CITY OF MISSION
BYLAW 6348-2025

A Bylaw to impose Development Cost Charges pursuant to the provisions of the Local Government Act

WHEREAS pursuant to Section 559 of the *Local Government Act*, a Council 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 cost of providing, constructing, altering, or expanding sewage, water, drainage, fire protection, police, highway and solid waste and recycling facilities, other than off-street parking facilities, and providing and improving park land, to service directly or indirectly, the development for which the charge is imposed;

AND WHEREAS the Council of the City of Mission 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.

AND WHEREAS Council has considered the charges imposed by this Bylaw as related to future land use patterns and development, the phasing of works and services and the provision of park land described in an Official Community Plan;

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 capital budget, and to capital projects consistent with the Official Community Plan of the Municipality.

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1 – TITLE

1.1 This Bylaw may be cited for all purposes as “City of Mission Development Cost Charge Bylaw 6348-2025”.

PART 2 – DEFINITIONS

2.1 For purposes of this Bylaw, the definitions of words and phrases that are not included in this section shall have that meaning assigned to them in the *Local Government Act*.

2.2 In this Bylaw:

“Apartment” has the same meaning as in the Zoning Bylaw.

"Building" means any structure used or intended to be used for supporting or sheltering any use or occupancy.

"Building Permit" means permission or authorization in writing by the building official to perform Construction regulated by the "District of Mission Building Bylaw 3590-2003" and amendments thereto.

"Building Lot" means the smallest unit into which land is subdivided as shown on the records of the Land Title Office.

"Care Facility" has the same meaning as in the Zoning Bylaw.

"Clustered Cottage" has the same meaning as in the Zoning Bylaw.

"Coach House" has the same meaning as in the Zoning Bylaw.

"College" has the same meaning as in the Zoning Bylaw.

"Commercial Use" has the same meaning as in the Zoning Bylaw.

"Completed" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, all conditions of the PLA have been satisfied, and the final plan of subdivision is ready for approval by the approving officer.

"Congregate Care" has the same meaning as in the Zoning Bylaw.

"Construction" means building, erecting, installing, repairing, altering, adding to, enlarging, moving, locating, relocating, reconstructing, demolishing, removing, excavating or shoring.

"Development Areas" means the prescribed geographical portions or areas of the Municipality within which specific development cost charges are levied, as identified in attached Schedule "A1", Schedule "A2", and Schedule "A3".

"Dormitory" has the same meaning as in the Zoning Bylaw.

"Duplex" has the same meaning as in the Zoning Bylaw.

"Dwelling Unit" has the same meaning as in the Zoning Bylaw.

"Dwelling Unit (Internal)" has the same meaning as in the Zoning Bylaw.

"Education Facility" has the same meaning as in the Zoning Bylaw.

"Facility" has the same meaning as in the Zoning Bylaw.

"Floor Area" has the same meaning as in the Zoning Bylaw.

"Fourplex" has the same meaning as in the Zoning Bylaw.

"Garden Cottage" has the same meaning as in the Zoning Bylaw.

"Hospital" has the same meaning as in the Zoning Bylaw.

"Hotel" has the same meaning as in the Zoning Bylaw.

"Industrial Uses" has the same meaning as in the Zoning Bylaw.

"Infill Townhouse" has the same meaning as in the Zoning Bylaw.

"Institutional Use" has the same meaning as in the Zoning Bylaw.

"In-stream" means in reference to an application, not determined, rejected or withdrawn and:

a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required has been submitted and accepted as a legitimate application.

b) in the case of an application for Building Permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted as a legitimate application.

c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required has been submitted and accepted as a legitimate application.

d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the has been submitted and accepted as a legitimate application.

"Issuable" means, in the case of a Building Permit, an application which meets the requirements of an In-stream application and for which:

a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;

b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;

c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;

d) all off site servicing has been completed to the property line and has been accepted by the City of Mission engineering department;

e) all review comments arising from the Building Permit application review process have been addressed to the satisfaction of the Municipality; and

f) all applicable fees and levies have been paid.

"Lot" has the same meaning as in the Zoning Bylaw.

For the purpose of this bylaw **"Land Use(s)"** means the designations to which different development cost charges are applied consisting of Single-Family, Townhouse + Plex, Apartment, Congregate Care, Industrial, Commercial, and Institutional.

"Major Change" means a change to the scope of work authorized by a Building Permit which results in either:

a) an increase by five percent (5%) or more in the cumulative total footprint of the dwelling units, the building area, the number of dwelling units within a Building or on a lot, or the developed area of a lot; or

b) a change to the zone or land use on which the development cost charges was based.

"Manufactured Home" has the same meaning as in the Zoning Bylaw.

"Manufactured Home Park" has the same meaning as in the Zoning Bylaw.

"Minor Change" means a change to the scope of work authorized by a Building Permit which results in an increase by less than five percent (<5%) in the cumulative total footprint of the dwelling units, the building area, the number of dwelling units within a Building or on a lot, or the developed area of a lot.

"Motel" has the same meaning as in the Zoning Bylaw.

"Multi-Unit Residential Building" has the same meaning as in the Zoning Bylaw.

"Municipality" means the municipal corporation of the City of Mission; or the geographical area of same, as the context may require.

"Pad" has the same meaning as in the Zoning Bylaw.

