CITY OF KAMLOOPS

DEVELOPMENT COST CHARGES BYLAW NO. 48-100
Effective Date – March 14, 2017

Consolidated for Convenience Only

This is a consolidation of "Development Cost Charges Bylaw No. 48-100". The amendment bylaw listed below has been combined with the original bylaw for convenience only. This consolidation is not a legal document. The original bylaws should be consulted for all interpretations and applications on this subject.

Amendment Bylaw			**Effective Date**
Bylaw No. 48-101	-	Amendments to definitions; Sections 3, 4, and 5; and Schedule "A"; and deleting Schedule "D".	December 15, 2020
Bylaw No. 48-102	-	Amendments to definitions; Part 4; and some Schedules	July 25, 2023
Bylaw No. 48-103	-	Amendments to Schedules "A", "B", and "C"	January 1, 2026

The bylaw numbers in the margins of this consolidation refer to the bylaws that amended the principal bylaw "Development Cost Charges Bylaw No. 48-100, 2017".

CITY OF KAMLOOPS

BYLAW NO. 48-100

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the Local Government Act, RSBC 2015, Chapter 1, as amended, Council may, by bylaw, impose development cost charges;

AND WHEREAS in the consideration of Council, development cost charges shall be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, and highway facilities other than off-street parking facilities and providing and improving parkland to service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS no development cost charges shall be required to be paid:

a) If a development cost charge or a land use contract charge has previously been paid for the same development, unless, as a result of further or different development, new capital cost burdens will be imposed on the City; or

b) Where the development does not impose new capital cost burdens on the City;

AND WHEREAS Council has taken the following into consideration:

a) Future land use patterns and development;

b) The phasing of works and services, off-site infrastructure projects consistent with the Official Community Plan, and capital costs attributable to off-site infrastructure projects included in the Five-year Financial Plan;

c) The provision of parkland described in the Official Community Plan; and

d) How development designed to result in a low environmental impact relates to the capital costs of off-site infrastructure projects;

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

a) Are not excessive in relation to the capital cost 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; and

d) Will not discourage development designed to result in a low environmental impact.

NOW THEREFORE the Municipal Council of the City of Kamloops, in open meeting assembled, hereby enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as “Development Cost Charges Bylaw No. 48-100”.

INTERPRETATION

2. In this bylaw:

“Accessory” means anything of an incidental or subordinate nature to the principal use of land or buildings located on the same lot and used for storage purposes only.

(48-102) *[Repealed.]*

“Campground Stall” means an individual site within a larger complex that is used for the temporary accommodation of the travelling public in trailers, recreation vehicles, and tents in which guests may be accommodated for a total of less than six months in a calendar year, where a minimum of 25% of the campground stalls must be reserved for temporary accommodation for less than 30 consecutive days, and that is consistent with the City’s Campground Guidelines.

“City” means the City of Kamloops or the geographical area within the boundaries of the City of Kamloops, as the context requires.

“Commercial” means any commercial use as permitted under the City’s Zoning Bylaw.

“Congregate Care Facility” means an apartment-style residential use for elderly residents in conjunction with a common resident dining room and appropriately-sized kitchen facilities, social and recreational areas, and similar amenities for the use of the facility’s residents.

“Dwelling or Dwelling Unit” means two or more rooms used, or intended to be used, for residential accommodations and shall have cooking, sleeping, and sanitary facilities of which no more than one cooking facility is permitted.

(48-102) *[Repealed.]*

(48-102) “Floor Area” means the total gross floor area of all floors measured from the perimeter of a building, excluding motor vehicle and bicycle parking areas, carports, sundecks, canopies, awnings, and areas that are open to below areas; the area of exit stair shafts and elevator shafts shall be counted once.

(48-102) "Floor Area - Gas Bar" means the total gross floor area of each individual floor measured from the perimeter of a building.

"Industrial" means a use permitted only in an industrial or C-4 (Service Commercial) zone under the City's Zoning Bylaw and not uses found in any other commercial zone.

