DEVELOPMENT COST CHARGES

Schedule A – Park Acquisition Development Cost Charge, Bylaw 2037

Adopted October 28, 2024

	Unit	Parkland Acquisition DCC Rates
Low Density Residential	per lot or per dwelling unit	$2,900.53
Medium Density Residential	per lot or per dwelling unit	$2,537.97
High Density Residential	per lot or per dwelling unit	$1,631.55
Commercial	per m^2 Gross Floor Area (GFA)	$10.88
Industrial	per m^2 GFA	$5.44

Schedule A – Park Improvement Development Cost Charge, Bylaw 1900

Adopted October 10, 2023

	Unit	Parkland Improvement DCC Rates
Low Density Residential	per parcel or per unit	$2,806.48
Medium Density Residential	per dwelling unit	$2,455.67
High Density Residential	per dwelling unit	$1,578.64
Commercial	per m^2 GFA	$10.52
Industrial	per m^2 GFA	$5.26
Institutional	per m^2 GFA	N/A

Schedule A – Roads Development Cost Charge, Bylaw 1836/1836-01

Bylaw 1836 – Adopted September 27, 2021
Bylaw 1836-01 (minor update) – Adopted June 24, 2024

Land Use	Rate	Units
Single Family (With Suite or Without Suite)	$8,142.09	Per Lot
Townhouse/Duplex	$5,268.41	Per Unit
Apartment/Condo	$4,949.11	Per Unit
Commercial/Institutional	$111.75	Per m^2 GFA
Industrial	$22.15	Per m^2 Site

Schedule B – Sewer Enhancement Development Cost Charge, Bylaw 1500
Adopted November 29, 2011 (last amended May 8, 2023)

Class of Development	Enhancement Fee
Residential Development	
a. single family dwelling	$3,077 per dwelling unit
b. two-four family dwelling	$2,488 per dwelling unit
c. townhouses	$2,095 per dwelling unit
d. apartments	$1,178 per dwelling unit
e. mobile home	$1,309 per mobile home
f. hotel room	$928 per hotel room
Commercial	$12.37 per m2 of floor area
Industrial	$6.19 per m2 of floor area
Institutional	$12.37 per m2 of floor area

Schedule G – Development Cost Charge Bylaw (Juna de Fuca Water Distribution), Bylaw 2758
Consolidated Bylaw Amendment 4669 - Adopted May 15, 2025

Land Use Category	Unit of Charge	DCC Rates
Low Density Residential	per lot (or unit, in the case of a Two-Unit Dwelling)	$2,796
Medium Density Residential	per unit	$2,446
High Density Residential	per unit	$1,573
Commercial	per m^{2*} GFA**	$10.48
Industrial	per m^2 GFA	$5.24
Institutional	per m^2 GFA	$10.48

School District #62 (Sooke) Capital Bylaw No. 2019-01
Adopted June 25, 2019

Prescribed Category of Eligible Development (BC Reg. 17/00)	D (Factor set by BC Reg. 17/00	School Site Acquisition Charge SSAC=[(AxB)/C]xD
Low Density (<21 units/ha.)	1,250	$1,000 per unit
Medium Low Density (21-50 units/ha.)	1,125	$900 per unit
Medium Density (51-125 units/ha.)	1,000	$800 per unit
Medium High Density (126-200 units/ha.)	0.875	$700 per unit
High Density (>200 units/ha.)	0.750	$600 per unit

PLEASE NOTE THIS IS A QUICK REFERENCE SHEET FOR DCC'S FOR OFFICIAL CONFIRMATION SEE REFERENCED BYLAW AND AMENDMENTS

CITY OF COLWOOD
BYLAW NO. 2037

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES FOR PARKLAND ACQUISITION

WHEREAS pursuant to the *Local Government Act,* the Council of the City of Colwood may, by Bylaw, impose development cost charges for parkland acquisition;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing and improving parkland to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the City of Colwood has deemed the charges imposed by this bylaw:

(a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;

(b) will not deter development in the municipality;

(c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and

(d) will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, and the provision of park land described in the Official Community Plan and Parks and Recreation Master Plan, and how development designed to result in a low environmental impact may affect the capital costs of acquiring parkland;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE, the Council of the City of Colwood, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited as "Parks Acquisition Development Cost Charge Bylaw No. 2037."

2. DEFINITIONS

2.1. For the purposes of this bylaw, the definitions of words or phrases that are not included in this section shall have the meaning assigned to them in the Zoning Bylaw.

2.2. In this bylaw,

BUILDING means any structure that is greater than ten (10) square metres used or intended for supporting or sheltering any use or occupancy.

BUILDING PERMIT means any permit required by the City that authorizes the construction, alteration or extension of a building or structure.

CITY means City of Colwood.

COMMERCIAL means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of a commercial nature.

CONSTRUCTION includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.

DEVELOPMENT means the construction, alteration, or extension of buildings and/or structures for any use authorized by the Zoning Bylaw that requires the issuance of a building permit but does not include internal alterations of a building and/or structure where the principal use of the building and/or structure, or part thereof, is not changing.

DWELLING means a self-contained set of habitable rooms located in a principal building containing a set of cooking facilities and which may contain sleeping, sanitary and recreation facilities; includes secondary suites or accommodation units.

GROSS FLOOR AREA (GFA) means the total floor area, exclusive of any portion of the building or structure below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, veranda or sunroom unless such sunroom is habitable during all seasons of the year.

HIGH DENSITY RESIDENTIAL means development of a residential building which contains multiple Dwelling Units accessible via a common hallway or corridor and shared entrance facilities, includes apartment dwellings.

INDUSTRIAL means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

INSTITUTIONAL includes public recreation facilities, colleges, community halls, cemetery, court of law, municipal offices, community services, provincial or federal offices including a post office, school district offices, fire and ambulance stations, hospitals, library, childcare centre, police station, parks, playgrounds, public art gallery, public museum, school.

LOW DENSITY RESIDENTIAL means a detached building containing one dwelling occupied or intended to be occupied as a single residence by a household, except where the zoning permits an accessory use where another dwelling can be contained within or above the other. Where specially permitted in the Zoning Bylaw, this use may contain one additional Dwelling Unit in the form of an attached secondary suite or accommodation unit.

MEDIUM DENSITY RESIDENTIAL means ground-oriented residential development which includes townhouse, two unit dwellings, triplex, fourplex, mobile homes, detached secondary suites and modular homes.

PARCEL means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water but not concrete, asphalt or similar surfacing of a parcel.

SUBDIVISION means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.

ZONE means the zones identified and defined in the City of Colwood Zoning Bylaw.

ZONING BYLAW means the City of Colwood Zoning Bylaw in effect at the time of application of this bylaw.

3. DEVELOPMENT COST CHARGES

3.1. The Development Cost Charges set out in Schedule "A", attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:

(a) approval of a Subdivision of land under the Land Title Act or the Strata Property Act, that results in two or more Parcels on which the Zoning Bylaw permits the construction of a Low Density Residential;

(b) approval of a Building Permit authorizing the Construction of Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional;

and the development cost charge shall be paid prior to approval of a subdivision or issuance of a building permit, as the case may be.

3.2. For certainty, this bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

4. EXEMPTIONS

4.1. Despite any other provision of this bylaw, a development cost charge is not payable if any of

the following applies in relation to a development authorized by a Building Permit:

(a) the permit authorizes the Construction of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the Community Charter;

(b) the permit authorizes the Construction Dwelling Units in a building, the area of each Dwelling Unit is no larger than 29m2, and each Dwelling Unit will be put to no other use than residential use;

(c) the value of the work authorized by the permit does not exceed $50,000;

(d) a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality; or

(e) The Local Government Act or any regulations thereunder provide that no development cost charge is payable.

5. CALCULATION OF APPLICABLE CHARGES

5.1. The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedules “A” of this bylaw.

5.2. Where a type of development is not specifically identified in Schedule “A” the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for type of development that in the opinion of the Chief Administrative Officer imposes the most similar cost burden on the City’s park services.

5.3. The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, according to the separate use types, which are included in the building permit application and shall be the sum of the charges payable for each type.

6. EFFECTIVE DATE

This Bylaw comes into effect on the date of adoption.

7. SEVERABILITY

If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

READ A FIRST TIME on the	24th	day of	June,	2024
READ A SECOND TIME on the	24th	day of	June,	2024
READ A THIRD TIME on the	24th	day of	June,	2024
RECEIVED APPROVAL OF THE INSPECTOR OF MUNICIPALITIES on the	18th	day of	July,	2024
ADOPTED on the		day of		2024

Mayor

Corporate Officer

CITY OF COLWOOD

SCHEDULE "A"

(attached to and forming part of Parks Acquisition Development Cost Charges Bylaw No. 2037)

Table 1: DCC Rates

	Unit	Parkland Acquisition DCC Rates
Low Density Residential	per lot or per dwelling unit	$2,900.53
Medium Density Residential	per lot or per dwelling unit	$2,537.97
High Density Residential	per lot or per dwelling unit	$1,631.55
Commercial	per m^2 Gross Floor Area (GFA)	$10.88
Industrial	per m^2 GFA	$5.44

CITY OF COLWOOD
BYLAW NO 1990

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES FOR PARKLAND IMPROVEMENT

Pursuant to the *Local Government Act,* the Council may, by Bylaw, impose development cost charges for parkland improvements.

Development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing and improving parkland to service directly or indirectly, the development for which the charges are imposed.

Council has deemed the charges imposed by this bylaw:

(a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;

(b) will not deter development in the municipality;

(c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and

(d) will not discourage development designed to result in a low environmental impact in the municipality.

Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of improving parkland.

In the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

The Council in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited as "Park Improvement Development Cost Charge Bylaw No. 1990, 2023".

2. DEFINITIONS

For the purposes of this bylaw, the definitions of words or phrases that are not included in this section shall have the meaning assigned to them in the Land Use Bylaw.

In this Bylaw:

BUILDING means any structure that is greater than ten (10) square metres used or intended for supporting or sheltering any use of persons, animals or property.

BUILDING PERMIT means any permit required by the City that authorizes the construction, alteration or extension of a building or structure.

CITY means City of Colwood.

COMMERCIAL means a commercial development in a commercial zone listed in the Land Use Bylaw or a similar development in another zone permitted in accordance with the Land Use Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of a commercial nature.

CONSTRUCTION includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.