"Precursor Application" means:

a) an application for the issuance of a Development Permit:

i. submitted and accepted by the Municipality as a legitimate application, that includes a completed application form, submission of all required items identified on the Development Permit application checklist, and payment of all applicable application fees; and,

ii. the development authorized by the Building Permit is entirely within the area of land that was the subject of the Development Permit application.

or,

b) an application for an amendment to the Zoning Bylaw*:*

I. submitted and accepted by the *City* as a legitimate application, that includes a completed application form, submission of all required items identified on the Rezoning application checklist, and payment of all applicable application fees; and,

II. the *development* authorized by the *Building Permit* is entirely within the area of land that was the subject of the *Zoning Bylaw* amendment application.

"Residential Care" has the same meaning as in the Zoning Bylaw.

"Rowhouse" has the same meaning as in the Zoning Bylaw.

"School" has the same meaning as in the Zoning Bylaw.

"Secondary Detached Unit" has the same meaning as in the Zoning Bylaw.

"Secondary Suite" has the same meaning as in the Zoning Bylaw.

"Single Family Dwelling" has the same meaning as in the Zoning Bylaw.

"Subdivision" means the division of land into two (2) or more parcels, whether by plan, apt descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*.

"Townhouse" has the same meaning as in the Zoning Bylaw.

"Triplex" has the same meaning as in the Zoning Bylaw.

"University" has the same meaning as in the Zoning Bylaw.

"**Zoning Bylaw"** means the 'District of Mission Zoning Bylaw 5949-2020" including any amendments thereto.

PART 3 - DEVELOPMENT AREAS

3.0 This Bylaw applies to all lands in the Municipality. These lands have been divided into Development Areas as identified on the attached Schedule "A1", Schedule "A2", and Schedule "A3"; each of which form part of this Bylaw.

3.1 Schedules "B1", "B2" and "B3" set out the development cost charge payable for each proposed Land Use in each Development Area.

PART 4 - DEVELOPMENT COST CHARGES

4.1 In accordance with Section 559(1) of the *Local Government Act* 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,

must pay to the Municipality, at the time of approval of the Subdivision or the issuance of the Building Permit, the applicable development cost charges set out in Schedule "B", attached hereto and forming part of this Bylaw.

(c) For certainty, this bylaw imposes charges in respect of a Building Permit or structure that will, after the Construction, contain fewer than four dwelling units and for which the dwelling units in the Building or structure will be for residential use only.

4.2 For a type of development not identified under Schedules "B1". "B2" or "B3" of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the Director of Development Services for the Municipality, or their designate, with the amount payable based on the most comparable type of development, as determined by the Director of Development Services for the Municipality, or their designate, acting reasonably.

4.3 In general, the following development types will be included in a land use category as follows:

Single-family

- Single-family Dwelling
- Residential Care

Townhouse + Plex

- Clustered Cottage
- Duplex
- Fourplex
- Infill Townhouse
- Manufactured Home
- Rowhouse
- Single-Family Compact
- Townhouse
- Triplex

Apartment

- Apartment

Congregate Care

- Congregate Care
- Dormitory
- Hotel
- Motel
- Secondary Detached Unit

Industrial

- Industrial Uses

Commercial

- Commercial Use

Institutional

- Care Facility
- College
- Education Facility
- Hospital
- Institutional Use
- School
- University

4.4 A development cost charge imposed under this Bylaw must be paid to the Municipality, in full, as follows:

(a) as a condition of the approval of the final plan of a Subdivision by the Approving Officer where the Subdivision creates one or more Building Lots for Single-Family Use, other residential use, or bare land strata lots under the *Strata Property Act*; or

(b) if additional residential units are proposed on an existing Lot, the additional development cost charge shall be due prior to issuance of the Building Permit; or

(c) for all other Land Uses to which this Bylaw applies prior to the issuance of a Building Permit.

4.5 DCC that would otherwise be payable in full at the times indicated in Section 4.4 may be payable in installments provided that the Minister has, by regulation made pursuant to Section 559(5) of the *Local Government Act*, authorized the payment of the DCC in installments and prescribed the conditions under which such installments may be paid.

PART 5 - CALCULATION OF APPLICABLE DEVELOPMENT COST CHARGES

5.1 The amount of development cost charges payable in relation to a particular Subdivision or Building Permit application shall be calculated using Schedule “B1”. “B2” or “B3”, as applicable, and by the Development Area, the Land Use(s), the unit(s) of measure and the applicable charges, as the case may be.

5.2 The amount of development cost charges determining payable in relation to mixed use development shall be calculated separately for each separate Land Use that is included in the Subdivision or Building Permit application and shall be the sum of the development cost charges payable for each Land Use.

5.3 For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or Building Permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at the time of the subdivision or Building Permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

5.4 If a Minor Change to a Building Permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the City of Mission Development Cost Charge Bylaw in effect at the time of issuance of a revised permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the Municipality prior to the issuance of a revised permit.

5.5 If a Major Change to a Building Permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the City of Mission Development Cost Charge Bylaw in effect at the time of issuance of a revised permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the Municipality prior to the issuance of a revised permit.

PART 6 - EXPENDITURES FROM DCC RESERVED TO DEVELOPERS

6.1 Where the Municipality has entered into an agreement with a developer to complete works and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Municipality may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all the capital costs the developer incurred in completing a project.