(48-101) "Industrial Developable Site Area" means the lands to be developed, as shown on building permit applications, including, but not limited to, outdoor storage, parking lots, loading docks, laydown areas, rail track, required drainage ponds, and building areas. This excludes future expansion areas, steep slopes, environmentally sensitive areas, "no build" areas, private sewerage areas (where applicable), and required landscape areas.

"Institutional" means any institutional use as permitted only in Divisions Ten and Eleven of the City's Zoning Bylaw.

(48-101) "Multi-family Low Density Residential" means a use containing two or more dwelling units, including mobile and/or manufactured homes, as permitted under the City's Zoning Bylaw, and having a density of less than or equal to 33 units per ha, regardless of the zone within which the use is located, but it shall not include single-family residential, as defined in this bylaw.

"Multi-family Medium Density Residential" means a use containing three or more dwelling units, as permitted under the City's Zoning Bylaw, having a density of greater than 33 units per ha, but less than or equal to 75 units per ha, regardless of the zone within which the use is located.

(48-102) "Multi-family High Density Residential" means a use containing three or more dwelling units, as permitted under the City's Zoning Bylaw, having a density of greater than 75 units per ha, regardless of the zone within which the use is located. Residential uses combined with other uses permitted in the CBD (Central Business District) and CNS (North Shore Commercial) zones and comprising up to two dwelling units shall also be considered Multi-family High Density Residential.

(48-102) "Not-for-profit Rental Housing" means:

- the dwelling units, associated common areas and administrative areas required for the operation of the facility;
- Rental housing provided to low-income households that have an affordability problem (pay in excess of 30% of their income on housing) and earn less than the median income for Kamloops, but are capable of independent living;
- Rental housing subsidized by the Province of British Columbia or by a non-profit agency, which enables rents to be provided below-market rates on a "geared to income" basis; and
- Rental housing typically publicly owned or owned and operated by a non-profit agency

(48-101) "Single-family Residential" means a detached building used for residential purposes by one family and consisting of one dwelling unit, regardless of the zone within which the use is located. Single-family residential shall include dwelling units constructed on site with conventional building materials. This includes garden and carriage suites, as defined in the City's Zoning Bylaw.

"Structure" means a construction of any kind, whether fixed to, supported by, or sunk into land or water, and shall include the provision, construction, alteration, or expansion of sewage, water, drainage, and highway facilities in relation to the MHP (Mobile Home Park) zone under the Zoning Bylaw, other than off-street parking facilities and providing and improving parkland, to service directly or indirectly the mobile home park development for which the charge is being imposed pursuant to this bylaw.

(48-101) "Two-family Residential" means a detached building divided into two dwelling units that may or may not be on two fee simple lots and that share a common wall or floor structure. Each dwelling unit shall be used for residential purposes by one family regardless of the zone within which the use is located. Two-family residential shall include dwelling units constructed on site with conventional building materials.

(48-102) "Zone" means a zone as established by the City of Kamloops Zoning Bylaw No. 55, as amended from time to time.

(48-102) "Zoning Bylaw" the City of Kamloops Zoning Bylaw No. 55, as amended from time to time.

CHARGES

(48-101) 3. Development cost charges are hereby imposed on every person who obtains a building permit authorizing the construction, alteration, addition, or extension of a building or structure, including those containing fewer than four (4) self-contained dwelling units, who shall pay to the City the development cost charge in the amount set out in the schedules that are attached to and form part of this bylaw as:

a) Schedule "A" - City-wide Development Cost Charges Schedule;

b) Schedule "B" - Southeast Sector Sewer Development Cost Charges Schedule; and

c) Schedule "C" - Westsyde Sewer Development Cost Charges Schedule.

3.1 All charges imposed by this bylaw may be paid by instalments in accordance with B.C. Reg. 166/84 to the Local Government Act, being the Development Cost Charges (Instalments) Regulation.

3.2 Charges collected under this bylaw may be refunded only under the following circumstances:

a) The fee is incorrectly assessed or calculated;

b) Construction authorized under a Building Permit is not commenced within six months of the issuance of a permit and the original Building Permit is returned to the City; or

c) Charges also may be credited toward future charges payable at the discretion of the applicant.