DEVELOPMENT means the construction, alteration, or extension of buildings and/or structures for any use authorized by the Land Use Bylaw that requires the issuance of a building permit but does not include internal alterations of a building and/or structure where the principal use of the building and/or structure, or part thereof, is not changing.

DWELLING UNIT means one or a self-contained set of interconnected rooms for the use of one or more persons living together as a single domestic unit sharing cooking, eating, living, sleeping and sanitary facilities and having only one (1) room equipped for the preparation and cooking of food; one (1) electrical service and meter; one (1) water service, meter and distribution system; and one (1) principal entrance.

GROSS FLOOR AREA (GFA) means the sum of the floor areas of every storey in every building on a lot measured to the outside face of the exterior walls, excluding: a. accessory buildings and structures, b. canopies, sundecks, and exterior stairs, and c. the first 50 m^2 of an attached carport or garage.

HIGH DENSITY RESIDENTIAL means development of a residential building which contains multiple Dwelling Units accessible via a common hallway or corridor and shared entrance facilities, includes apartment dwellings.

INDUSTRIAL means an industrial development in a zone listed in the Land Use Bylaw, or similar development in another zone permitted in accordance with the Land Use Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

INSTITUTION means an institutional development in an Institutional Zone listed in the Land Use Bylaw or similar development in another zone including public recreation facilities, colleges, community halls, cemetery, court of law, municipal offices, community services, provincial or federal offices including a post office, school district offices, fire and ambulance stations, hospitals, library, childcare centre, police station, parks, playgrounds, public art gallery, public museum, school.

LOW DENSITY RESIDENTIAL means a detached building containing one dwelling unit occupied as a single residence by a household and where zoning permits in the "Land Use Bylaw", an additional dwelling unit contained within and/or a detached accessory dwelling unit located on the same Parcel as the primary one dwelling unit.

MEDIUM DENSITY RESIDENTIAL means residential development which includes townhouse, two-unit dwellings, triplex, fourplex, mobile homes, and modular homes.

PARCEL means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

STRUCTURE means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, includes a satellite dish antenna; excludes concrete or asphalt or similar surfacing of a lot, fences, signs and underground sewage disposal facilities.

SUBDIVISION means a subdivision as defined in the Land Title Act or Strata Property Act.

ZONE means the zones identified and defined in the City of Colwood Land Use Bylaw.

LAND USE BYLAW means the City of Colwood Land Use Bylaw in effect at the time of application of this bylaw.

3. PURPOSE

3.1. The Development Cost Charges set out in Schedule "A", attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:

(a) approval of a Subdivision of land under the *Land Title Act* or the *Strata Property Act*, that results in two or more Parcels on which the Land Use Bylaw permits the construction of a Low Density Residential;

(b) approval of a Building Permit authorizing the Construction of Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional;

and the development cost charge shall be paid prior to approval of a subdivision or issuance of a building permit, as the case may be.

3.2. For certainty, this bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

4. EXEMPTIONS

4.1. Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a Building Permit:

(a) the permit authorizes the Construction of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;

(b) the permit authorizes the Construction of Dwelling Units in a building, the area of each Dwelling Unit is no larger than $29m^2$, and each Dwelling Unit will be put to no other use than residential use;

(c) the value of the work authorized by the permit does not exceed $50,000;

(d) a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality; or

(e) The *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

5. CALCULATION OF CHARGES

5.1. The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule “A” of this bylaw.

5.2. Where a type of development is not specifically identified in Schedule “A” the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for type of development that in the opinion of the Chief Administrative Officer imposes the most similar cost burden on the City’s park services.

5.3. The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, according to the separate use types, which are included in the building permit application and shall be the sum of the charges payable for each type.

6. SEVERABILITY

If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

READ A FIRST TIME on the	26th	day of	June,	2023
READ A SECOND TIME on the	26th	day of	June,	2023
READ A THIRD TIME on the	26th	day of	June,	2023
THIRD READING AS AMENDED on the	11th	day of	September,	2023
RECEIVED APPROVAL OF THE INSPECTOR OF MUNICIPALITIES on the	26th	day of	September,	2023
ADOPTED on the		day of		2023

Mayor

Corporate Officer

SCHEDULE A

(attached to and forming part of the Bylaw)

	Unit	Parkland Improvement DCC Rates
Low Density Residential	per parcel or per unit	$2,806.48
Medium Density Residential	per dwelling unit	$2,455.67
High Density Residential	per dwelling unit	$1,578.64
Commercial	per m^2 GFA	$10.52
Industrial	per m^2 GFA	$5.26
Institutional	per m^2 GFA	N/A

CITY OF COLWOOD
BYLAW NO 1836

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS in accordance with Section 559 of the *Local Government Act*, Council may, by Bylaw, impose development cost charges on every person who obtains;

a. approval of a Subdivision; or

b. a Building Permit authorizing the construction, alteration or extension of a building or structure;

for the purpose of providing funds to assist the City to pay the capital costs of providing, constructing, altering or expanding sewer, drainage and highway (road) facilities, and providing and improving parkland to service, directly or indirectly, the development for which the charge is being imposed;

AND WHEREAS the Council considers that the charges imposed by this Bylaw:

a. are not excessive in relation to the capital cost of prevailing standards of service in the City;

b. will not deter development in the City; and

c. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City;

AND WHEREAS, in the opinion of the Council, the charges imposed by this Bylaw are:

a. related to capital costs attributable to projects included in the Financial Plan of the City; and

b. related to capital projects consistent with the Official Community Plan of the City;

NOW THEREFORE the Council of the City of Colwood in open meeting assembled hereby enacts as follows:

1. CITATION

This Bylaw may be cited as City of Colwood "Development Cost Charge Bylaw – Roads, Bylaw No. 1836, 2021".

2. DEFINITIONS

In this Bylaw,

"Apartment Dwelling Unit" means a Dwelling Unit in a building that contains three or more dwelling units to which access is provided from the exterior of the building by means of a common lobby and stairways or elevators as provided for in the *Land Use Bylaw* "Apartment" and "Apartment (Senior Citizens)".

"Building Permit" means a permit issued by the *City* that authorizes the construction, alteration or extension of a building or structure.

"Commercial" means any commercial use as defined in the *Land Use Bylaw* and as amended.

"Congregate Housing" means any congregate housing use as defined in the *Land Use Bylaw* and as amended.

"City" means the City of Colwood.

"Duplex" means any duplex use as defined in the *Land Use Bylaw* and as amended.

"Dwelling Unit" means any dwelling unit as defined in the *Land Use Bylaw* and as amended. For the purposes of this Bylaw *does not include* any Secondary Suite.

"Gross Floor Area" (GFA) means any gross floor area or "Gross Leasable Floor Area" as defined in the *Land Use Bylaw* and as amended.

"Gross Site Area" (GSA) means the total area of land, measured in hectares, containing improvements for the proposed use of the land, including building footprint, areas required for semi-open structures, exterior storage, loading and other exterior operations, but excluding onsite storm detention or groundwater recharge systems, landscaped areas, setbacks, and any lands not comprising a part of the Commercial / institutional and/or industrial use.

"Industrial" means any industrial use as defined in the *Land Use Bylaw* and as amended.

"Institutional" means an institutional use in a building predominantly providing a governmental or public service or related function and generally as described in the *Land Use Bylaw* and as amended.

"Multi family" means a use containing four or more dwelling units.

"Residential" means a use containing up to and including three dwelling units.

"Secondary Suite" means a secondary suite as prescribed by the *Land Use Bylaw* and as amended.

"Single Family Dwelling" means a residential use with or without suites as defined in the *Land Use Bylaw* by the definitions of "Dwelling, One Family", and "Dwelling Unit", and a "Secondary Suite" as enabled in the *Land Use Bylaw* and as amended.

"Subdivision" means a subdivision of land into two or more parcels under the *Land Title Act* or the *Strata Property Act*.

"Townhouse" means a building containing three or more Dwelling Units, arranged such that each Dwelling Unit has an independent entrance to the exterior, and includes triplexes and fourplexes; and

"Zoning Bylaw" means "*Land Use Bylaw*" and as amended.

3. DEVELOPMENT COST CHARGES

1. Every person who obtains;

    a. Approval of a subdivision; or

    b. a Building Permit authorizing the construction of a new building, or alternation of an existing building or the placement of a manufactured home, including a Single Family or Duplex.

    must, for the classes of development prescribed herein and prior to the approval of the subdivision or issuance of the building permit, pay the applicable development cost charge(s) as stipulated in Schedule A.

2. The charges specified in Schedule 'A' shall be based on the proposed use of the building indicated in the building permit application. Where there is more than one such use, each use is subject to the applicable charge specified in Schedule 'A'.

3. Every person who obtains approval of a Subdivision creating parcels on which Single Family Dwellings and Duplex's are permitted by the Zoning Bylaw shall pay the applicable development cost charges set out in Schedule A.

4. For Commercial and Institutional uses the calculation of floor area is based on the Gross Floor Area of the proposed building indicated in the building permit application, or the portion of the building dedicated to the Commercial or Institutional Use.

5. The calculations used to determine the amount of the development cost charges imposed by this Bylaw are based on the capital projects listed in Schedule 'B'.

4. REPEAL

Bylaw No. 441, "Colwood Development Cost Charge Bylaw (Major Roads), 1998" and all amendments, are hereby repealed.