PART 7 - EFFECTIVE DATE AND TRANSITIONAL PROVISIONS

7.1 The effective date of this bylaw is the date it is adopted.

7.2 The City of Mission Development Cost Charge Bylaw 6115-2022, and all amendments thereto, is hereby repealed except in the case of:

a) Applications for subdivision of lots that are In-stream on the date this bylaw is adopted, and which are Completed within one year of the date of adoption; or

b) Building Permits that are In-stream on the date this bylaw is adopted, and which are Issuable within one year of the date of adoption; or

c) Building Permits on lots with a Precursor Application In-stream on the date this bylaw is adopted, and where the related Building Permit is Issuable within one year of the adoption date.

in which case the City of Mission Development Cost Charge Bylaw, 6115-2022 and all amendments thereto, shall apply.

READ A FIRST TIME this 10th day of March, 2025

READ A SECOND TIME this 10th day of March, 2025

READ A THIRD TIME this 10th day of March, 2025

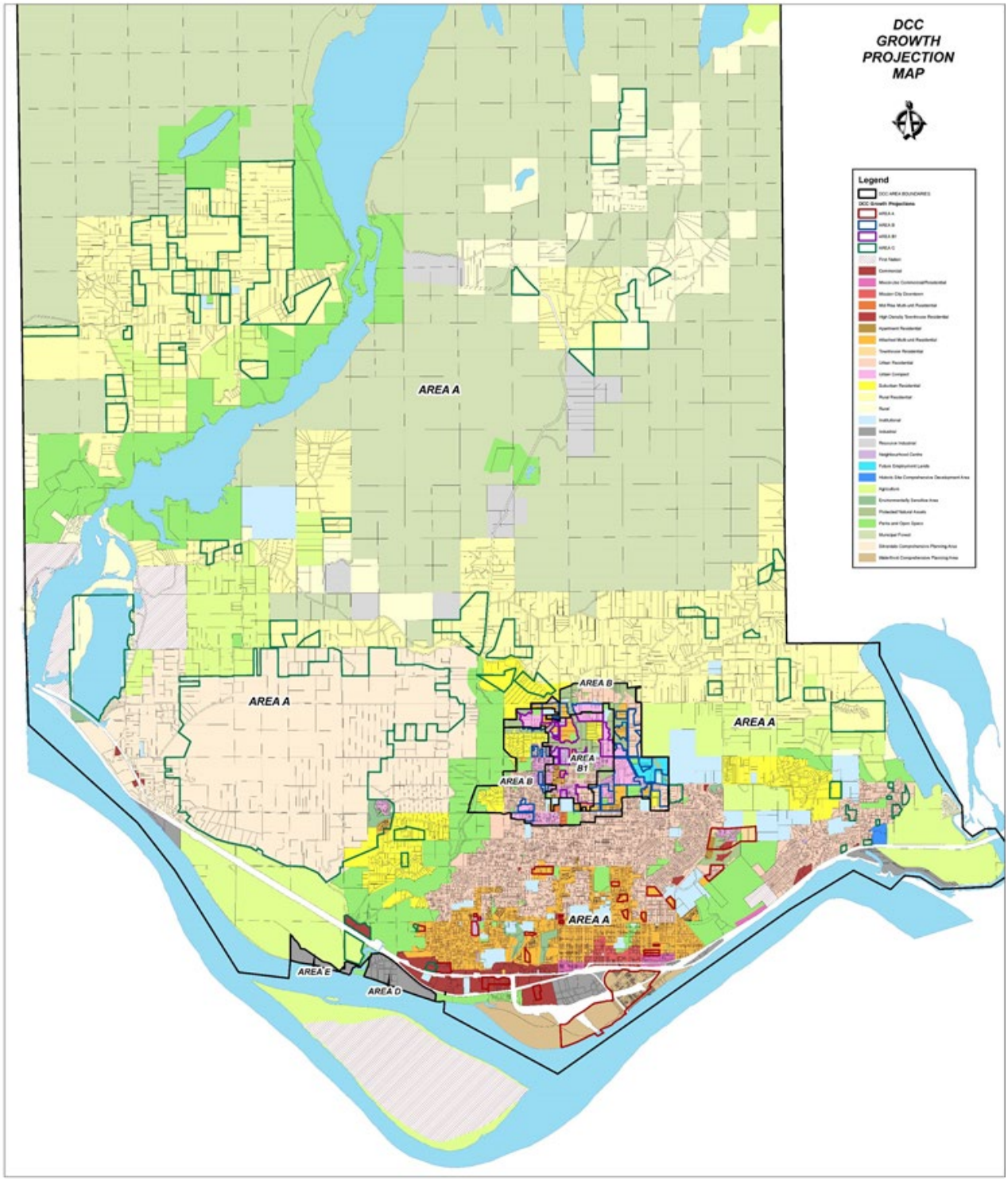
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 14th day of April, 2025

