CITY OF DUNCAN

BYLAW NO. 3234, 2023

A BYLAW TO ESTABLISH DEVELOPMENT COST CHARGES

The Council of the City of Duncan enacts as follows:

1. TITLE

1.1 This Bylaw may be cited as "Development Cost Charges Bylaw No. 3234, 2023."

2. REPEAL

2.1 "Development Cost Charges Bylaw No. 3147, 2015", and amendments thereto, are repealed.

3. INTERPRETATION

3.1 A reference in this Bylaw to any statute or City bylaw includes any amendments to the statute or City bylaw.

3.2 In this Bylaw:

"commercial" means the use of a building or portion of a building for buying, selling, or providing goods or services for financial gain, other than a home-based business;

"development cost charge" or "DCC" means the applicable DCC Rate prescribed in Schedule A;

"dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

"floor area" means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies;

"high density residential" means an accessory *dwelling unit* or multi-unit dwelling, other than a multi-unit rowhouse dwelling, as defined in the City's zoning bylaw;

"industrial" means the use of a building or portion of a building for manufacturing, production, assembly, processing, or storage of goods or materials;

"institutional" means the use of a building or portion of a building for public or private organizations that provide community services or activities, such as education, healthcare, religious worship, or government functions;

"low density residential" means a single-unit dwelling, as defined in the City's zoning bylaw; and

"medium density residential" means a two-unit dwelling, two-unit rowhouse dwelling, or multi-unit rowhouse dwelling, as defined in the City's zoning bylaw.

4. DEVELOPMENT COST CHARGES

4.1 Unless exempted under the *Local Government Act*, the *development cost charges* set out in Schedule A of this Bylaw are hereby imposed on every person who obtains:

(a) approval of a subdivision of a parcel of land under the *Land Title Act or the Strata Property Act*; or
(b) a building permit authorizing the construction, alteration, or extension of a building or structure.

4.2 The *development cost charges* imposed under this Bylaw must be paid to the City prior to the approval of a subdivision or issuance of a building permit, whichever occurs first.

4.3 Pursuant to section 561(6) of the *Local Government Act*, *development cost charges* are payable in relation to a development authorized by a building permit that authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained *dwelling units*, and be put to no other use other than the residential use in those *dwelling units*.

4.4 Where a type of development is not specifically identified in this Bylaw, the development cost charges that must be paid for that development must be equal to the development cost charges payable for the type of development that, in the opinion of the City's Director of Public Works and Engineering, imposes the most similar cost burden on the City's transportation, water, drainage, sanitary sewer, and parks infrastructure.

PASSED FIRST READING 01-MAY-2023.
PASSED SECOND READING 01-MAY-2023.
PASSED THIRD READING 01-MAY-2023.
RESCINDED THIRD READING 29-JUNE-2023.
PASSED THIRD READING AS AMENDED 29-JUNE-2023.
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES 14-JULY-2023.
ADOPTED 20-JULY-2023.

Michelle Staples,
Mayor

Paige MacWilliam,
Director of Corporate Services

SCHEDULE A
Bylaw No. 3234, 2023

DCC RATES

	UNIT	TRANSPORTATION	WATER	DRAINAGE	SANITARY SEWER	PARK ACQUISITION AND DEVELOPMENT	TOTAL
Low Density Residential	per *dwelling unit*	$10,195	$2,144	$7,981	$1,195	$2,388	**$23,903**
Medium Density Residential	per *dwelling unit*	$5,955	$1,673	$4,629	$933	$1,863	**$15,053**
High Density Residential	per *dwelling unit*	$4,150	$1,301	$2,155	$725	$1,449	**$9,780**
Commercial	per m^2 *floor area*	$90.23	$5.58	$31.93	$4.14	$6.21	**$138.08**
Industrial	per m^2 *floor area*	$63.16	$4.96	$27.94	$5.18	$5.52	**$106.75**
Institutional	per m^2 *floor area*	$90.23	$3.10	$23.94	$6.91	$3.45	**$127.63**