READ A FIRST TIME on this the	22ND day of	MARCH, 2021
READ A SECOND TIME on this the	22ND day of	MARCH, 2021
READ A THIRD TIME as amended on this the	25TH day of	MAY, 2021
THIRD READING REPEALED on this the	28TH day of	JUNE, 2021
READ A THIRD TIME as amended on this the	28TH day of	JUNE, 2021
APPROVAL OF THE INSPECTOR OF MUNICIPALITIES given on this the	28TH day of	JULY, 2021
ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD on this the	27th day of	SEPTEMBER, 2021

Mayor

Corporate Officer

CITY OF COLWOOD · INCORPORATED 1985 ·

SCHEDULE A

ROADS DEVELOPMENT COST CHARGE

Land Use	Rate	Units
Single Family (With Suite or Without Suite)	$8,142.09	Per Lot
Townhouse/Duplex	$5,268.41	Per Unit
Apartment/Condo	$4,949.11	Per Unit
Commercial/Institutional	$111.75	Per m^2 GFA
Industrial	$22.15	Per m^2 Site

SCHEDULE B

City of Colwood Roads DCC Calculations								2021
Roads & Intersections								
Road	Segment	Capital Cost	Grants/other	Ex. Benefit	Ex. Benefit Cost	1% Assist	Tax expense	DCC
VMP	Sooke to Allendale	$ 1,170,765		25%	$ 292,691	$ 11,708	$ 304,399	$ 866,366
	Allendale to Cairndale	$ 4,363,090		25%	$ 1,090,773	$ 43,631	$ 1,134,403	$ 3,228,687
	VMP @ Cairndale	$ 858,962		35%	$ 300,637	$ 8,590	$ 309,226	$ 549,736
	Cairndale to Latoria	$ 5,973,652		25%	$ 1,493,413	$ 59,737	$ 1,553,150	$ 4,420,502
	VMP @ Latoria Double TC	$ 3,756,998		0%	$ -	$ 37,570	$ 37,570	$ 3,719,428
Metchosin Road	Sooke to Wishart	$ 3,776,522		50%	$ 1,888,261	$ 37,765	$ 1,926,026	$ 1,850,496
	Metchosin @ Painter	$ 517,500		25%	$ 129,375	$ 5,175	$ 134,550	$ 382,950
	Wishart to lagoon	$ 3,502,653		50%	$ 1,751,327	$ 35,027	$ 1,786,353	$ 1,716,300
	Metchosin @ Lagoon	$ 517,500		50%	$ 258,750	$ 5,175	$ 263,925	$ 253,575
	Lagoon to Royal Bay	$ 1,822,235		50%	$ 911,117	$ 18,222	$ 929,340	$ 892,895
	Royal Bay Frontage New	$ 2,260,763		50%	$ 1,130,382	$ 22,608	$ 1,152,989	$ 1,107,774
	Metchosin @ Latoria	$ 3,565,000		25%	$ 891,250	$ 35,650	$ 926,900	$ 2,638,100
Sooke Road	Goldstream to Royal Roads	$ 2,924,762		50%	$ 1,462,381	$ 29,248	$ 1,491,629	$ 1,433,134
	Royal Roads to Kelly Road	$ 5,161,287		50%	$ 2,580,643	$ 51,613	$ 2,632,256	$ 2,529,030
	Sooke @ Mt. View Signal Upgrade	$ 301,875		50%	$ 150,938	$ 3,019	$ 153,956	$ 147,919
	Kelly to Metchosin	$ 1,778,082		50%	$ 889,041	$ 17,781	$ 906,822	$ 871,260
	Sooke @ Metchosin Upgrade	$ 496,800		35%	$ 173,880	$ 4,968	$ 178,848	$ 317,952
	Metchosin to VMP	$ 4,067,695		50%	$ 2,033,848	$ 40,677	$ 2,074,525	$ 1,993,171
Latoria Road	Metchosin to Wishart	$ 10,776,234		0%	$ -	$ 107,762	$ 107,762	$ 10,668,472
	Wishart to VMP	$ 4,018,155		0%	$ -	$ 40,182	$ 40,182	$ 3,977,973
	Latoria @Wishart	$ 545,551		25%	$ 136,388	$ 5,456	$ 141,843	$ 403,708
Wishart Road	Wishart @ Metchosin	$ 230,000		25%	$ 57,500	$ 2,300	$ 59,800	$ 170,200
	Metchosin to Allendale	$ 577,626		35%	$ 202,169	$ 5,776	$ 207,945	$ 369,681
	Allendale to Cairndale	$ 3,383,880		35%	$ 1,184,358	$ 33,839	$ 1,218,197	$ 2,165,683
	Cairndale to Dressler	$ 1,533,087		35%	$ 536,580	$ 15,331	$ 551,911	$ 981,176
	Dressler to RB PL	$ 2,348,268		25%	$ 587,067	$ 23,483	$ 610,550	$ 1,737,718
	RB Frontage	$ 2,411,444		35%	$ 844,005	$ 24,114	$ 868,120	$ 1,543,324
	RB to Latoria West Side	$ 1,637,228		35%	$ 573,030	$ 16,372	$ 589,402	$ 1,047,826
Allendale Road	New Construction	$ 2,792,865	$ -	25%	$ 698,216	$ 27,929	$ 726,145	$ 2,066,720
	Allandale @ VMP	$ 1,215,313	$ 885,007	0%	$ -	$ 12,153	$ 12,153	$ 318,152
	Upgrade Existing	$ 2,242,801	$ -	25%	$ 560,700	$ 22,428	$ 583,128	$ 1,659,673
Lagoon Road	Metchosin to Ocean	$ 2,060,040		50%	$ 1,030,020	$ 20,600	$ 1,050,620	$ 1,009,420
Goldstream Ave	CoL to Island Hwy	$ 1,937,870		20%	$ 387,574	$ 19,379	$ 406,953	$ 1,530,918
	Wale @ Wilfert add signal	$ 465,750		25%	$ 116,438	$ 4,658	$ 121,095	$ 344,655
Kelly Road	VMP to Sooke	$ 5,394,044		25%	$ 1,348,511	$ 53,940	$ 1,402,451	$ 3,991,592
	Kelly @ Pickford Traffic Circle	$ 646,875		0%	$ -	$ 6,469	$ 6,469	$ 640,406
Road Work Subtotal		$ 91,033,172	$ 885,007	28.22%	$ 25,691,262	$ 910,332	$ 26,601,594	$ 63,546,571
Administrative								
Transportation Study		$ 120,000		25%	$ 30,000	$ 1,200	$ 28,800	$ 91,200
DCC Updates	5 year update	$ 45,000		25%	$ 11,250	$ 450	$ 10,800	$ 34,200
Administrative Subtotal		$ 165,000			$ 41,250	$ 1,650	$ 39,600	$ 125,400
ROADS DCC TOTAL		$ 91,198,172			Tax contribution over 20 years		$ 26,641,194	
					Tax contribution per year		$ 1,332,060	
					DCC Recoverable			$ 63,671,971
					Existing DCC reserves (as of Dec 31, 2020)			$ 6,840,000
					Net DCCS			$ 56,831,971
					Yearly Projected DCC Revenue			$ 2,841,598.53

Colwood Sewer Utility Bylaw No. 1500, 2011

(With amendments to May 8, 2023)

Consolidated for convenience only:

All persons making use of this consolidation are advised that the amendments have been consolidated for convenience only, and that the original bylaws should be consulted for all purposes of interpretation and application of the bylaw.

Includes Amendments:

Bylaw No. 1508	Adopted May 13, 2013
Bylaw No. 1536	Adopted May 12, 2014
Bylaw No. 1572	Adopted May 11, 2015
Bylaw No. 1620	Adopted May 9, 2016
Bylaw No. 1675	Adopted May 8, 2017
Bylaw No. 1722	Adopted May 14, 2018
Bylaw No.1762	Adopted May 13, 2019
Bylaw No.1881	Adopted May 10, 2021
Bylaw No.1938	Adopted May 9, 2022
Bylaw No. 1983	Adopted May 8, 2023

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BYLAW NO. 1500

A BYLAW TO REGULATE THE CITY SEWER SERVICE

WHEREAS pursuant to section 8(2)(a) of the *Community Charter*, the City is authorized, by bylaw, to regulate, prohibit and impose requirements in relation to municipal services; and

WHEREAS pursuant to section 194 of the *Community Charter*, the City is authorized, by bylaw, to impose a fee payable in respect of all or part of a service of the City, including the municipal sewer service; and

WHEREAS pursuant to section 15 of the *Community Charter*, the City may, in regulating under that Act, provide for a system of permits; and

WHEREAS Council wishes to regulate, prohibit and impose requirements, including connection requirements, permit requirements, and fees, in relation to the operation and use of the City's sewer service; and

WHEREAS the City has constructed sewer works capable of servicing the parcels shown on Schedule E, and the Schedule E properties have already contributed toward the capital cost of those existing sewer works; and

WHEREAS the City wishes to allow properties in addition to those shown on Schedule E to use the City's existing sewer works, for which enhancements to the existing sewer works are required; and

WHEREAS the City wishes to charge and collect fees to recover the capital costs of sewer enhancement works that are required to accommodate development on properties other than those shown on Schedule E and to pay other costs related to the expansion of the sewer system; and

WHEREAS the City has prepared statements respecting Council's reasons for adopting this Bylaw and how fees payable under this Bylaw were determined, as required by sections 8(9) and 194(4) of the *Community Charter*, and

The Municipal Council of the City of Colwood, in open meeting assembled, hereby enacts as follows:

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1. DEFINITIONS

1.1. In this Bylaw:

"APARTMENT" means a building with five or more dwelling units, where the majority of the dwelling units do not have direct access to the ground outside of the building;

"APPLICANT" means an owner or his authorized agent making application for sewer services;

"BUILDING BYLAW" means Building Bylaw No. 977 or any successor bylaw;

"BUILDING CODE" means the British Columbia Building Code adopted under the British Columbia Building Code Regulation, and the Water Conservation Plumbing Regulation.