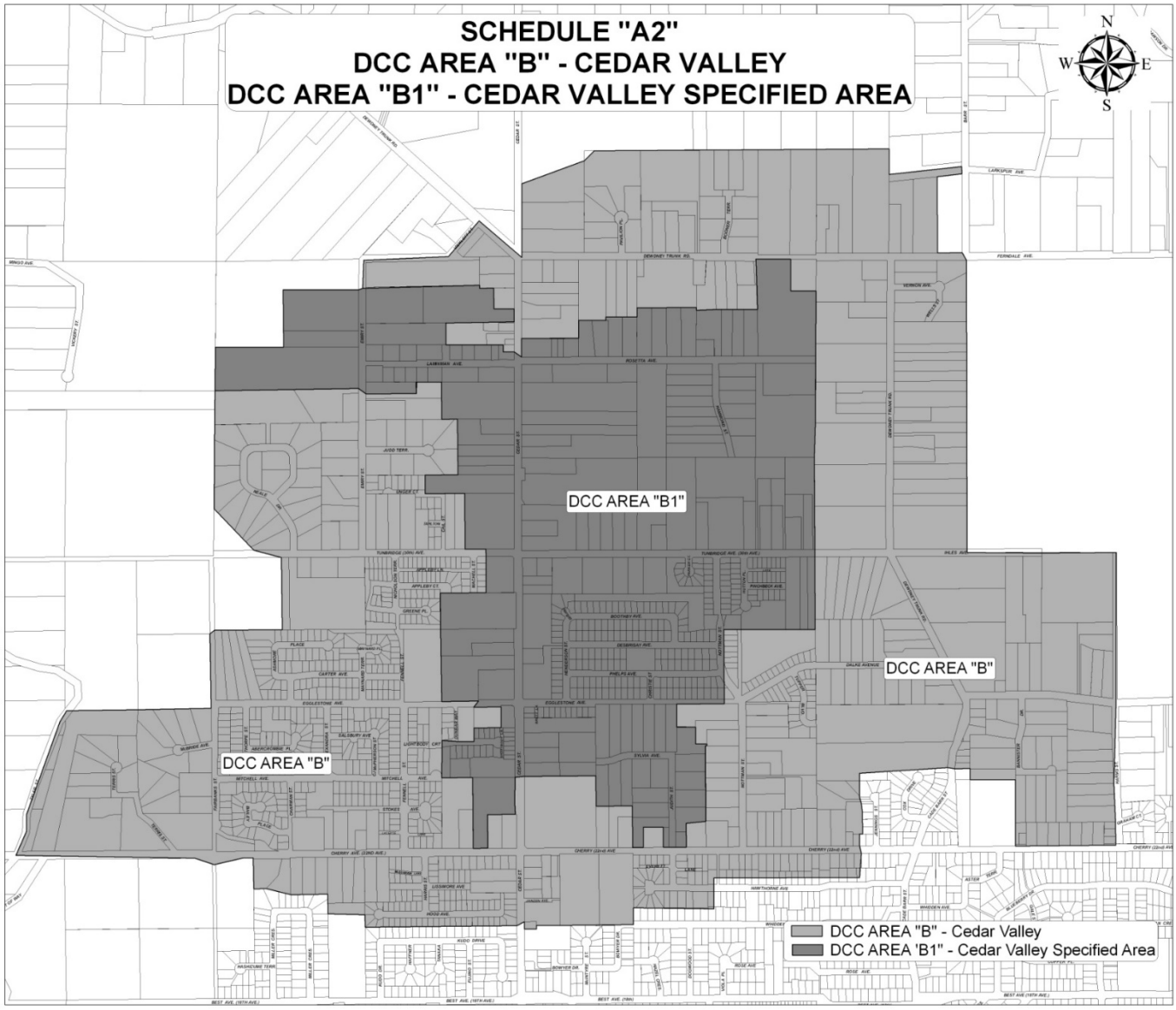
ADOPTED this 5th day of May, 2025

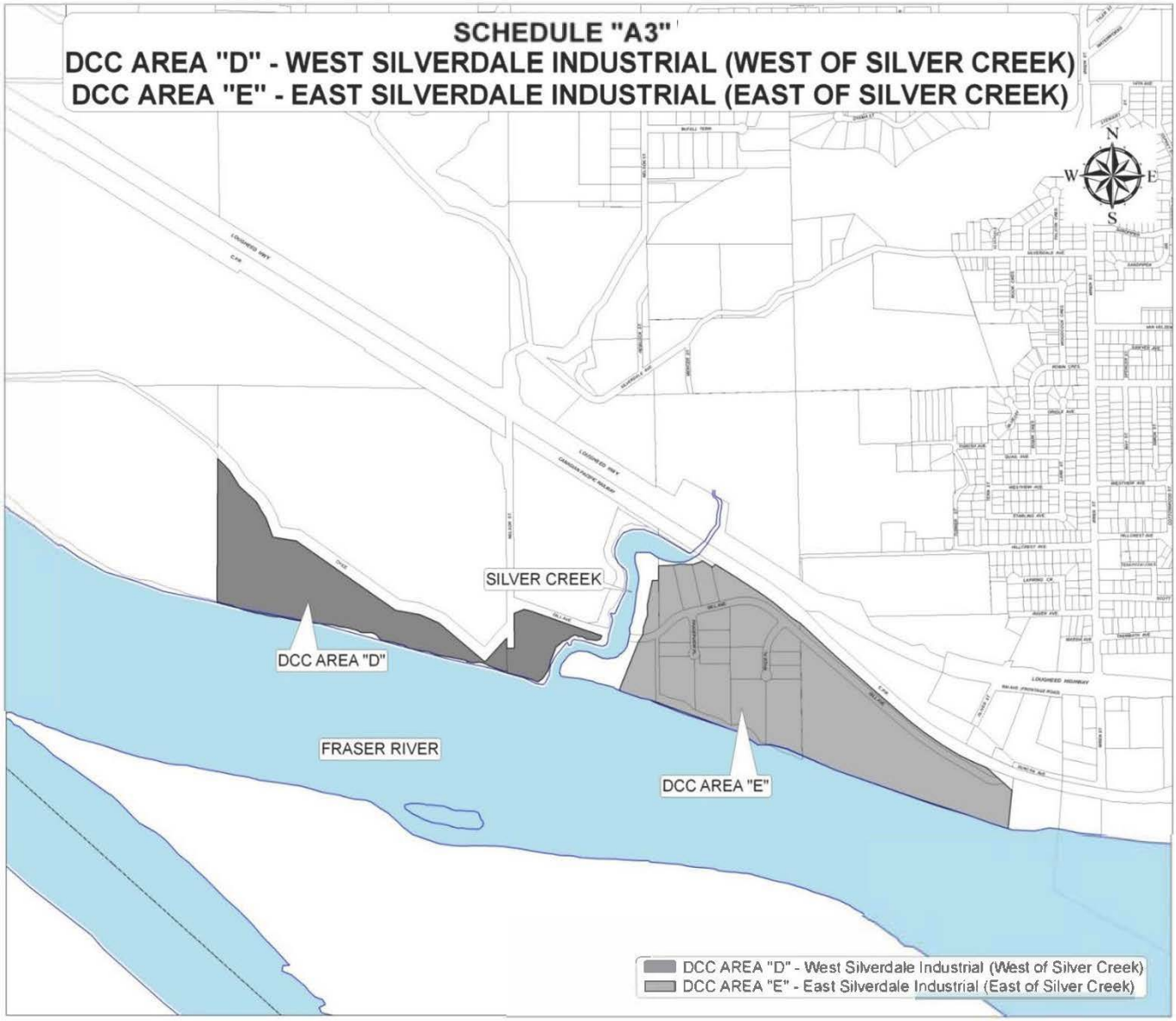
PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

