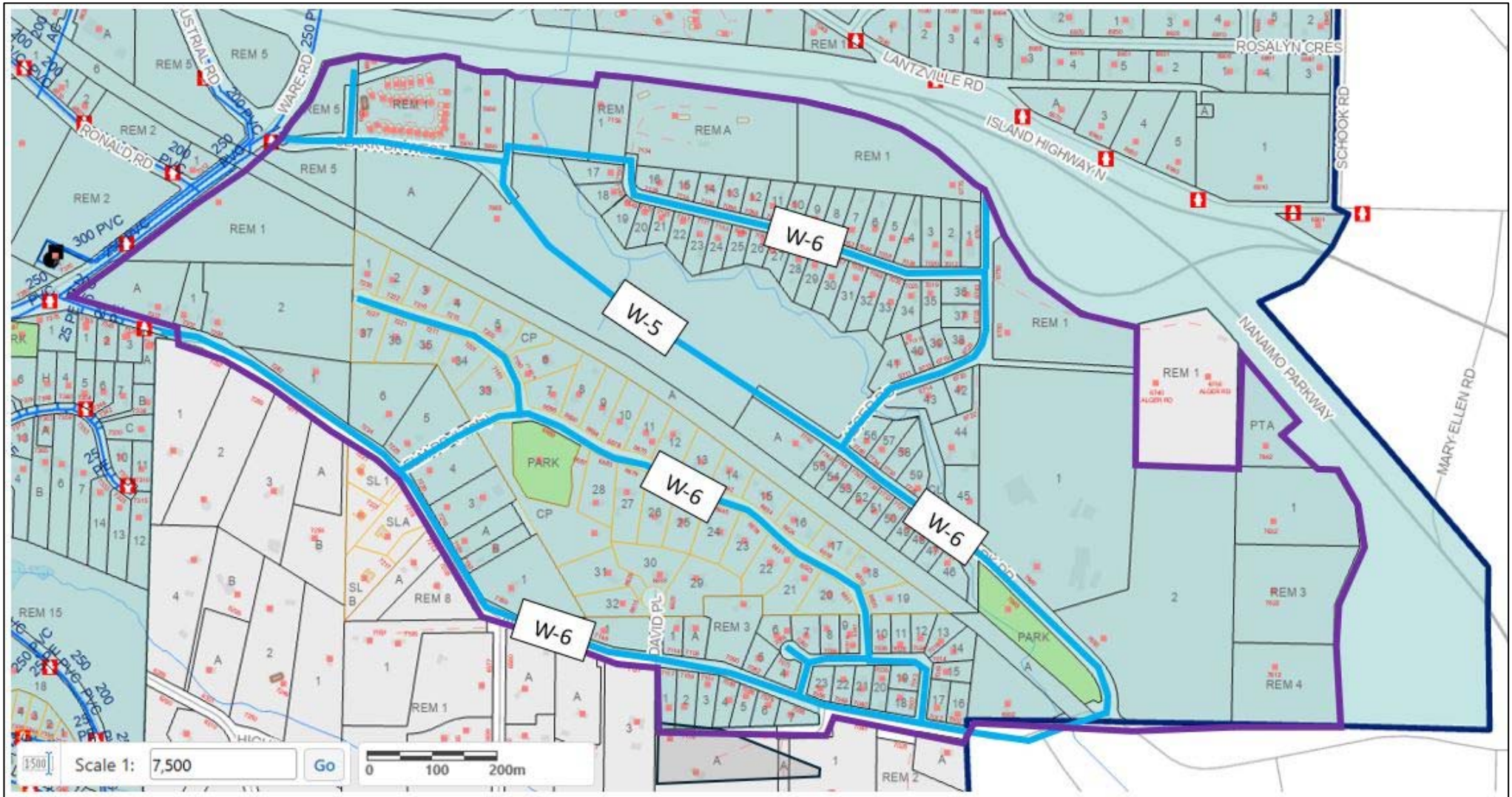


Figure 5 – Proposed Clark Area Specific Water DCC & Water Local Service Area (Scenario 3 and Scenario 5)