"CHIEF BUILDING INSPECTOR" means the person performing that function under the Building Bylaw and includes any person appointed by the Chief Building Inspector or the City to carry out that function on the behalf of the Chief Building Inspector;

"CITY ENGINEER" means the company, person or persons appointed from time to time by the Council to act in that capacity and any employee of the City authorized to act on behalf of the City Engineer;

"COMMERCIAL" means a class of development that is not residential, industrial, or institutional development;

"CONTAMINANT" means any substance, whether gaseous, liquid or solid, whether dissolved or suspended, or any wastewater quality parameter that, when present above a certain concentration in wastewater:

a) injures or is capable of injuring the health or safety of a person;
b) injures or is capable of injuring property or any life form;
c) interferes or is capable of interfering with the proper operation of a sewer or sewage facility;
d) causes or is capable of causing material physical discomfort to a person; or
e) damages or is capable of damaging the environment;

"CRD" means the Capital Regional District;

"CRD NORTHWEST TRUNK" means the portion of the trunk sewer constructed by the CRD that is located within the boundaries of the City;

"CRD SEWER USE BYLAW" means the CRD Sewer Use Bylaw No. 5, 2001 or any successor bylaw;

"CROSS CONNECTION" refers to any physical connection or arrangement which would allow the movement of sewage, contaminants or other fluids between any sanitary sewage system and any stormwater disposal system;

"DWELLING UNIT" has the same meaning as in the Land Use Bylaw. For clarity, a building may contain a permitted secondary suite but the suite itself is not a "dwelling unit' for the purposes of this bylaw;

"FLOORING AREA" means the total area of all floors in a building or structure measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles;

"HOTEL ROOM" means a room or set of interconnected rooms, which include sleeping and sanitation facilities, in a building used as a hotel, motel, time share, or similar development, but does not include any common or public areas, such as a lobby or restaurant;

"INDUSTRIAL" means a lot used or intended to be used for industrial uses as provided for in the Land Use Bylaw;

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"INFLOW AND INFILTRATION" refers to any ground water or surface water that does not enter a private service pipe through a device installed for that purpose and approved under a plumbing permit, and includes any leakage into the private service pipe from the ground or any illegally connected downspouts or catch basins;

"INSPECTION CHAMBER" means a vertical pipe used to provide access to a sewer pipe for maintenance and visual inspection, usually installed at the property boundary adjoining a highway or statutory right of way in which a sanitary sewer main is installed, and delineating the division between the private service pipe and the sewer connection works;

"INSTITUTIONAL" means a building or structure used or intended to be used for non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;

"LAND USE BYLAW" means the City of Colwood Land Use Bylaw No. 151 or successor bylaw;

"MOBILE HOME" includes a mobile home pad, a lot created through subdivision, or any other construction, area or site provided for the placement of a mobile home;

"OWNER" means any person, firm or corporation that owns property, and includes an authorized agent of the owner;

"PERMIT" means an authorization in writing by the City Engineer to perform work regulated by this bylaw, and includes sewer connection permits, and sewer disconnection permits;

"PRIVATE SERVICE PIPE" means a pipe and any works, including pump stations, that connect a building or private property to the sewer system, from the existing or proposed building on private property, to the location of the inspection chamber,

"RESIDENTIAL" means a class of development that includes single family dwellings, two-four family dwellings, townhouses, apartments, mobile home sites, and includes hotel rooms;

"SECONDARY SUITE" means a permitted secondary suite as defined in the Land Use Bylaw;

"SEWER CONNECTION PERMIT" means a permit required or issued under this Bylaw to allow a building or parcel to be connected to and use the sewer system;

"SEWER CONNECTION WORKS" means a pipe and other works connecting a private service pipe to the sewer system, and includes related appurtenances such as the inspection chamber,

"SEWER DISCONNECTION PERMIT" means a permit required or issued under this Bylaw to allow a building or parcel to be disconnected from the sewer system;

"SEWER SERVICE AREA" means the area of the City within the boundaries of a sewer local area service, including the area of the Colwood Corners Specified Sewer Area;

"SEWER SYSTEM" means any sewer mains installed in City streets, in provincial arterial highways and in City rights of way, including sewer connection works, associated lift stations and pumping stations, but does not include any private service pipe, pump, tank or related facilities on private property, or any works on public property that are private in nature or do not ultimately connect to the CRD Northwest Trunk or to a City sewage treatment facility;

"SINGLE FAMILY DWELLING" means a building containing only one dwelling unit, or one dwelling unit and a permitted secondary suite;

"SOIL DEPOSIT BYLAW" means the City of Colwood Soil Deposit Regulation Bylaw No. 642 or successor bylaw;

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"SUBDIVISION AND DEVELOPMENT SERVICING BYLAW" means the City of Colwood Subdivision and Development of Land Bylaw No. 285 or successor bylaw;

"TOWNHOUSE" means a building with five or more dwelling units, that is not an apartment;

"TWO FAMILY DWELLING" means a building containing two dwelling units;

"TWO-FOUR FAMILY DWELLING" means a building with at least two but no more than four dwelling units.

2. RESPONSIBILITIES AND OBLIGATIONS

2.1. General Prohibitions

2.1.1. No property may connect or maintain a connection to the sewer service unless it is within the boundaries of the City's sewer service area.

2.1.2. No person shall connect a parcel or building to the sewer system unless the City Engineer has issued a sewer connection permit in relation to that parcel or building.

2.1.3. No person shall complete the connection of a private service pipe to any sewer connection works or to the sewer system without the approval in writing of the Chief Building Inspector.

2.1.4. No person shall increase:
2.1.4.1. the number of dwelling units in a residential development, or
2.1.4.2. the floor area of a commercial, industrial or institutional building.
that is connected to the sewer system, unless the City Engineer has issued a sewer connection permit authorizing a change.

2.1.5. No person may construct sewer connection works, unless specifically authorized in writing by the City Engineer.

2.1.6. No person shall deviate from the plans and specifications forming a part of a permit issued under this bylaw, or omit or fail to complete, work required by such plans and specifications, without first having obtained in writing a modification to the permit approved by the City Engineer.

2.1.7. No person shall disconnect or permit to be disconnected a parcel or building from the sewer system unless the City Engineer has issued a sewer disconnection permit in relation to that parcel or building.

2.1.8. No person shall demolish a building connected to the sewer system until the City Engineer has issued a sewer disconnection permit.

2.1.9. No person shall connect a property to the sewer system with new sewer connection works, where existing sewer connection works will not remain in service, until the City Engineer has issued a sewer disconnection permit in respect of the sewer connection works that will be disconnected.

2.1.10. No person may tamper or interfere with any part of the sewer system.

2.1.11. No person, except as authorized in writing City Engineer, may install or repair or alter any sewer connection works or other part of the sewer system.

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2.1.12. No person shall discharge, deposit or cause, allow or permit to be discharged or deposited into any part of the sewer system or into any structure or fixture leading to the sewer system any contaminant.

2.1.13. Without limiting the above, no person shall discharge or cause to be discharged into the sewer system any substance in contravention of the CRD Sewer Use Bylaw.

2.1.14. No person shall use any private service pipe for any purpose other than conveying sanitary sewage from the property on which the private service pipe is installed, to the sewer system.

2.1.15. No person shall connect a private service pipe, sewer connection works or sewer mains to any downspout, gutter, roof drain or other drain conveying surface water, rainwater, or groundwater, or allow any such water to enter the sewer system.

2.1.16. No person shall allow a private service pipe on their property to leak.

2.1.17. No person shall allow cross connections, inflow or infiltration on their property.

2.1.18. No person may obstruct access to the inspection chamber.

2.1.19. No person shall prevent or obstruct or attempt to prevent or obstruct entry of a bylaw enforcement officer, member of the RCMP, the City Engineer, the Chief Building Inspector, or any other City employee authorized to enter upon property pursuant to the *Community Charter*, to inspect property and determine whether this bylaw is being complied with.

2.2. Obligations of the Owner

2.2.1. Every owner shall obtain all required permits and approvals, and pay all fees and provide all deposits under this bylaw and the Building Bylaw, prior to the connection or disconnection of a parcel to or from the sewer system.

2.2.2. The owner of any property that is connected to the sewer system shall be responsible for the costs and maintenance of all private service pipes, even where those works extend to City property or a City right of way.

2.2.3. The City or its agents shall not be responsible for the construction or maintenance of any sewerage works on private property, including the private service pipe.

2.2.4. Every owner shall maintain the private service pipe in proper order and free from leakage.

2.2.5. Where an inspection chamber is located within the property which the private service pipe serves, the owner of that property shall provide access to the inspection chamber for the City and its agents as required for service, inspection or maintenance.

2.2.6. Where a property is connected to the sewer system, all plumbing fixtures on the property must be connected to the private sewer pipe, with the exception of any fixture which carries or captures rainwater or ground water.

2.2.7. Where a household pump station is required for an existing residential building, the owner of the property on which the pump station is to be installed shall be responsible for the installation, maintenance, repair and operation of the pump station. All household pump stations shall be installed in accordance with the Building Bylaw.

2.2.8. Every owner is responsible for the cost of repair of any damage to public property or works resulting from work carried out pursuant to a permit issued under the authority of this bylaw, and every applicant for a permit under this bylaw shall provide to the City security for such repairs in the amounts set out in Appendix A of the Building Bylaw.

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2.2.9. Nothing in this bylaw entitles a person whose property is within a sewer service area to connect to the sewer system where a sewer main is not available immediately adjacent to the property, and nothing in this bylaw requires the City in such a circumstance to extend the sewer main to the boundary of that property.

2.2.10. The granting of a permit, the review of the drawings and specifications or field reviews made by the City Engineer shall not in any way relieve the owner of a building from full responsibility for carrying out the work or having it carried out in accordance with all relevant enactments, including this bylaw, the Building Bylaw, the Building Code, and the Subdivision and Development Servicing Bylaw.

3. PERMITS

3.1. Sewer Connections

3.1.1. The owner of any property within the boundaries of the City's sewer service area may apply for a sewer connection permit to connect to the sewer system.

3.1.2. Every person wishing to increase:

3.1.2.1. the number of dwelling units, hotel rooms, or mobile homes in a residential development, or

3.1.2.2. the floor area of a commercial, industrial or institutional building, that is connected to the sewer system, must apply for a sewer connection permit in relation to that increase.

3.2. Sewer Disconnections

3.2.1. Every person who disconnects a parcel or private service pipe from the sewer system, or who demolishes a building connected to the sewer system must apply for and obtain a sewer disconnection permit from the City Engineer.

3.2.2. The City Engineer shall issue a sewer disconnection permit where the applicant:

3.2.2.1. pays the required disconnection fees under Schedule C or

3.2.2.2. pays the temporary disconnection fee stated in Schedule C and posts security in the amount of the full disconnection fee.

3.2.3. The City may apply any security collected pursuant to s. 3.2.2.2 to the cost of disconnecting, removing and filling in any unused private service pipes and sewer connection works, and to restoring the surface of the property, in the event that disconnected sewer works are not reconnected prior to the expiration of the permit under this bylaw.

3.2.4. Within 30 days of the completion of a sewer connection to a property previously served by an on-site sewage disposal system and prior to final plumbing inspection by the Chief Building Inspector, any existing septic tank on that property shall be pumped out and either removed or decommissioned in accordance with the Building Bylaw, and the owner shall provide to the Chief Building Inspector evidence in the form of a receipt or bill of lading that the effluent was disposed of in a septage disposal facility operating under permit issued by the CRD.