SCHEDULE "A1"
DCC AREA "A" - ALL OF MISSION




SCHEDULE "A2"
DCC AREA "B" - CEDAR VALLEY
DCC AREA "B1" - CEDAR VALLEY SPECIFIED AREA
N
W
E
S
DCC AREA "B1"
DCC AREA "B"
DCC AREA "B"
DCC AREA "B" - Cedar Valley
DCC AREA 'B1" - Cedar Valley Specified Area


SCHEDULE "A3"
DCC AREA "D" - WEST SILVERDALE INDUSTRIAL (WEST OF SILVER CREEK)
DCC AREA "E" - EAST SILVERDALE INDUSTRIAL (EAST OF SILVER CREEK)
N
W
E
S
SILVER CREEK
DCC AREA "D"
FRASER RIVER
DCC AREA "E"
DCC AREA "D" - West Silverdale Industrial (West of Silver Creek)
DCC AREA "E" - East Silverdale Industrial (East of Silver Creek)

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Single-Family - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	28,392.42	28,392.42	28,392.42
Water	30%	4,848.24	4,848.24	4,848.24
Sewer	30%	4,508.96	4,508.96	4,508.96
Drainage	30%	3,707.74	3,707.74	3,707.74
Fire	10%	3,169.49	3,169.49	3,169.49
Police	30%	4,298.21	4,298.21	4,298.21
Solid Waste	30%	615.41	615.41	615.41
Parkland	30%	5,843.04	5,843.04	5,843.04
Subtotal		55,383.51	55,383.51	55,383.51
Regional Water Supply	30%	70.13	70.13	70.13
Regional Sewage Treatment	30%	3,251.25	3,251.25	3,251.25
Cedar Valley Sewer	0%		931.18	931.18
Cedar Valley Sewer Extension	0%			480.74
Total		58,704.89	59,636.07	60,116.81

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Townhouse + Plex - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	18,317.69	18,317.69	18,317.69
Water	30%	2,727.14	2,727.14	2,727.14
Sewer	30%	2,536.29	2,536.29	2,536.29
Drainage	30%	2,187.57	2,187.57	2,187.57
Fire	10%	1,782.84	1,782.84	1,782.84
Police	30%	2,417.74	2,417.74	2,417.74
Solid Waste	30%	346.17	346.17	346.17
Parkland	30%	3,286.71	3,286.71	3,286.71
Subtotal		33,602.15	33,602.15	33,602.15
Regional Water Supply	30%	39.45	39.45	39.45
Regional Sewage Treatment	30%	1,828.83	1,828.83	1,828.83
Cedar Valley Sewer	0%		523.79	523.79
Cedar Valley Sewer Extension	0%			270.41
Total		35,470.43	35,994.22	36,264.63

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Apartment - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	11,540.15	11,540.15	11,540.15
Water	30%	1,717.09	1,717.09	1,717.09
Sewer	30%	1,596.93	1,596.93	1,596.93
Drainage	30%	1,149.40	1,149.40	1,149.40
Fire	10%	1,122.53	1,122.53	1,122.53
Police	30%	1,522.28	1,522.28	1,522.28
Solid Waste	30%	217.96	217.96	217.96
Parkland	30%	2,069.41	2,069.41	2,069.41
Subtotal		20,935.75	20,935.75	20,935.75
Regional Water Supply	30%	24.84	24.84	24.84
Regional Sewage Treatment	30%	1,151.48	1,151.48	1,151.48
Cedar Valley Sewer	0%		329.79	329.79
Cedar Valley Sewer Extension	0%			170.26
Total		22,112.07	22,441.86	22,612.12

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Congregate Care - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	54.96	54.96	54.96
Water	30%	13.64	13.64	13.64
Sewer	30%	12.69	12.69	12.69
Drainage	30%	10.39	10.39	10.39
Fire	10%	8.92	8.92	8.92
Police	30%	12.09	12.09	12.09
Solid Waste	30%	1.74	1.74	1.74
Parkland	30%	16.44	16.44	16.44
Subtotal		130.87	130.87	130.87
Regional Water Supply	30%	0.20	0.20	0.20
Regional Sewage Treatment	30%	9.14	9.14	9.14
Cedar Valley Sewer	0%		2.62	2.62
Cedar Valley Sewer Extension	0%			1.25
Total		140.21	142.83	144.08