EXEMPTIONS

4. No charge is payable under Section 3 of this bylaw where:

a) The Building 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) and 224(2)(f) of the Community Charter;

b) The value of the work authorized by the permit does not exceed $50,000 or any other amount prescribed by regulation under the Local Government Act;

(48-101) c) *(text deleted)*;

(48-102) d) A building is destroyed by fire or demolished for the purpose of redevelopment of the land, in which case development cost charges will only be payable for that portion of the building that exceeds the gross floor area of the original building provided that:

i) the proposed building is consistent with the zoning of the property at the time of demolition or destruction of the original building and the land use category of new development cost charges is the same as that for the original building at the time of demolition or destruction;

e) Those portions of residential buildings that exceed the total building floor areas for the following types of residential uses:

- Single- and Two-family Residential - 400 m^2 total floor area per unit, including secondary suites;
- Multi-family Low-density Residential - 260 m^2 per dwelling unit in the building times the number of units in the building;
- Multi-family Medium-density Residential - 220 m^2 per dwelling unit in the building times the number of units in the building; or
- Multi-family High-density Residential - 130 m^2 per dwelling unit in the building times the number of units in the building;

(48-101) f) The development is subject to an exemption under s. 563 (1)(a) of the Local Government Act “not-for-profit-rental housing, including supportive living housing.” Waived charges under this section are to be covered by the City of Kamloops from other funding sources.

(48-102) g) Accessory Buildings as defined in the Zoning Bylaw used for the storage and maintenance of vehicles and/or equipment, and containing not more than one two-piece bathroom facility.

CALCULATION OF APPLICABLE CHARGES

5. The amount of development cost charges payable in relation to a particular application shall be calculated using the applicable charges set out in Schedules “A”, “B”, and “C” and applicable units or development area.

5.1 Where the type of development is not identified on Schedules “A”, “B”, and “C”, the amount of development cost charges to be paid to the municipality shall be equal to the development cost charges that would have been payable for the most comparable type of development.

5.2 The amount of development cost charges payable in relation to a 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.

5.3 Where a development cost charge for a particular service is not applicable to a development, the total development cost charge payable may be reduced by the applicable rate for that service.

(48-101) 5.4 When calculating total residential building floor areas, the calculations will begin with the topmost storey of the building and descend to lower storeys in sequence. Two-family or multi-family buildings’ floor area for each unit will be calculated independently.

SEVERANCE

6. In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the portion is deemed to be severed from the bylaw such that the remaining portions of the bylaw continue in force and effect.

7. Development Cost Charges Bylaw No. 5-1-2678, 2013, and all amendments are hereby repealed.

ORIGINAL SIGNED BY P. G. MILOBAR
MAYOR

ORIGINAL SIGNED BY C. M. KENNEDY
CORPORATE OFFICER

(48-101)

SCHEDULE “A”
CITY-WIDE DEVELOPMENT COST CHARGES SCHEDULE

Schedule “A” consists of a table of charges (Table 1A-1F) for different service categories applied to different types of land use and Map 1, which depicts the Core Area in which Multi-family Residential Transportation development cost charges are lower than those outside of the Core Area.

A.1 The charges to be levied and paid are the amounts specified in Table 1 in accordance with Sections A.2 and A.3 of Schedule “A”.

A.2 The charges imposed under Schedules “A”, “B”, and “C” in respect of a building permit:

a) shall be collected notwithstanding that one or more of the specified events in Table 1 has previously occurred and no charge or only part of the charge was collected at that time;

b) shall be payable on building permit issuance in respect of a parcel only to the extent a charge under this bylaw for that parcel has not previously been collected;

c) shall be payable on building permit issuance based on the information contained in the building permit application; and/or

d) may, at the sole discretion of the City, be confirmed as to amount, and adjusted as necessary, with reference to the building actually constructed prior to the issuance of an occupancy permit.