3.3. Application for Permit

3.3.1. To obtain a permit the owner shall file an application in writing on the form prescribed for that purpose by the City Engineer and pay the sewer connection fee and sewer enhancement fee as prescribed in s. 5.1.1 and in Schedules A and B.

3.3.2. Except as otherwise allowed by the City Engineer, every application for a permit shall:

3.3.2.1. bear the name, civic address, phone number and email address of the owner,

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3.3.2.2. be signed by the owner,
3.3.2.3. show the legal description and civic address of the property;
3.3.2.4. contain all design criteria, calculations, and other pertinent information necessary to verify compliance with this bylaw, and contain any technical information specified in this or other bylaws or in a restrictive covenant in favour of the City; and
3.3.2.5. contain other information specified by the City Engineer as is necessary to illustrate all essential features of the design of the sewer connection;

3.3.3. Without limiting the above, every application for a sewer connection permit shall include:
3.3.3.1. a survey plan or plans showing:
3.3.3.1.1. the proposed location, use and density of any existing and proposed buildings on the property;
3.3.3.1.2. the location of any existing or proposed private service pipes, including any pump facilities;
3.3.3.1.3. the location of any clean outs;
3.3.3.1.4. the dimensions, including the length of the proposed private service pipe;
3.3.3.1.5. the depth at which the private service pipe is or will be installed;
3.3.3.1.6. the locations, size and depth of any existing or proposed septic tank or treatment plant located on the property; and
3.3.3.1.7. the location of any existing or proposed sewer connection works and inspection chamber;
3.3.3.2. a copy of the application materials for any existing or proposed private service pipe shown on the application plans; and
3.3.3.3. if the application is with respect to new development, a copy of all building permits, building permit applications, and preliminary layout approvals or subdivision plans that relate to the proposed new development.

3.3.4. The City Engineer may issue a permit where the following conditions are met:
3.3.4.1. for a sewer connection permit, the parcel is within the boundaries of all applicable sewer service areas;
3.3.4.2. the applicant has submitted an application for the permit in accordance with this bylaw;
3.3.4.3. the applicant has paid the applicable sewer connection fees, sewer enhancement fees or sewer disconnection fees pursuant to this bylaw;
3.3.4.4. the application meets all the requirements in relation to the connection or disconnection of the parcel or building pursuant to this bylaw, the Building Bylaw, the CRD Sewer Bylaw, and other applicable enactments; and
3.3.4.5. The City Engineer is satisfied with the location and size of any proposed private service pipe, sewer connection works and the inspection chamber for any proposed connection.

3.3.5. The City Engineer may impose terms and conditions in a permit in relation to any of the following:
3.3.5.1. the timing of any work authorized in the permit,
3.3.5.2. the location of any work authorized in the permit;
3.3.5.3. technical specifications with respect to any of the work authorized in the permit;
3.3.5.4. the payment of security required to be paid under this bylaw; and
3.3.5.5. another term or condition that relates to the proper functioning of the sewer system.
3.3.6. The plans and information submitted to the City as part of an application for a permit, and accepted by the City Engineer, shall form part of the conditions of a permit.

3.3.7. The issuance of a sewer connection permit for a property does not constitute approval of any development proposed for the property.

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3.3.8. Where an application for a permit has not been completed in conformance with the requirements of the City Engineer or where the permit fee has not been paid within six months after the date of the application, the application shall be cancelled, and any application fee paid shall be forfeited.

3.3.9. A permit shall expire and the right of an owner under the permit shall terminate if the work authorized by the permit is not completed within the time stated on the permit, or where no time is stated, where:

3.3.9.1. the work authorized by the permit is not commenced within six months from the date of issue of the permit;

3.3.9.2. work is commenced and then suspended for a period of six months; or

3.3.9.3. the work has not been completed at the end of a twenty-four-month period from the date of issue of the permit.

3.4. Administration and Enforcement

3.4.1. The City Engineer is authorized to administer and enforce this bylaw and may prescribe application forms and permit forms required for the administration of this bylaw.

3.4.2. The City Engineer may refuse to issue any permit under this bylaw:

3.4.2.1. whenever information submitted is inadequate to determine compliance with the provisions of this bylaw;

3.4.2.2. whenever incorrect information has been submitted;

3.4.2.3. that would authorize any work that would require a development permit, until the development permit has been issued; or

3.4.2.4. where the proposed work does not comply with this bylaw, the Building Bylaw, a City bylaw, a CRD bylaw, a restrictive covenant in favour of the City, the CRD or the Province, or any enactment respecting health or safety.

3.4.3. The City Engineer may suspend or revoke a permit if:

3.4.3.1. there is a contravention of any condition under which the permit as issued;

3.4.3.2. work is at variance with the permit drawings or specifications;

3.4.3.3. the permit was issued in error; or

3.4.3.4. the permit was issued on the basis of incorrect information.

3.4.4. The City Engineer may give notice to an owner that the owner must do some or all of the following work within the time specified by the City Engineer.

3.4.4.1. conduct tests and investigations, including smoke, dye tests or other procedures on the property to detect leakage, cross connections, inflow or infiltration;

3.4.4.2. provide reports prepared by a registered professional with respect to the repair of any leakage or the removal of any cross connections, inflow or infiltration;

3.4.4.3. repair any private service pipe or other works to prevent leakage, cross connections, inflow or infiltration;

3.4.4.4. Remove or decommission a septic tank on property that has been connected to the sewer system in accordance with all applicable enactments;

3.4.4.5. remove and dispose of any contaminant that is deposited into any part of the sewer system from the owner's property, from all private service pipes, sewer connection works, city sewer mains, sewer lift stations and other parts of the sewer system.

3.4.5. If an owner fails to perform any work directed by the City Engineer, the City or its agent may enter on the property and perform the work at the owner's expense.

3.4.6. The costs of doing any works pursuant to s. 3.4.5 of this bylaw that are not paid by the owner of the property, as well as any unpaid sewer connection fee, enhancement fee, or sewer user fees, may be collected in the same manner and with the same remedies as property taxes.

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3.4.7. All notices under this bylaw may be delivered by mail addressed to the address of the owner provided on a permit application, or as otherwise shown for the parcel in the Land Title Registry.

3.4.8. The City Engineer or Building Inspector may enter on any property connected to the sewer system in order to inspect, photograph, or test any private service pipe or anything connected or required to be connected to the private service pipe, to ascertain whether the regulations of this Bylaw are being met.

4. TECHNICAL REQUIREMENTS

4.1.1. Every connection to the sewer system shall comply with Part 5.2 of the Building Bylaw [Sewer Connections within Local Service Areas].

4.1.2. Inspection chambers shall be located at the property boundary, or as close to the property boundary on municipal property as the City Engineer directs in order to ensure access to the inspection chamber.

4.1.3. The private service pipe must be located so as to connect to existing sewer connection works where there are existing sewer connection works available to service that property, as determined by the City Engineer.

4.1.4. Each dwelling unit in a new or existing single-family dwelling or a two-family dwelling shall have a dedicated private service pipe and inspection chamber.

4.1.5. Notwithstanding section 4.1.4. above, the City Engineer may permit an existing two-family dwelling to be serviced by a single private service pipe where the City Engineer considers that the costs for the owner(s) to provide separate private service pipes would be unreasonable.

4.1.6. For every development other than a single-family dwelling or a duplex, there shall be one private service pipe and inspection chamber per building.

4.1.7. Notwithstanding section 4.1.6 above, the City Engineer may permit more than one private service pipe to an existing building where the City Engineer considers it to be impractical, taking into account the existing sanitary waste facilities that service the building and the value of the building, to service a building with a single connection.

4.1.8. No person shall convey sanitary sewage from any parcel of land to the sewer system via a private service pipe on another parcel, unless both parcels are part of the same strata plan, and the strata plan contains more than two units.

4.1.9. Where, in the opinion of the City Engineer, sufficient potential for subdivision of a property exists, multiple private service pipes and sewer connection works may be permitted to a single property provided that each pipe serves a separate existing or proposed building and the required sewer connection fees, and sewer enhancement fees are paid for each connection.

5. FEES

5.1. Sewer Connection and Enhancement Fee

5.1.1. Every owner who applies for a sewer connection permit shall pay the following fees:
5.1.1.1. the applicable sewer connection fee set out in Schedule A of this bylaw; and

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5.1.1.2. the applicable sewer enhancement fee set out in Schedule B of this bylaw, unless otherwise exempted by this bylaw.

5.1.2. The sewer connection fee and sewer enhancement fee are payable at the time of issuance of a sewer connection permit.

5.1.3. Notwithstanding s. 5.1.1.2, no sewer enhancement fees are payable in relation to the properties shown on Schedule E.

5.1.4. Notwithstanding s. 5.1.1.2, no sewer enhancement fees are payable in relation to any development for which sewer enhancement development cost charges have been paid pursuant to Co/wood Sewer Enhancements Development Cost Charge Bylaw No1431, 2011.

5.1.5. Where the City Engineer is satisfied that a property that applies to connect to the sewer system is providing sewer enhancement works at its own cost of the type contemplated in the sewer enhancement fee, the City Engineer may discount the sewer enhancement fee up to 75% in accordance with the corresponding benefit to the capacity of the sewer system provided by those works.

5.1.6. Where a property is vacant, the sewer enhancement fee shall be based on the development proposed within the application for the sewer connection permit, and if no development is proposed, the fee will be the amount for a single-family dwelling.

5.1.7. Where a property has one or more buildings that are not yet connected to the sewer system, the sewer enhancement fee shall be based on the development existing on the property plus any additional development proposed within the application for the sewer connection permit.

5.1.8. Where a property has buildings or property already connected to the sewer system, the sewer enhancement fee shall apply only to any increase in:
5.1.8.1. the number of dwelling units in a residential development, or
5.1.8.2. the floor area of a commercial, industrial or institutional development.

5.2. User Fee

5.2.1. Owners of parcels that are connected to the sewer system shall pay the sewer user fee set out in Schedule D.

5.2.2. The sewer user fee shall be calculated based on the water consumption data for the property, as provided by the CRD to the City, based on the water meter reading that includes February 1 of that calendar year, and annualized for a full year.

5.2.3. Where there is no water consumption information that includes February 1 of that calendar year available with respect to a property, the sewer user fee shall be based on the water consumption data provided by the CRD that is closest in time to the period that includes February 1 of that calendar year.