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Industrial - per m^2 of floor area						
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**	***Area "D"*** **West Silverdale Industrial (West of Silver Creek)**	***Area "E"*** **East Silverdale Industrial (East of Silver Creek)**
Roads	10%	104.42	104.42	104.42	104.42	104.42
Water	30%	9.10	9.10	9.10	$9.10	$9.10
Sewer	30%	8.46	8.46	8.46	$8.46	$8.46
Drainage	30%	10.75	10.75	10.75	$10.75	$10.75
Fire	10%	5.94	5.94	5.94	$5.94	$5.94
Police	30%	8.06	8.06	8.06	$8.06	$8.06
Solid Waste	30%	1.15	1.15	1.15	$1.15	$1.15
Parkland	30%	0.00	0.00	0.00	$0.00	$0.00
Subtotal		147.88	147.88	147.88	147.88	147.88
Regional Water Supply	30%	0.13	0.13	0.13	0.13	0.13
Regional Sewage Treatment	30%	6.10	6.10	6.10	6.10	6.10
Cedar Valley Sewer	0%		1.75	1.75		
Cedar Valley Sewer Extension	0%			0.90		
Total		154.11	155.86	156.76	154.11	154.11

Industrial - per ha of development						
Silverdale Industrial Water	0%				14,866.04	14,866.04
Silverdale Industrial Sewer	0%				7,144.59	7,144.59
Silverdale Creek Bridge	0%					44,247.75
Total		**-**	**-**	**-**	**22,010.63**	**66,258.39**

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Commercial - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	428.64	428.64	428.64
Water	30%	9.10	9.10	9.10
Sewer	30%	8.46	8.46	8.46
Drainage	30%	10.75	10.75	10.75
Fire	10%	5.94	5.94	5.94
Police	30%	8.06	8.06	8.06
Solid Waste	30%	1.15	1.15	1.15
Parkland	30%	0.00	0.00	0.00
Subtotal		472.10	472.10	472.10
Regional Water Supply	30%	0.13	0.13	0.13
Regional Sewage Treatment	30%	6.10	6.10	6.10
Cedar Valley Sewer	0%		1.75	1.75
Cedar Valley Sewer Extension	0%			0.90
Total		478.33	480.08	480.98

SCHEDULE "B1" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ON THE DATE OF BYLAW ADOPTION

Institutional - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	10%	183.18	183.18	183.18
Water	30%	5.06	5.06	5.06
Sewer	30%	4.70	4.70	4.70
Drainage	30%	10.38	10.38	10.38
Fire	10%	3.30	3.30	3.30
Police	30%	4.48	4.48	4.48
Solid Waste	30%	0.64	0.64	0.64
Parkland	30%	0.00	0.00	0.00
Subtotal		211.74	211.74	211.74
Regional Water Supply	30%	0.07	0.07	0.07
Regional Sewage Treatment	30%	3.39	3.39	3.39
Cedar Valley Sewer	0%		0.97	0.97
Cedar Valley Sewer Extension	0%			0.50
Total		215.20	216.17	216.67

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Single-Family - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	31,312.48	31,312.48	31,312.48
Water	15%	5,942.50	5,942.50	5,942.50
Sewer	15%	5,529.34	5,529.34	5,529.34
Drainage	15%	4,525.79	4,525.79	4,525.79
Fire	1%	3,486.43	3,486.43	3,486.43
Police	15%	5,219.23	5,219.23	5,219.23
Solid Waste	15%	747.26	747.26	747.26
Parkland	15%	7,233.55	7,233.55	7,233.55
Subtotal		63,996.58	63,996.58	63,996.58
Regional Water Supply	15%	388.93	388.93	388.93
Regional Sewage Treatment	15%	4,099.67	4,099.67	4,099.67
Cedar Valley Sewer	0%		931.18	931.18
Cedar Valley Sewer Extension	0%			480.74
Total		68,485.18	69,416.36	69,897.10

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Townhouse + Plex - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	20,201.60	20,201.60	20,201.60
Water	15%	3,342.66	3,342.66	3,342.66
Sewer	15%	3,110.26	3,110.26	3,110.26
Drainage	15%	2,670.21	2,670.21	2,670.21
Fire	1%	1,961.12	1,961.12	1,961.12
Police	15%	2,935.82	2,935.82	2,935.82
Solid Waste	15%	420.34	420.34	420.34
Parkland	15%	4,068.87	4,068.87	4,068.87
Subtotal		38,710.88	38,710.88	38,710.88
Regional Water Supply	15%	218.77	218.77	218.77
Regional Sewage Treatment	15%	2,306.06	2,306.06	2,306.06
Cedar Valley Sewer	0%		523.79	523.79
Cedar Valley Sewer Extension	0%			270.41
Total		41,235.71	41,759.50	42,029.91