A.3 A charge is payable in respect of every event under Schedules “A”, “B”, and “C”, provided that:

a) a charge is not payable under this schedule where a charge under this bylaw has been paid previously for the same event in respect of the same development;

b) a credit shall be deducted from the amount that would otherwise have been imposed under Schedules “A”, “B”, and “C” in respect of a parcel for the amount of development cost charges previously paid to the City for the same development on the same parcel under this bylaw where the use on that parcel was previously exempted from a charge under this bylaw, a prior bylaw or other enactment, no credit shall be deducted unless the proposed new use qualifies for an exemption under this bylaw; and

c) a charge has not already been paid under this bylaw for a portable classroom.

(48-103) SCHEDULE “A” - TABLE 1A - DEVELOPMENT COST CHARGES
TOTAL - ALL SERVICE CATEGORIES

Land Use	**Development Cost Charges (per m^2 floor area)**		
		In Core Area	**Outside Core Area**
Single-family Residential (Fee Simple)	$54.87		
Single-family Residential (Strata)	$54.87		
Two-family (Duplex) Residential (Fee Simple)		$63.42	$65.26
Two-family (Duplex) Residential (Strata)		$63.42	$65.26
Multi-family Low-density Residential		$91.50	$94.17
Multi-family Medium-density Residential		$73.40	$75.69
Multi-family High-density Residential		$91.23	$94.04
Commercial	$72.13		
Industrial			
• Building floor area	$108.99		
• Developed site area*	$103,086.32		
Institutional	$89.10		
Congregate Care Facility		$69.86	$71.09
Campground**	$2,936.41		

*per hectare
**per stall

(48-103) SCHEDULE “A” - TABLE 1B - DEVELOPMENT COST CHARGES
STORM DRAINAGE

Land Use	**Development Cost Charges (per m^2 floor area)**
Single-family Residential (Fee Simple)	$9.88
Single-family Residential (Strata)	$9.88
Two-family (Duplex) Residential (Fee Simple)	$8.27
Two-family (Duplex) Residential (Strata)	$8.27
Multi-family Low-density Residential	$11.93
Multi-family Medium-density Residential	$6.68
Multi-family High-density Residential	$10.02
Commercial	$9.37
Industrial	
• Building floor area	$0.00
• Developed site area*	$65,894.85
Institutional	$8.78
Congregate Care Facility	$8.79
Campground**	$396.04

*per hectare developable site area
**per stall

(48-103) SCHEDULE “A” - TABLE 1C - DEVELOPMENT COST CHARGES
TRANSPORTATION

Land Use	**Development Cost Charges (per m^2 floor area)**		
		In Core Area	**Outside Core Area**
Single-family Residential (Fee Simple)	$7.59		
Single-family Residential (Strata)	$7.59		
Two-family (Duplex) Residential (Fee Simple)		$5.78	$7.62
Two-family (Duplex) Residential (Strata)		$5.78	$7.62
Multi-family Low-density Residential		$8.33	$11.00
Multi-family Medium-density Residential		$7.17	$9.46
Multi-family High-density Residential		$8.38	$11.19
Commercial	$30.90		
Industrial			
• Building floor area	$0.00		
• Developed site area*	$37,191.47		
Institutional	$39.73		
Congregate Care Facility		$3.67	$4.90
Campground**	$442.21		

*per hectare
**per stall

(48-103) SCHEDULE “A” - TABLE 1D - DEVELOPMENT COST CHARGES
WATER

Land Use	**Development Cost Charges (per m^2 floor area)**
Single-family Residential (Fee Simple)	$20.97
Single-family Residential (Strata)	$20.97
Two-family (Duplex) Residential (Fee Simple)	$27.69
Two-family (Duplex) Residential (Strata)	$27.69
Multi-family Low-density Residential	$39.95
Multi-family Medium-density Residential	$33.41
Multi-family High-density Residential	$40.85
Commercial	$13.81
Industrial	
• Building floor area	$68.74
• Developed site area	$0.00
Institutional	$25.32
Congregate Care Facility	$35.81
Campground**	$1,611.85