5.2.4. Where the water consumption information provided by the CRD to the City for the period that includes February 1 of that calendar year includes water consumption related to a reported water line leak, the sewer user fee shall be based on the water consumption data provided by the CRD for the period prior to February 1 when no leak was reported.

5.2.5. The minimum sewer user fee shall be $75 per property.

CONSOLIDATED FOR CONVENIENCE ONLY

5.2.6. Where more than one parcel is connected to a single water meter, the total water consumption indicated on the water meter shall be divided equally between all parcels using that water meter.

5.2.7. Where the City Engineer is satisfied that the property was not connected to the sewer system for some period of the current calendar year, the City Engineer may discount the sewer user fee by pro-rating the fee by the number of months that the property is connected to the sewer system in the current calendar year,

5.2.8. Where the City Engineer is satisfied that there is evidence that, as the result of the use of a parcel, a parcel's water consumption substantially exceeds its sewer use in the winter season, for example at ice rinks or commercial greenhouses, the City Engineer may discount the sewer user fee by a corresponding amount of up to 75%.

5.2.9. The user fee shall be imposed for each calendar year and shall be collected in the same manner as property taxes, and shall be subject to the same due dates, interest and penalties as property taxes.

5.2.10. With respect to properties within the City that are connected to the sewer system but exempt from City property taxation pursuant to an enactment, the sewer user fee shall be levied by invoice, and shall be subject to the same due dates, interest and penalties as property taxes.

5.2.11. Notwithstanding this Part, for the 2011 calendar year, the sewer user fee may be imposed pursuant to s. 4.2 of the Sewer Utility Bylaw No. 1001, 2008, as amended. Any sewer user fees unpaid after December 31, 2011, may be collected as taxes in arrears pursuant to s. 5.2.9 of this bylaw and s. 258(2)(b) of the *Community Charter*.

6. GENERAL

6.1. Offences and Penalties

6.1.1. No person shall do any act or thing or suffer or permit any act or thing to be done, in contravention of this bylaw.

6.1.2. Every person who contravenes this bylaw by doing any act which it forbids or omitting to do any act which it requires to be done, commits an offence and is liable, on summary conviction, to a fine of not more than $10,000.00. A separate offence shall be deemed to be committed upon each day during and in which the contravention occurs or continues.

6.1.3. The penalties imposed under section 6.1.2 shall be in addition to and not in substitution for any other penalty or remedy imposed by this or any other bylaw.

6.2. Severability

6.2.1. The provisions of this bylaw are severable. If for any reason any provision is held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this bylaw.

6.3. Repeal

6.3.1. City of Colwood Sewer Utility Bylaw No. 1001, 2008, is repealed.

CONSOLIDATED FOR CONVENIENCE ONLY

6.3.2. Notwithstanding s. 6.3.1, any sewer user fees that were incurred during a calendar year or that the City of Colwood Sewer Utility Bylaw No. 1001, 2008, was in force may be levied under that bylaw.

6.3.3. Notwithstanding s. 6.3.1, any sewer user fees that were incurred under the City of Colwood Sewer Utility Bylaw No. 1001, 2008, that are unpaid as of December 31, 2011, shall continue and be due and owing under this bylaw.

6.4. Citation

6.4.1. This bylaw may be cited as the **"Colwood Sewer Utility Bylaw No. 1500, 2011".**

READ A FIRST TIME THIS 14th day of NOVEMBER 2011.

READ A SECOND TIME THIS 14th day of NOVEMBER 2011.

READ A THIRD TIME THIS 14th day of NOVEMBER 2011.

ADOPTED this 29th day of NOVEMBER 2011.

_____

Mayor

_____

Corporate Officer

CONSOLIDATED FOR CONVENIENCE ONLY

1. The owner shall pay the following sewer connection fees at the time of application for a sewer connection permit:

a. If there is no sewer connection works to the property, or the sewer connection works are incomplete, do not mee the standards required under the Subdivision and Development Servicing Bylaw or alterations are required to the sewer connection works for the purposes of connecting the private sewer pipe, or there is no inspection chamber existing at the time of application, the connection fee is as follows:

(i) $800 per centimeter of diameter of the pipe size required for the sewer connection works, or

(ii) $4,800 where the sewer connection works include a pressure pipe;

Plus, the following as applicable:

(iii) $1,000 for an inspection chamber, including all fittings and covers;

(iv) $8,000 per manhole required along the sewer connection works or at the connection to the sewer main;

(v) $3,000 where the sewer connection works at the property line is more than 2 meters deep;

(vi) $5,000 where the sewer connection works at the property line is more than 3 meters deep;

(vii) $8,000 where the sewer connection works at the property line is more than 4 meters deep;

(viii) $12,000 where the sewer connection works at the property line is more than 5 meters deep;

(ix) $17,000 where the sewer connection works at the property line is more than 6 meters deep;

(x) $24,000 where the sewer connection works at the property line is more than 7 meters deep;

b. A 10% overhead charge will apply as calculated on the applicable fees charged in accordance with section a. above for work that is constructed by the City,

c. If there is adequate sewer connection works to the property line, and an inspection chamber existing at the time of application, a processing fee of $250.

d. Where the City permits an Applicant to construct all of the sewer connection works the fees in section a. of this Schedule shall be reduced by 80%, but there shall be no reduction in any other case.

CONSOLIDATED FOR CONVENIENCE ONLY

Class of Development	Enhancement Fee
Residential Development	
a. single family dwelling	$3,077 per dwelling unit
b. two-four family dwelling	$2,488 per dwelling unit
c. townhouses	$2,095 per dwelling unit
d. apartments	$1,178 per dwelling unit
e. mobile home	$1,309 per mobile home
f. hotel room	$928 per hotel room
Commercial	$12.37 per m2 of floor area
Industrial	$6.19 per m2 of floor area
Institutional	$12.37 per m2 of floor area

CONSOLIDATED FOR CONVENIENCE ONLY

1. The owner shall pay the following sewer disconnection fees at the time of application for a sewer disconnection permit:

    a. $300 per centimeter of diameter of the pipe size in the sewer connection works to be disconnected in the case of a gravity fed connection, or

    b. $500 where the sewer connection works include a pressure pipe; and

    c. $1,000 per manhole included in the disconnection.

2. Where a parcel is disconnected from the sewer service temporarily, the temporary disconnection fee shall be $200, plus security in the amount the applicable disconnection fee in section 1 above.

CONSOLIDATED FOR CONVENIENCE ONLY

The sewer user fee is levied annually for the calendar year and is calculated based on one annualized winter water meter reading per water meter for all sewer users. The annualized water meter reading, per water meter, is multiplied by the rates detailed below in calculating the annual sewer user fee.

Tier 1: 0-1,000	annualized m3 @ $1.70/m3
Tier 2: 1,001+	annualized m3 @ $2.10/m3

The minimum sewer user fee levied is $250.00 for all sewer users.

Sewer user fees calculated for stratas, properties with multiple folio numbers but typically only one or two water meter readings, have been calculated per folio number (e.g. if a strata has 25 folio numbers related to one water meter reading, the water meter reading is divided by 25 and then annualized thus giving the strata credit for having 25 folio numbers or properties).

Sewer user fees calculated for rental properties with five or more residential unit equivalents will be charged a sewer user fee consistent with the calculation of fees for stratas, where the user fee will be calculated per residential unit equivalent.

CONSOLIDATED FOR CONVENIENCE ONLY

BYLAW No 1500, 2011
SCHEDULE E - PAGE 1 of 5
CITY OF COLWOOD
DATE: October 2011
SCALE: 1:10000

BYLAW No 1500, 2011
SCHEDULE E - PAGE 2 of 5

CITY OF COLWOOD

DATE: October 2011

SCALE: 1:10000

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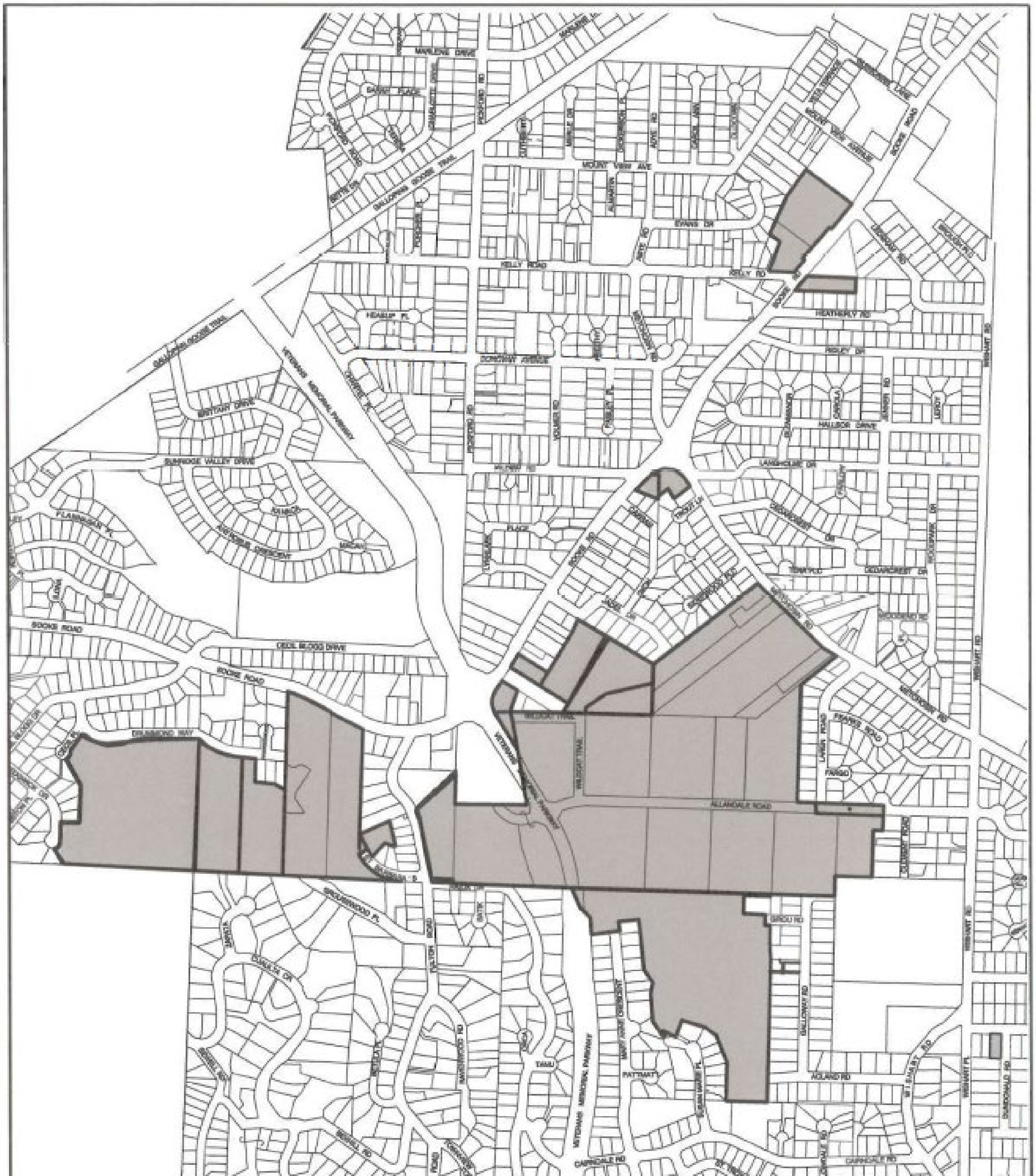