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Apartment - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	12,727.01	12,727.01	12,727.01
Water	15%	2,104.64	2,104.64	2,104.64
Sewer	15%	1,958.31	1,958.31	1,958.31
Drainage	15%	1,402.99	1,402.99	1,402.99
Fire	1%	1,234.78	1,234.78	1,234.78
Police	15%	1,848.48	1,848.48	1,848.48
Solid Waste	15%	264.66	264.66	264.66
Parkland	15%	2,561.88	2,561.88	2,561.88
Subtotal		24,102.75	24,102.75	24,102.75
Regional Water Supply	15%	137.75	137.75	137.75
Regional Sewage Treatment	15%	1,451.97	1,451.97	1,451.97
Cedar Valley Sewer	0%		329.79	329.79
Cedar Valley Sewer Extension	0%			170.26
Total		25,692.47	26,022.26	26,192.52

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Congregate Care - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	60.61	60.61	60.61
Water	15%	16.72	16.72	16.72
Sewer	15%	15.56	15.56	15.56
Drainage	15%	12.68	12.68	12.68
Fire	1%	9.81	9.81	9.81
Police	15%	14.68	14.68	14.68
Solid Waste	15%	2.11	2.11	2.11
Parkland	15%	20.35	20.35	20.35
Subtotal		152.52	152.52	152.52
Regional Water Supply	15%	1.09	1.09	1.09
Regional Sewage Treatment	15%	11.53	11.53	11.53
Cedar Valley Sewer	0%		2.62	2.62
Cedar Valley Sewer Extension	0%			1.25
Total		165.14	167.76	169.01

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Industrial - per m^2 of floor area						
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**	***Area "D"*** **West Silverdale Industrial (West of Silver Creek)**	***Area "E"*** **East Silverdale Industrial (East of Silver Creek)**
Roads	1%	115.15	115.15	115.15	115.15	115.15
Water	15%	11.15	11.15	11.15	$11.15	$11.15
Sewer	15%	10.37	10.37	10.37	$10.37	$10.37
Drainage	15%	13.12	13.12	13.12	$13.12	$13.12
Fire	1%	6.54	6.54	6.54	$6.54	$6.54
Police	15%	9.79	9.79	9.79	$9.79	$9.79
Solid Waste	15%	1.40	1.40	1.40	$1.40	$1.40
Parkland	15%	0.00	0.00	0.00	$0.00	$0.00
Subtotal		167.52	167.52	167.52	167.52	167.52
Regional Water Supply	15%	0.73	0.73	0.73	0.73	0.73
Regional Sewage Treatment	15%	7.69	7.69	7.69	7.69	7.69
Cedar Valley Sewer	0%		1.75	1.75		
Cedar Valley Sewer Extension	0%			0.90		
Total		175.94	177.69	178.59	175.94	175.94

Industrial - per ha of development						
Silverdale Industrial Water	0%				14,866.04	14,866.04
Silverdale Industrial Sewer	0%				7,144.59	7,144.59
Silverdale Creek Bridge	0%					44,247.75
Total		**-**	**-**	**-**	**22,010.63**	**66,258.39**

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Commercial - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	472.72	472.72	472.72
Water	15%	11.15	11.15	11.15
Sewer	15%	10.37	10.37	10.37
Drainage	15%	13.12	13.12	13.12
Fire	1%	6.54	6.54	6.54
Police	15%	9.79	9.79	9.79
Solid Waste	15%	1.40	1.40	1.40
Parkland	15%	0.00	0.00	0.00
Subtotal		525.09	525.09	525.09
Regional Water Supply	15%	0.73	0.73	0.73
Regional Sewage Treatment	15%	7.69	7.69	7.69
Cedar Valley Sewer	0%		1.75	1.75
Cedar Valley Sewer Extension	0%			0.90
Total		533.51	535.26	536.16

SCHEDULE "B2" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE ONE YEAR AFTER THE DATE OF BYLAW ADOPTION

Institutional - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	202.02	202.02	202.02
Water	15%	6.20	6.20	6.20
Sewer	15%	5.76	5.76	5.76
Drainage	15%	12.67	12.67	12.67
Fire	1%	3.63	3.63	3.63
Police	15%	5.44	5.44	5.44
Solid Waste	15%	0.78	0.78	0.78
Parkland	15%	0.00	0.00	0.00
Subtotal		236.50	236.50	236.50
Regional Water Supply	15%	0.41	0.41	0.41
Regional Sewage Treatment	15%	4.27	4.27	4.27
Cedar Valley Sewer	0%		0.97	0.97
Cedar Valley Sewer Extension	0%			0.50
Total		241.18	242.15	242.65

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Single-Family - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	31,312.48	31,312.48	31,312.48
Water	1%	6,963.84	6,963.84	6,963.84
Sewer	1%	6,481.70	6,481.70	6,481.70
Drainage	1%	5,289.29	5,289.29	5,289.29
Fire	1%	3,486.43	3,486.43	3,486.43
Police	1%	6,078.86	6,078.86	6,078.86
Solid Waste	1%	870.38	870.38	870.38
Parkland	1%	8,531.38	8,531.38	8,531.38
Subtotal		69,014.36	69,014.36	69,014.36
Regional Water Supply	1%	686.48	686.48	686.48
Regional Sewage Treatment	1%	4,891.53	4,891.53	4,891.53
Cedar Valley Sewer	0%		931.18	931.18
Cedar Valley Sewer Extension	0%			480.74
Total		74,592.37	75,523.55	76,004.29