**per stall

(48-103) SCHEDULE “A” - TABLE 1E - DEVELOPMENT COST CHARGES
PARKS

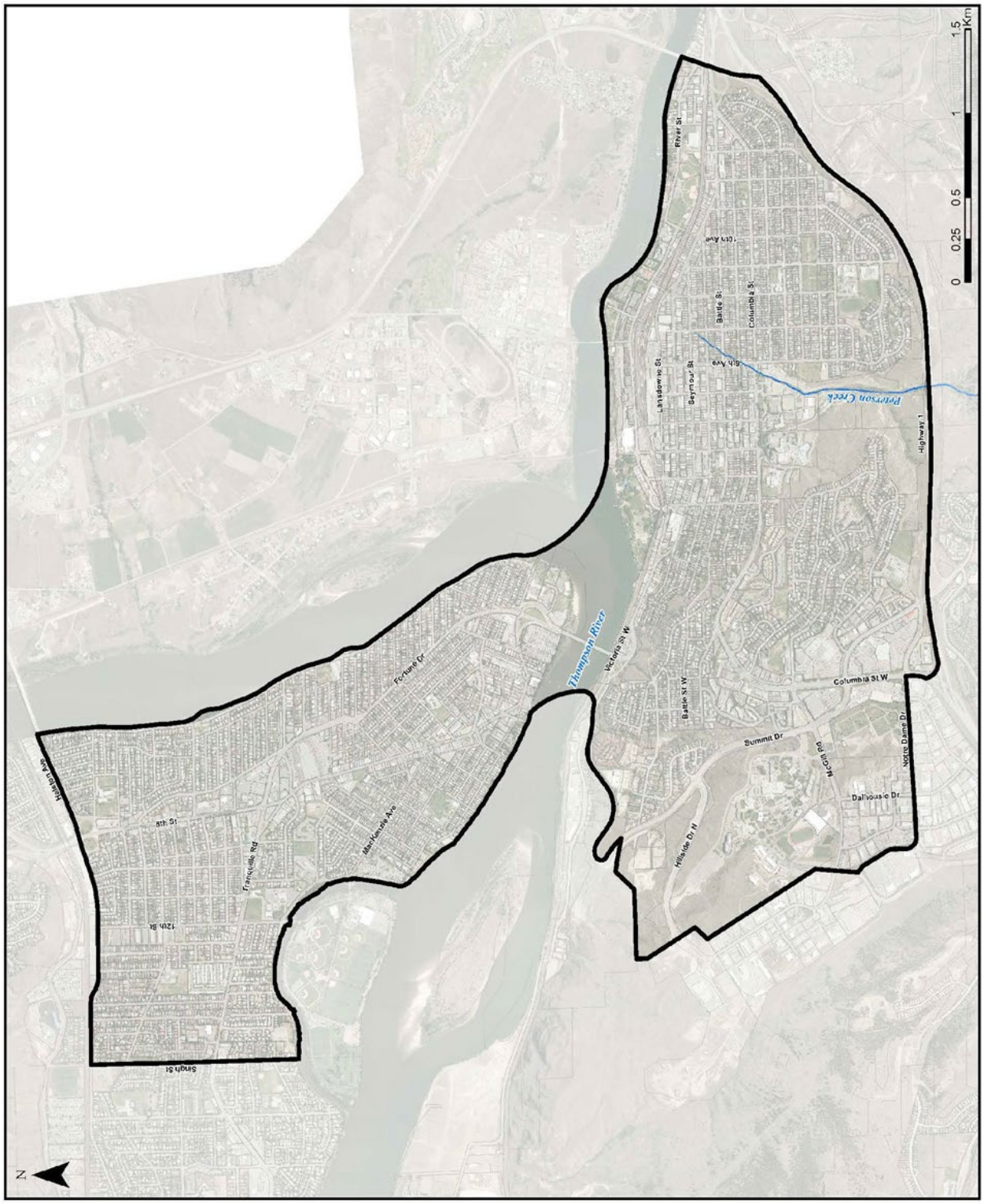
Land Use	**Development Cost Charges (per m^2 floor area)**
Single-family Residential (Fee Simple)	$3.78
Single-family Residential (Strata)	$3.78
Two-family (Duplex) Residential (Fee Simple)	$4.98
Two-family (Duplex) Residential (Strata)	$4.98
Multi-family Low-density Residential	$7.18
Multi-family Medium-density Residential	$6.00
Multi-family High-density Residential	$7.35