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-6

Table 10 - DCCs for Various Sanitary & Water Service Scenarios

Date: June 2, 2025
File: 2251

Current DCC Rates	Base Condition (All projects included) DCC Category	Function	DCC	Scenario 1 Phase F San: No DCC	Scenario 2 Phase F San: No Water LSA: Winds DCC	Scenario 2 Winds Area DCC	Scenario 3 Phase F San: No Water LSA: Clark DCC	Scenario 3 Clark Area DCC	Scenario 4 Phase F San: YES Water LSA: Winds DCC	Scenario 4 Winds Area DCC	Scenario 5 Phase F San: YES Water LSA: Clark DCC	Scenario 5 Clark Area DCC
$1,868.00	Single Family per unit	Roads	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923	$2,923
$1,374.00		Storm	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679	$3,679
$5,030.00		Sanitary	$4,178						$4,178	$4,178	$4,178	$4,178
$7,934.00		Water	$10,973	$10,973	$9,628	$15,689	$9,378	$13,826	$9,628	$15,689	$9,378	$13,826
$1,494.70		Park	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330	$1,330
		Fire Protection	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237	$3,237
$17,700.70		Total	$26,320	$22,142	$20,797	$26,858	$20,547	$24,995	$24,975	$31,036	$24,725	$29,173
$1,140.00	Multi-Family per unit	Roads	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784	$1,784
$975.00		Storm	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609	$2,609
$3,982.00		Sanitary	$3,714						$3,714	$3,714	$3,714	$3,714
$6,281.00		Water	$9,754	$9,754	$8,559	$13,947	$8,336	$12,289	$8,559	$13,947	$8,336	$12,289
$1,183.00		Park	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182	$1,182
		Fire Protection	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877	$2,877
$13,561.00		Total	$21,920	$18,206	$17,011	$22,399	$16,788	$20,741	$20,725	$26,113	$20,502	$24,455
$396.00	Congregate Care Facility per unit	Roads	$620	$620	$620	$620	$620	$620	$620	$620	$620	$620
$149.00		Storm	$399	$399	$399	$399	$399	$399	$399	$399	$399	$399
$2,305.00		Sanitary	$1,702						$1,702	$1,702	$1,702	$1,702
$3,637.00		Water	$4,471	$4,471	$3,923	$6,392	$3,821	$5,633	$3,923	$6,392	$3,821	$5,633
$685.00		Park	$542	$542	$542	$542	$542	$542	$542	$542	$542	$542
		Fire Protection	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319	$1,319
$7,172.00		Total	$9,053	$7,351	$6,803	$9,272	$6,701	$8,513	$8,505	$10,974	$8,403	$10,215
$70.00	Commercial per m^2 of gross building area	Roads	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60	$109.60
$3.00		Storm	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20	$9.20
$13.00		Sanitary	$9.30						$9.30	$9.30	$9.30	$9.30
$20.00		Water	$24.40	$24.40	$21.40	$34.90	$20.80	$30.70	$21.40	$34.90	$20.80	$30.70
		Park										
		Fire Protection	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20	$7.20
$106.00		Total	$159.70	$150.40	$147.40	$160.90	$146.80	$156.70	$156.70	$170.20	$156.10	$166.00
$33.00	Institutional per m^2 of gross building area	Roads	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00	$51.00
$3.00		Storm	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70	$6.70
$21.00		Sanitary	$15.50						$15.50	$15.50	$15.50	$15.50
$33.00		Water	$40.60	$40.60	$35.70	$58.10	$34.70	$51.20	$35.70	$58.10	$34.70	$51.20
		Park										
		Fire Protection	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
$90.00		Total	$125.80	$110.30	$105.40	$127.80	$104.40	$120.90	$120.90	$143.30	$119.90	$136.40
$24,869.00	Industrial per ha of gross site area (1 ha = 10,000 m^2)	Roads	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910	$38,910
$22,906.00		Storm	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311	$61,311
$20,957.00		Sanitary	$15,474						$15,474	$15,474	$15,474	$15,474
$33,060.00		Water	$40,642	$40,642	$35,661	$58,111	$34,735	$51,207	$35,661	$58,111	$34,735	$51,207
		Park										
		Fire Protection	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989	$11,989
$101,792.00		Total	$168,326	$152,852	$147,871	$170,321	$146,945	$163,417	$163,345	$185,795	$162,419	$178,891

Category	20 Yr Projected Growth	
Single Family	676	lots
Multi Family	164	units
Congregate Care	300	units
Commercial	35,500	floor space, m^2

Notes:

1 Light green shading indicates Water DCC calculation is inclusive of government infrastructure grant funding of $5,733,746 for the Winds area water from the *Investing in Canada Infrastructure - Green Infrastructure Environmental Quality Program*.

2 Light orange shading indicates Water DCC calculation based on the government infrastructure grant funding the District has been awarded for extending the District's water system to service the Winds area being applied to the Clark Area water projects (W5 & W6).