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Townhouse + Plex - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	20,201.60	20,201.60	20,201.60
Water	1%	3,917.16	3,917.16	3,917.16
Sewer	1%	3,645.96	3,645.96	3,645.96
Drainage	1%	3,120.68	3,120.68	3,120.68
Fire	1%	1,961.12	1,961.12	1,961.12
Police	1%	3,419.36	3,419.36	3,419.36
Solid Waste	1%	489.59	489.59	489.59
Parkland	1%	4,798.90	4,798.90	4,798.90
Subtotal		41,554.37	41,554.37	41,554.37
Regional Water Supply	1%	386.14	386.14	386.14
Regional Sewage Treatment	1%	2,751.49	2,751.49	2,751.49
Cedar Valley Sewer	0%		523.79	523.79
Cedar Valley Sewer Extension	0%			270.41
Total		44,692.00	45,215.79	45,486.20

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Apartment - per Dwelling Unit				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	12,727.01	12,727.01	12,727.01
Water	1%	2,466.36	2,466.36	2,466.36
Sewer	1%	2,295.60	2,295.60	2,295.60
Drainage	1%	1,639.68	1,639.68	1,639.68
Fire	1%	1,234.78	1,234.78	1,234.78
Police	1%	2,152.93	2,152.93	2,152.93
Solid Waste	1%	308.26	308.26	308.26
Parkland	1%	3,021.53	3,021.53	3,021.53
Subtotal		25,846.15	25,846.15	25,846.15
Regional Water Supply	1%	243.13	243.13	243.13
Regional Sewage Treatment	1%	1,732.42	1,732.42	1,732.42
Cedar Valley Sewer	0%		329.79	329.79
Cedar Valley Sewer Extension	0%			170.26
Total		27,821.70	28,151.49	28,321.75

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Congregate Care - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	60.61	60.61	60.61
Water	1%	19.59	19.59	19.59
Sewer	1%	18.23	18.23	18.23
Drainage	1%	14.82	14.82	14.82
Fire	1%	9.81	9.81	9.81
Police	1%	17.10	17.10	17.10
Solid Waste	1%	2.45	2.45	2.45
Parkland	1%	24.00	24.00	24.00
Subtotal		166.61	166.61	166.61
Regional Water Supply	1%	1.93	1.93	1.93
Regional Sewage Treatment	1%	13.76	13.76	13.76
Cedar Valley Sewer	0%		2.62	2.62
Cedar Valley Sewer Extension	0%			1.25
Total		182.30	184.92	186.17

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Industrial - per m^2 of floor area						
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**	***Area "D"*** **West Silverdale Industrial (West of Silver Creek)**	***Area "E"*** **East Silverdale Industrial (East of Silver Creek)**
Roads	1%	115.15	115.15	115.15	115.15	115.15
Water	1%	13.06	13.06	13.06	$13.06	$13.06
Sewer	1%	12.16	12.16	12.16	$12.16	$12.16
Drainage	1%	15.34	15.34	15.34	$15.34	$15.34
Fire	1%	6.54	6.54	6.54	$6.54	$6.54
Police	1%	11.40	11.40	11.40	$11.40	$11.40
Solid Waste	1%	1.63	1.63	1.63	$1.63	$1.63
Parkland	1%	0.00	0.00	0.00	$0.00	$0.00
Subtotal		175.28	175.28	175.28	175.28	175.28
Regional Water Supply	1%	1.29	1.29	1.29	1.29	1.29
Regional Sewage Treatment	1%	9.17	9.17	9.17	9.17	9.17
Cedar Valley Sewer	0%		1.75	1.75		
Cedar Valley Sewer Extension	0%			0.90		
Total		185.74	187.49	188.39	185.74	185.74

Industrial - per ha of development						
Silverdale Industrial Water	0%				14,866.04	14,866.04
Silverdale Industrial Sewer	0%				7,144.59	7,144.59
Silverdale Creek Bridge	0%					44,247.75
Total		**-**	**-**	**-**	**22,010.63**	**66,258.39**

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Commercial - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	472.72	472.72	472.72
Water	1%	13.06	13.06	13.06
Sewer	1%	12.16	12.16	12.16
Drainage	1%	15.34	15.34	15.34
Fire	1%	6.54	6.54	6.54
Police	1%	11.40	11.40	11.40
Solid Waste	1%	1.63	1.63	1.63
Parkland	1%	0.00	0.00	0.00
Subtotal		532.85	532.85	532.85
Regional Water Supply	1%	1.29	1.29	1.29
Regional Sewage Treatment	1%	9.17	9.17	9.17
Cedar Valley Sewer	0%		1.75	1.75
Cedar Valley Sewer Extension	0%			0.90
Total		543.31	545.06	545.96

SCHEDULE "B3" – DEVELOPMENT COST CHARGES BY LAND USE EFFECTIVE TWO YEARS AFTER THE DATE OF BYLAW ADOPTION

Institutional - per m^2 of floor area				
	Municipal Assist Factor	***Area "A"*** **All of Mission**	***Area "B"*** **Cedar Valley**	***Area "B1"*** **Cedar Valley Specified Area**
Roads	1%	202.02	202.02	202.02
Water	1%	7.26	7.26	7.26
Sewer	1%	6.76	6.76	6.76
Drainage	1%	14.81	14.81	14.81
Fire	1%	3.63	3.63	3.63
Police	1%	6.33	6.33	6.33
Solid Waste	1%	0.91	0.91	0.91
Parkland	1%	0.00	0.00	0.00
Subtotal		241.72	241.72	241.72
Regional Water Supply	1%	0.72	0.72	0.72
Regional Sewage Treatment	1%	5.10	5.10	5.10
Cedar Valley Sewer	0%		0.97	0.97
Cedar Valley Sewer Extension	0%			0.50
Total		247.54	248.51	249.01