(48-103) SCHEDULE “A” - TABLE 1F - DEVELOPMENT COST CHARGES
SANITARY SEWER

Land Use	**Development Cost Charges (per m^2 floor area)**
Single-family Residential (Fee Simple)	$12.65
Single-family Residential (Strata)	$12.65
Two-family (Duplex) Residential (Fee Simple)	$16.70
Two-family (Duplex) Residential (Strata)	$16.70
Multi-family Low-density Residential	$24.10
Multi-family Medium-density Residential	$20.14
Multi-family High-density Residential	$24.63
Commercial	$18.05
Industrial	
• Building floor area	$40.25
• Developed site area	$0.00
Institutional	$15.27
Congregate Care Facility	$21.59
Campground**	$486.32

**per stall

SCHEDULE A - MAP 1
CORE AREA



SCHEDULE “B”
SOUTHEAST SECTOR SEWER DEVELOPMENT COST CHARGES SCHEDULE

Schedule “B” consists of two parts:

Part 1 - Area of Application

Map of the Southeast Sector delineating two Defined Areas subject to sewer development cost charges under Schedule “B” of this bylaw:

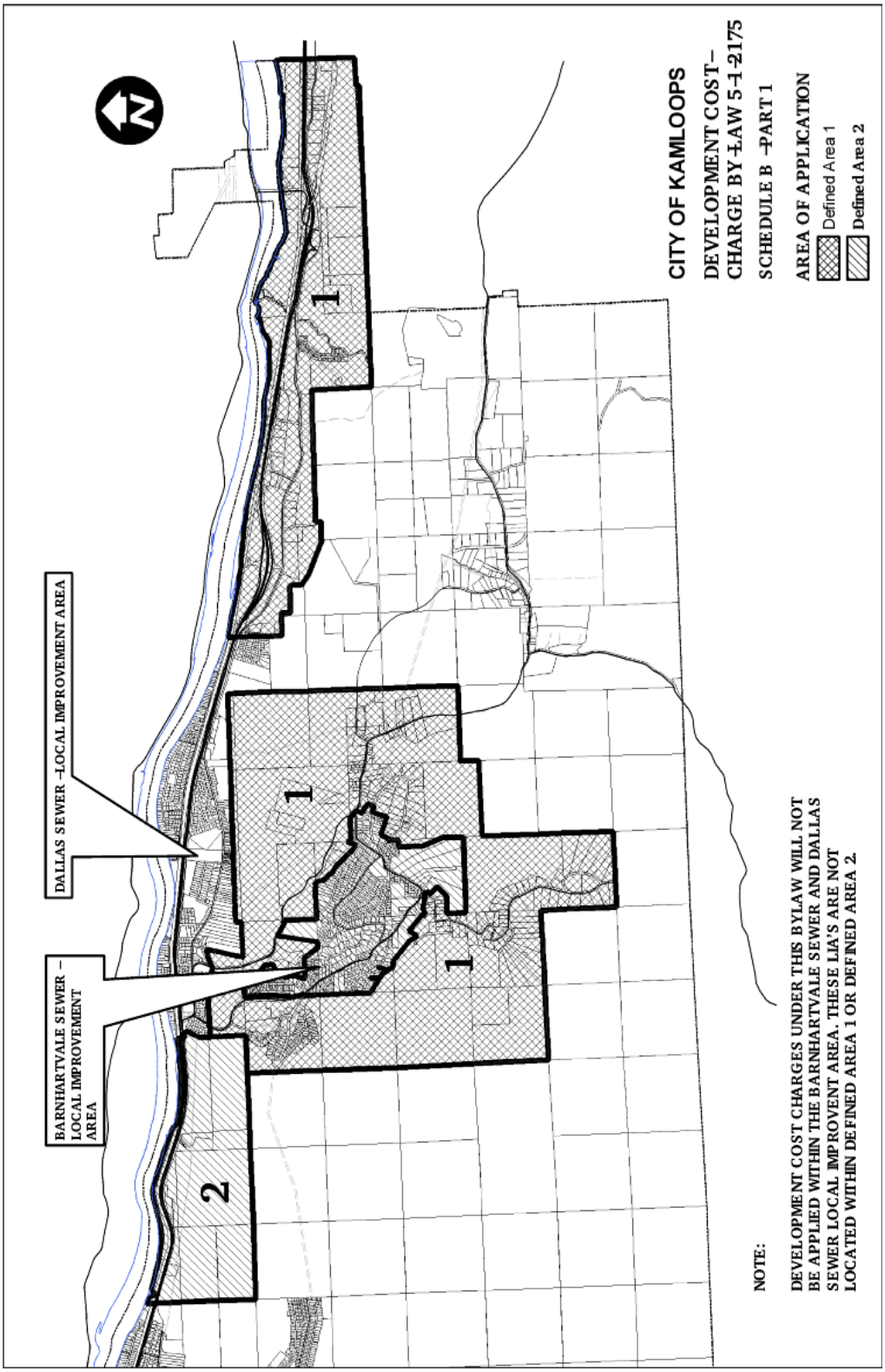
- Defined Area 1 - East Area - Campbell Creek and Barnhartvale Periphery; or
- Defined Area 2 - West Area - Jimeva Farms Development Area.