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BYLAW No 1500, 2011
SCHEDULE E - PAGE 3 of 5

CITY OF COLWOOD

CITY OF COLWOOD INCORPORATED 1985

DATE:	October 2011	SCALE:	1:10000

BYLAW No 1500, 2011
SCHEDULE E - PAGE 4 of 5

CITY OF COLWOOD

DATE: October 2011

SCALE: 1:10000

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BYLAW No 1500, 2011
SCHEDULE E - PAGE 5 of 5

CITY OF COLWOOD

DATE: October 2011

SCALE: 1:10000

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Making a difference...together

BYLAW NO. 2758

DEVELOPMENT COST CHARGES BYLAW (JUAN DE FUCA WATER DISTRIBUTION), NO. 1, 2000

Consolidated for Public Convenience (This bylaw is for reference purposes only)

ORIGINALLY ADOPTED August 9, 2000

(Consolidated with Amending Bylaws 2960, 3100, 3218, 3432, 3805, 3893, 3904, 4063, 4249, & 4669)

For technical enquiries, please contact CRD Infrastructure and Water Services,
479 Island Highway, Victoria, BC, V9B 1H7

For reference to original bylaws or further details, please contact the Capital Regional District,
Legislative Services Department, 625 Fisgard St., PO Box 1000, Victoria BC V8W 2S6
T: (250) 360-3127, F: (250) 360-3130, Email: legserv@crd.bc.ca, Web: www.crd.bc.ca

Amending Bylaws Consolidated

Bylaw No.	Type	Adopted	Purpose
2960	Text	2002-03-27	To specify that revenues will be used to pay capital costs on growth-related water facilities and to redefine Medium Density Munti-family
3100	Replace Schedules/Maps	2004-01-14	To increase charge rates in Schedule G of Bylaw 2758
3218	Replace Schedule G	2005-04-27	To amend charge rates in Schedule G
3432	Replace Schedules/Maps	2007-10-10	To increase the development cost charges rates and to update the service area maps
3805	Replace Schedule	2012-01-11	To reduce development cost charges in Schedule G
3893	Text and replace schedule G	2013-03-27	To amend bylaw to reflect changes in the Local Government Act
3904	Text and Schedules	2013-08-14	To include a portion of the District of Highlands
4063	Replace Schedule B	2017-03-08	To adjust the boundaries in the Westhills Development area to include 4 additional properties that would be not be part of the Juan de Fuca Water Distribution service area
4249	Text and replace schedules	2018-09-19	To replace schedules and redefine density related terminology
4669	Text and remove schedules	2025-05-14	Overhaul and housekeeping amendments such as capitalizations and renumbering.

CAPITAL REGIONAL DISTRICT

BYLAW NO. 2758

****

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

****

WHEREAS

A. The District may impose Development Cost Charges for the purposes of providing funds for the capital costs of water facilities in the service areas;

B. The Development Cost Charges imposed by this Bylaw are related to the capital costs attributable to projects included in the capital expenditure program of the District under the terms and conditions of sections 933, 934 and 935;

(Bylaw 2960)

C. The Board has considered the future land use patterns and development and the phasing of works and services;

D. The Board is of the opinion that the Development Cost Charges imposed by this Bylaw:

(a) Are not excessive in relation to the capital costs of prevailing standards of service;
(b) Will not deter development;
(c) Will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

E. The Development Cost Charges imposed under this Bylaw will be collected by the Member Municipalities on behalf of the District, where applicable;

NOW THEREFORE the Board of the Capital Regional District, in open meeting assembled, enacts as follows:

PART 1 – GENERAL ADMINISTRATION

(Bylaw 4669)

1. This Bylaw may be cited as the "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000."

2. Schedule A – DCC Rates attached to this Bylaw forms an integral part of this Bylaw and is enforceable in the same manner as this Bylaw.

(*Bylaw 4669)*

3. This Bylaw applies to all applications for Subdivision and for issuance of a Building Permit for Parcels located within the Juan de Fuca Water Distribution System Service Area.

(Bylaw 4669)

PART 2 – DEFINITIONS AND INTERPRETATION

(Bylaw 4669)

4. (1) For the purposes of this Bylaw, the words or phrases that are not included in this section shall have the meaning assigned to them in the Local Government Act.

(Bylaw 4669)

(2) In this Bylaw:

(Bylaw 4669)

APPLICANT means a person liable to pay Development Cost Charges under this Bylaw.

(Bylaw 4669)

ATTACHED SECONDARY SUITE has the same meaning as under the British Columbia Building Code and does not include a strata Lot.

(Bylaw 4669)

BOARD means the elected board of the Capital Regional District.

(Bylaw 4669)

BUILDING PERMIT means any permit authorizing the construction, alteration or extension of a building or Structure in a Member Municipality or the Electoral Area within the Service Area.

(Bylaw 4669)

COMMERCIAL means land zoned for commercial uses under a Zoning Bylaw enacted by a Member Municipality or the District.

(Bylaw 4669)

COMMISSION means the Juan de Fuca Water Distribution Commission.

(Bylaw 4669)

COMPREHENSIVE DEVELOPMENT includes any development that is comprised of any two or more Residential Uses, Non-Residential Uses or both.

(Bylaw 4669)

DETACHED SECONDARY SUITE means a building attached to a foundation, used or designed as a self-contained Dwelling Unit located on a lot with a primary single-family dwelling and does not include a strata Lot.

(Bylaw 4669)

DEVELOPMENT means a Subdivision or the construction, alteration, or extension of a building or structure for which a Building Permit may be obtained.

(Bylaw 4669)

DEVELOPMENT COST CHARGES means the applicable rates prescribed in Schedule A – DCC Rates.

(Bylaw 4669)

DISTRICT or CAPITAL REGIONAL DISTRICT means the Capital Regional District.

(Bylaw 4669)

DWELLING UNIT OR UNIT means a room, a suite of rooms or a building or Structure that is used or intended to be used as a self-contained private residence for one household that may contain eating, living, sleeping and sanitary facilities.

(Bylaw 4669)

ELECTORAL AREA includes any Electoral Area of the District, which is under the jurisdiction of the Commission and is located within the Service Area.

(Bylaw 4669)

GROSS FLOOR AREA means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking or motor vehicles and storage of bicycles OR as defined under a Zoning Bylaw enacted by a Member Municipality or the District.

(Bylaw 4669)

HIGH DENSITY RESIDENTIAL means a building containing 3 or more Dwelling Units, one or more of which are wholly or partly above another Dwelling Unit.

(Bylaw 4669)

INSTITUTIONAL means land zoned for an institutional use under a Zoning Bylaw enacted by a Member Municipality or the District, and any Development providing for the assembly of persons for religious, charitable, philanthropic, cultural, civic, educational, or recreational purposes; including but not limited to auditoriums, youth centers, social halls, group camps, schools, and churches.

(Bylaw 4669)

INDUSTRIAL means land zoned for Industrial uses under a Zoning Bylaw enacted by a Member Municipality or the District.

(Bylaw 4669)

GENERAL MANAGER means the person appointed by the Board to perform the duties and responsibilities of the General Manager, Infrastructure and Water Services and his/her designate.

(Bylaw 4669)

LOT means any Parcel, block or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the Strata Property Act.

(Bylaw 4669)

LOW DENSITY RESIDENTIAL means a building containing one Dwelling Unit, or a building containing one Dwelling Unit and an Attached Secondary Suite, or a Two Unit Dwelling.

(Bylaw 4669)

MEDIUM DENSITY RESIDENTIAL means a Detached Secondary Suite, or a building that is used or designed to contain 3 or more Dwelling Units, each having direct access to the outside at grade level, and for certainty does not include a building containing a Dwelling Unit wholly or partly above another Dwelling Unit.

(Bylaw 4669)

MEMBER MUNICIPALITY means the City of Colwood, the District of Highlands, the City of Langford, the District of Metchosin, the District of Sooke, and the Town of View Royal and any subsequently incorporated local government within the Service Area.

(Bylaw 4669)

NON-RESIDENTIAL USE means the use of any building, Structure or any portion thereof that is not a Residential Use, including but not limited to Commercial, Industrial, and Institutional.

(Bylaw 4669)

PARCEL means any Lot, block, or other area in which land is held or into which it is subdivided but does not include a highway.

(Bylaw 4669)

RESIDENTIAL USE means Low Density Residential, Medium Density Residential and High Density Residential uses.

(Bylaw 4669)

SERVICE AREA means the area serviced by the District's Juan de Fuca Water Distribution System, as amended, which is in a Member Municipality or the Electoral Area of the District, as defined by CRD Bylaw No. 2538, "Water Distribution Local Service Area Establishment Bylaw" as amended or replaced from time to time.

(Bylaw 4669)

STRUCTURE means any construction fixed to, supported by or sunk into land or water, excluding asphalt or concrete paving or similar surfacing of a Parcel.

(Bylaw 4669)

SUBDIVISION means a subdivision as defined in the Land Title Act or Strata Property Act.

(Bylaw 4669)

TWO UNIT DWELLING means a building consisting of two self-contained Dwelling Units which share a common wall or an area that forms the floor of one unit and the ceiling of the other and are not linked by a trellis, deck, breezeway or similar connection (e.g., a duplex).

