VILLAGE OF RADIUM HOT SPRINGS

BYLAW NO. 531, 2026

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act,* the Council of the Village of Radium Hot Springs may, by Bylaw, impose development cost charges;

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, constructing, altering, or expanding sanitary sewer, drainage, fire protection, roads, and facilities and providing and improving park land to service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the Village of Radium Hot Springs 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, the phasing of works and services 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 sanitary sewer, drainage, fire protection, and roads and providing and improving park land;

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 Village of Radium Hot Springs, in open meeting assembled, enacts as follows:

PART 1 - DEFINITIONS AND INTERPRETATION

1.1 This bylaw applies to all applications for Subdivisions and for issuance of a Building Permit for Parcels located in the Village of Radium Hot Springs.

1.2 For the purposes of this bylaw, the words, phrases, and terms that are not included in this section shall have the meaning assigned to them in the Zoning Bylaw. Words, phrases,

and terms defined neither in this section or the Zoning Bylaw shall be giving their usual and customary meaning.

1.3 Words used include other tenses and derivative forms; words used in singular include the plural and vice versa; and the work "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.

1.4 In this bylaw:

a) **"Attached Accessory Dwelling Unit"** means an accessory Dwelling Unit that is attached to or located within the principal building or Structure on the same Parcel and is a secondary use.

b) **"Building Permit"** means any permit required by the Village that authorizes the Construction, alteration or extension of a building or Structure.

c) **"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.

d) **"Construction"** includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.

e) **"Detached Accessory Dwelling Unit"** means an accessory Dwelling Unit that is not attached to or located within the principal building or Structure on the same Parcel and is a secondary use.

f) **"Dwelling, Multiple-Unit"** means a principal building consisting of three (3) or more Dwelling Units.

g) **"Dwelling, One-Unit"** means a principal building used exclusively for residential purposes and consisting of one (1) Dwelling Unit and may include a fully enclosed secondary suite as an Attached Accessory Dwelling Unit located within the principal building.

h) **"Dwelling, Two-Unit"** means a principal building used exclusively for residential purposes and consisting of two (2) primary Dwelling Units, and each primary Dwelling Unit in a Two-Unit Dwelling may include one fully enclosed secondary suite as an Attached Accessory Dwelling Unit located within the principal building.

i) **"Dwelling Unit"** means a building, or self-contained portion of a building, containing cooking facilities and sleeping and sanitary facilities that is not used for hotel, motel, or tourist accommodation within a building that is designed or intended for hotel, motel, or tourist accommodation uses.

j) **"Gross Floor Area"** or **"GFA"** means the sum of the areas of each storey of a building or Structure on a Parcel measured between the exterior walls of the building or Structure excluding: portions of crawl spaces with less than 2.1 m in height and enclosed parking facilities.

k) **"High Density Residential"** means a Dwelling, Multiple-Unit building(s) containing 3 or more self-contained Dwelling Units accessed through a common hallway or corridor and has shared entrance facilities. Forms of development include apartments.

l) **"Industrial"** means an Industrial development in a 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 general purpose and list of permitted uses, is of an Industrial nature.

m) **"Institutional"** means an institutional development in a public or institutional 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 an institutional nature.

n) **"Low Density Residential"** means a Dwelling, One-Unit or a Dwelling, Two-Unit, which may contain one Attached Accessory Dwelling; includes Manufactured Homes on a single Parcel.

o) **"Manufactured Home"** means a Building containing one Dwelling Unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to either the CAN/CSA A-277 (Modular Home) or CAN/CSA Z-240 (Mobile Home) standard, but specifically excludes Recreational Vehicles.

p) **"Manufactured Home Park"** means a development consisting of one or more Parcels on which more than one Manufactured Home Site is located.

q) **"Manufactured Home Site"** means a site in a manufactured home park which is intended for occupation by a Manufactured Home or Recreational Vehicle.

r) **"Medium Density Residential"** means a ground-oriented dwelling units, each having direct access to the outside at grade level. Forms of development include Detached Accessory Dwelling Units, townhouses, and rowhouses. Includes Manufactured Home Sites within a Manufactured Home Park or Recreational Vehicle Park.

s) **"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 or lane.