Part 2 - Charges

Table of charges for different types of land use:

- Table 1 - Charges within Defined Area 1 - East Area; or
- Table 2 - Charges within Defined Area 2 - West Area.

SCHEDULE “B” - PART 1



SCHEDULE “B” - PART 2
SOUTHEAST SECTOR SEWER DEVELOPMENT COST CHARGES

B.1 The charges to be levied and paid within the area shown on Schedule “B” - Part 1 are the amounts specified in Tables 1 and 2 in accordance with Sections A2 and A3 of Schedule “A”.

(48-103) SCHEDULE “B” - TABLE 1 - DEFINED AREA 1 - EAST AREA

Land Use	Development Cost Charge (per m^2 floor area)
Single- and Two-family Residential	$3.95
Multi-family Low-density Residential	$4.58
Commercial	$7.32
Industrial	$3.29
Institutional	$6.22
Congregate Care Facility	$4.58
Campground**	$3.95

**per stall

(48-103) SCHEDULE “B” - TABLE 2 - DEFINED AREA 2 - WEST AREA

Land Use	Development Cost Charge (per m^2 floor area)
Single- and Two-family Residential	$1.30
Multi-family Low-density Residential	$1.51
Commercial	$2.42
Industrial	$2.06
Congregate Care Facility	$1.51
Campground**	$67.72

**per stall

SCHEDULE “C”
WESTSYDE SEWER DEVELOPMENT COST CHARGES SCHEDULE

Schedule “C” consists of two parts:

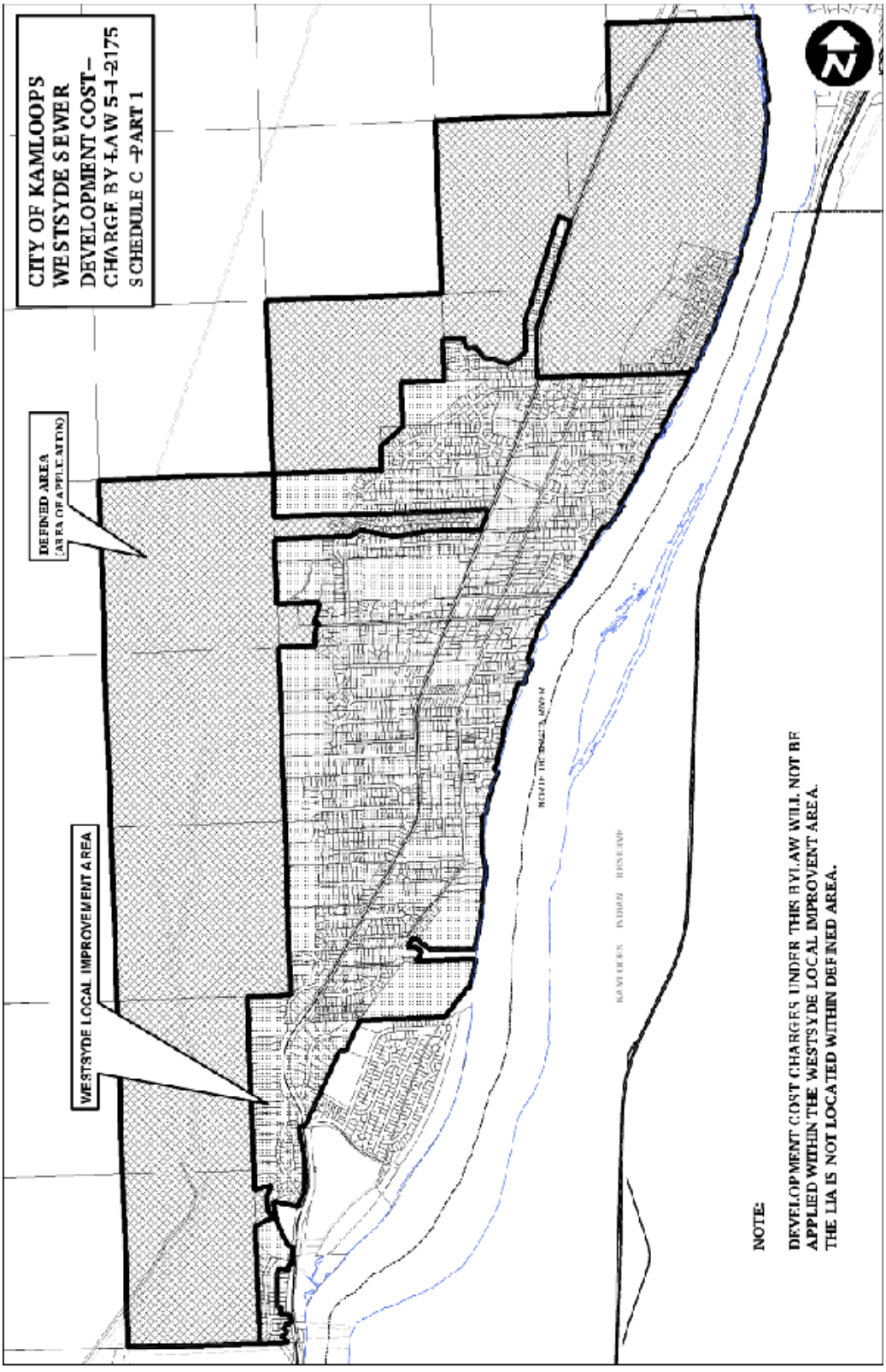
Part 1 - Area of Application

Map of the Westsyde area of Kamloops delineating the Defined Area subject to sewer development cost charges under Schedule “C” of this bylaw.

Part 2 - Charges

Table of charges for different types of land use within the Defined Area.

SCHEDULE “C” - PART 1



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SCHEDULE “C” - PART 2
WESTSYDE SEWER DEVELOPMENT COST CHARGES

C.1 The charges to be levied and paid within the Defined Area shown on Schedule “C” - Part 1 are the amounts specified in Table 1 in accordance with Sections A2 and A3 of Schedule “A”.

TABLE 1

Land Use	**Development Cost Charge (per m^2 floor area)**
Single- and Two-family Residential	$2.83
Multi-family Low-density Residential	$3.27
Multi-family Medium-density Residential	$2.78
Multi-family High-density Residential	$3.78
Commercial	$5.24
Institutional	$4.45
Congregate Care Facility	$3.78
Campground**	$85.16

**per stall