(Bylaw 4669)

WATER FACILITY means any works, service or plant for storing, conveying, disposing or treating water.

(Bylaw 4669)

PART 3 - DEVELOPMENT COST CHARGES

5 *(1)* The Development Cost Charges set out in Schedule A – DCC Rates, attached hereto and forming part of this Bylaw, are hereby imposed on every Applicant within the Service Area who obtains:

(Bylaw 4669)

(a) approval of a Subdivision of land under the Land Title Act or the Strata Property Act, that creates two or more Parcels on which the construction of a Low Density Residential dwelling is permitted;

(Bylaw 4669)

(b) approval of a Building Permit authorizing the construction of a Low Density Residential Dwelling Unit on an existing Parcel; or

(Bylaw 4669)

(c) approval of a Building Permit authorizing the construction, alteration or extension of a Medium Density Residential, High Density Residential; or Non-Residential building or Structure.

(Bylaw 4669)

(2) For certainty, the intent of this Bylaw is to impose charges in respect of Building Permits authorizing the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units and be put to no other use than Residential Use in those Dwelling Units.

(Bylaw 4669)

(3) An Applicant shall pay the Development Cost Charges to the Member Municipality or the District, according to the location of the Parcel in respect of which the Development Cost Charges are payable upon approval of a Subdivision or issuance of a Building Permit, as the case may be.

(Bylaw 4669)

PART 4 – EXEMPTIONS

(Bylaw 4669)

6. Despite any other provision of this Bylaw, a Development Cost Charge is not payable if any of the following applies in relation to a Development authorized by a Building Permit:

(Bylaw 4669)

(a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the Community Charter;

(Bylaw 4669)

(b) the permit authorizes the construction, alteration, or extension of self-contained Dwelling Units in a building, the area of each self-contained Dwelling Unit is no larger than 29m^2, and each Dwelling Unit will be put to no other use than Residential Use;

(Bylaw 4669)

(c) the value of the work authorized by the Building Permit does not exceed $50,000;

(Bylaw 4669)

(d) a Development Cost Charge has previously been paid for the Development unless, as a result of further Development, new capital cost burdens will be imposed on the Member Municipality;

(Bylaw 4669)

(e) a Development does not impose new capital cost burdens on the District; or

(Bylaw 4669)

(f) the Local Government Act or another enactment of the Province or the District or any regulations thereunder provide that no Development Cost Charge is payable.

(Bylaw 4669)

PART 5 - CALCULATION OF APPLICABLE CHARGES

(Bylaw 4669)

7. Development Cost Charges imposed under this Bylaw shall be calculated in accordance with the rates prescribed in Schedule A – DCC Rates.

(Bylaw 4669)

8. Where a type of Development is not specifically identified in Schedule A – DCC Rates, the amount of Development Cost Charges applicable under Schedule A – DCC Rates shall be equal to the Development Cost Charges payable for the type of Development that imposes the most similar cost burden on the District's Water Distribution Facilities.

(Bylaw 4669)

9. The amount of Development Cost Charges payable in relation to Comprehensive Development shall be calculated separately for each portion of the Development, in accordance with Schedule A – DCC Rates, which are included in the Building Permit application and shall be the sum of the charges payable for each type.

(Bylaw 4669)

10. For certainty, a Two-Unit Dwelling will be charged two Low Density Residential Development Cost Charges.

(Bylaw 4669)

PART 6 – COLLECTION AND REMITTANCE OF DEVELOPMENT COST CHARGES

(Bylaw 4669)

11. Each *Member Municipality* shall collect the *Development Cost Charge* payable under this Bylaw at the time prescribed in section 5(1) (as renumbered).

(Bylaws 3893, 4669)

12. A *Member Municipality* shall not approve a *subdivision* or issue a *building permit* for any *development* unless the *Development Cost Charges* imposed under this Bylaw have been paid in accordance with Part 3.

(Bylaw 4669)

13. Each *Member Municipality* shall establish and maintain a separate account for the *DCC* monies collected under this Bylaw and deposit and hold these monies in that separate account, in trust for the *District*, until the *DCC* monies are remitted to the *District*.

(Bylaw 4669)

14. Within 30 days of the first business day of each month, each *Member Municipality* shall remit to the *District* the total amount of the *Development Cost Charges* collected by the *Member Municipality* during the previous month.

(Bylaw 4669)

15. Each Member Municipality shall provide to the District with the remittance of the DCC monies a statement of account in a form approved by the General Manager which sets out the following information:

(Bylaw 4669)

(a) the date and amount of Development Cost Charges collected and the amount still outstanding under instalment payments (as permitted on Development Cost Charges owed greater than $50,000) and the dates for payment;

(Bylaw 4669)

(b) the number and type of Residential Use(s);

(Bylaw 4669)

(c) the amount and type of Non-Residential Use(s);

(Bylaw 4669)

(d) the location of Parcel(s) and Dwelling Unit(s) against which DCCs were levied;

(Bylaw 4669)

(e) the location of Parcel(s) and Dwelling Unit(s) against which DCCs were not levied and the reason for the exemption; and

(Bylaw 4669)

(f) any other information that the General Manager deems necessary.

(Bylaw 4669)

16. Each *Member Municipality* shall retain, for a period of eleven years, sufficient records to support the statements and payments referred to in this part.

(Bylaw 4669)

17. The *District* may, at any time subject to first giving reasonable notice to any *Member Municipality*, inspect any and all records of the *Member Municipality* relating to the information required by this Bylaw, the calculation, the collection and remittance by the *Member Municipality* of the *Development Cost Charges* levied under this Bylaw, and the calculations and remittance by the *Member Municipality* of any payments required under this Bylaw.

(Bylaw 4669)

18. Each *Member Municipality* shall permit any employee or agent of the *District* to inspect the records referred in this part and to make and take away copies of those records.

(Bylaw 4669)

19. If a *Member Municipality* chooses not to collect any portion of *Development Cost Charges* payable under this Bylaw or to remit to the *District* any *Development Cost Charges* collected in the manner prescribed by this Bylaw, the *Member Municipality* shall pay to the *District* on demand an amount equal to the D*evelopment Cost Charges* that the *Member Municipality* should have collected or remitted under this Bylaw.

(Bylaw 4669)

PART 7 – AUTHORIZATION

(Bylaw 4669)

20. The *General Manager* may prescribe any form, statement, notice, practice, procedure or other administrative requisites required under this Bylaw, after prior consultation with the staff of *Member Municipalities*.

(Bylaw 4669)

PART 8 - SEVERABILITY

(Bylaw 4669)

21. If any portion of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

(Bylaw 4669)

PART 9 – EFFECTIVE DATE

(Bylaw 4669)

22. This Bylaw shall come into effect thirty days after the date of final adoption of this Bylaw.

(Bylaw 4669)

READ A FIRST TIME THIS	10th	day of	May	2000.
READ A SECOND TIME THIS	10th	day of	May	2000.
READ A THIRD TIME THIS	10th	day of	May	2000.
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	20th	day of	July	2000.
ADOPTED THIS	9th	day of	August	2000.

Christopher M. Causton
CHAIR

Sheila M. Norton
SECRETARY

SCHEDULE A

(Bylaw 4669)

Development Cost Charge Rates

Land Use Category	Unit of Charge	DCC Rates
Low Density Residential	per lot (or unit, in the case of a Two-Unit Dwelling)	$2,796
Medium Density Residential	per unit	$2,446
High Density Residential	per unit	$1,573
Commercial	per m^2* GFA**	$10.48
Industrial	per m^2 GFA	$5.24
Institutional	per m^2 GFA	$10.48

m^2 = square meter
****GFA = Gross Floor Area***

SCHOOL DISTRICT NO. 62 (SOOKE)
CAPITAL BYLAW NO. 2019-01

A BYLAW BY THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 62 (SOOKE) (hereinafter called the "Board") to establish a School Site Acquisition Charge Capital Bylaw that sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Section 937.5 of the *Local Government Act* and *School Site Acquisition Regulation* (BC Reg 17/00).

WHEREAS School District No. 62 (Sooke) is an eligible school district pursuant to Division 10.1 of the *Local Government Act* for which the Board has indicated the future need for school sites in its capital plan;

AND WHEREAS, the Board submitted its eligible school site requirement pursuant in its capital plan to the Ministry of Education. The Board consulted with and received approval from each local government within the School District pursuant to the *Local Government Act*;

AND WHEREAS, the Five-Year Capital Plan for School District No. 62 (Sooke) was approved by the Minister of Education.

NOW THEREFORE the Board enacts as follows:

1. "**Eligible Development**" means
   (a) a subdivision of land in School District No. 62 (Sooke); or
   (b) any new construction, alteration, or extension in School District No. 62 (Sooke) that increases the number of self-contained dwelling units on a parcel.

2. Pursuant to Division 10.1 of the *Local Government Act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the School District in accordance with the following formula:

$$SSAC = [(A \times B)/C] \times D$$

Where SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;
A = $15,644,124 (the approved value of land required to meet the Board's eligible school site requirements);
B = 35 percent [pursuant to Section 937.5(a)]
C = 10,500 (the number of approved eligible development units); and
D = a factor set by provincial regulation for each prescribed category of eligible development.

3. The school site acquisition charges applicable to the categories of eligible development as prescribed by BC Regulation 17/00 for the School District are set in the table below:

Prescribed Category of Eligible Development (BC Reg 17/00)	D (Factor set by BC Reg 17/00)	School Site Acquisition Charge SSAC = [(A x B) / C] x D
Low Density (< 21 units/ha.)	1.250	$1,000 per unit
Medium Low Density (21-50 units/ha.)	1.125	$900 per unit
Medium Density (51-125 units/ha.)	1.000	$800 per unit
Medium High Density (126-200 units/ha.)	0.875	$700 per unit
High Density (> 200 units/ha.)	0.750	$600 per unit

4. The school site acquisition charge does not come into effect until 60 days after the adoption day of the bylaw or as regulated by the Province.

READ A FIRST TIME THE 28th DAY OF MAY, 2019

READ A SECOND TIME THE 25th DAY OF JUNE, 2019

READ A THIRD TIME, PASSED AND ADOPTED THE 25th DAY OF JUNE, 2019

Chairperson of the Board of Education

Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original School District No. 62 (Sooke) Capital Bylaw No. 2019-01 adopted by the Board the 25th day of June, 2019.

Secretary-Treasurer