t) **"Recreational Vehicle Park"** means an area for the use of recreational vehicles, including park models, tourist cabins and tents for tourist accommodation.

u) **"Structure"** means any Construction fixed to, supported by, or sunk into, land excluding grade level concrete and grade level paving and other ground surfacing materials.

v) "Subdivision" means a Subdivision as defined in the *Land Title Act* or *Strata Property Act*.

w) "Village" means the Corporation of the Village of Radium Hot Springs.

x) "Zone" means the zones identified and defined in the Village of Radium Hot Springs Zoning Bylaw.

y) "Zoning Bylaw" means the Village of Radium Hot Springs Zoning Bylaw No. 528, 2026, as amended.

PART 2 - DEVELOPMENT COST CHARGES

2.1 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:

(1) 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 Zoning Bylaw permits the Construction of a Low Density Residential unit(s);

(2) approval of a Building Permit authorizing the Construction of a Low-Density Residential unit(s) on an existing Parcel; or

(3) approval of a Building Permit authorizing the Construction of Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional building(s) or Structure(s);

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.

2.2 For certainty, and as authorized by the *Local Government Act*, this bylaw imposes 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.

PART 3 - EXEMPTIONS

3.1 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:

(1) 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*;

(2) the permit authorizes the Construction, alteration, or extension of self-contained

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;

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

(4) 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

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

PART 4 - CALCULATION OF APPLICABLE CHARGES

4.1 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.

4.2 Where a type of development is not specifically identified in Schedule “A” the amount of development cost charges to be paid to the Village shall be equal to the development cost charges that are payable for type of development that in the opinion of Chief Administrative Officer imposes the most similar cost burden on the Village’s transportation, water, sewer, drainage, park, and fire services.

4.3 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, in accordance with Schedule “A”, which are included in the Building Permit application and shall be the sum of the charges payable for each type.

4.4 In the case of a Building Permit for a Manufactured Home Park or Recreational Vehicle Park, development cost charges are calculated by multiplying the total development cost charges payable per unit for Medium Density Residential, as prescribed in Schedule "A", by the number of Manufactured Home Sites to be constructed.

4.5 For clarity, a Two Unit Dwelling would be charged two (2) Low Density Residential DCCs, one per Dwelling Unit.

PART 5 - EFFECTIVE DATE

5.1 This Bylaw shall come into force and effect on the date of adoption.

PART 6 – SEVERABILITY

6.1 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.

PART 7 - REPEAL

7.1 The following bylaws and all amendments are repealed:

(1) Bylaw No. 344, cited as "*Development Cost Charges Bylaw No. 344, 2008*"

PART 8 - TITLE

8.1 This bylaw may be cited as "*Village of Radium Hot Springs Bylaw No. 531,2026 Development Cost Charges ".*

READ A FIRST TIME this 23rd day of February, 2026.

READ A SECOND TIME this 23rd day of February, 2026.

READ A THIRD TIME this 23rd day of February, 2026.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 16th day of March, 2026.

ADOPTED this 23rd day of March, 2026.

Mayor

Corporate Officer

SCHEDULE "A"

ATTACHED TO VILLAGE OF RADIUM HOT SPRINGS

DEVELOPMENT COST CHARGES BYLAW NO. 531, 2026

	Unit	Transportation	Water	Drainage	Sewer	Parks	Fire	Total
Low Density Residential	Per lot / Per unit	$1,429.91	$10,117.92	$492.54	$3,246.00	$510.47	$1,969.07	**$17,765.91**
Medium Density Residential	Per unit	$650.86	$6,438.67	$266.96	$2,066.00	$324.84	$1,253.04	**$11,000.37**
High Density Residential	Per unit	$611.41	$4,292.45	$164.01	$1,377.00	$216.56	$835.36	**$7,496.80**
Commercial	Per m^2 of GFA*	$9.86	$36.79	$3.94	$11.80	$0.31	$7.16	**$69.87**
Industrial	Per m^2 of GFA*	$7.89	$18.40	$3.94	$5.90	$0.00	$3.58	**$39.71**
Institutional	Per m^2 of GFA*	$9.86	$36.79	$3.94	$11.80	$0.31	$7.16	**$69.87**

GFA = Gross Floor Area