DISTRICT OF INVERMERE
BYLAW NO. 1674, 2025

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act,* the Council of the District of Invermere 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 sewage, water, drainage, and highway facilities, other than off-street parking 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 District of Invermere 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 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 District of Invermere, in open meeting assembled, enacts as follows:

PART 1 - TITLE

1.1 This Bylaw may be cited as "Development Cost Charge Bylaw No. 1674, 2025".

PART 2 - DEFINITIONS AND INTERPRETATION

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 *Local Government Act* or the *Community Charter*, as the case may be.

2.2 In this bylaw:

"Building" means an exterior structure used or intended for supporting or sheltering any use or occupancy.

"Commercial" means a commercial development used or intended to be used for the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes an industrial, institutional or residential development.

"Dwelling Unit" means a building or portion thereof containing one or more habitable rooms used or intended to be used for living and sleeping purposes and containing sleeping, sanitary facilities and not more than one (1) set of cooking facilities.

"District" means the District of Invermere.

"Construction" includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring.

"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.

"Gross floor area" or "GFA" means the sum of the total horizontal area of all floors of a building, excluding, hallways, stairwells, elevator shafts, storage rooms, heating, ventilation, air conditioning and mechanical rooms, swimming pools, open sundecks, balconies, and any portion used for parking.

"Industrial" means an industrial development used or intended to be used for manufacturing, production, assembly, testing, warehousing, distribution or storage of products and materials, but excludes a commercial, institutional, or residential development.

"Institutional" means an institutional development intended to be used only on a non-profit basis for cultural, recreational, social, religious, governmental, public hospital or educational purposes, but excludes a commercial, industrial, or residential development.

"Lot" means any parcel, block or other area in which land is held or into which it is subdivided but does note include a highway.

"Mobile Home" means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried on its own chassis, and which contains a dwelling unit.

"Residential" means a use permitted in a Rural Residential Zone, a Residential zone, or a dwelling unit permitted in a Commercial Zone created by the Zoning Bylaw.

"Residential High Density" means a residential building containing three (3) or more dwelling units.

"Residential Low Density" means a residential building containing fewer than three (3) dwelling units, which may or may not include a single-family dwelling, a single-family dwelling with a Secondary Suite, a Mobile Home, and a duplex. For the purposes of this Bylaw a single-family dwelling with a Secondary Suite is counted as one dwelling unit.

"Secondary Suite" means an additional dwelling unit having a total floor area of not more than 90m^2 in area and which is less than 40% of the habitable floor space of the building and is located in a single-family dwelling that is not a manufactured home. A secondary suite is comprised of one or more habitable rooms and contains or provides for only one cooking facility. .

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

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

"Zone" means the zones identified and defined in the District of Invermere Zoning Bylaw.

"Zoning Bylaw" means the District of Invermere Zoning Bylaw in effect at the time of application of this bylaw.

PART 3 - DEVELOPMENT COST CHARGES

3.1 Development cost charges are hereby imposed 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; or

c. a building permit authorizing the construction, alteration or extension of a building or structure that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units. *[note: this clause has been included in the bylaw to meet requirements of the Local Government Act in order to allow the District to impose a development cost charge on building permits for buildings that contain 1, 2, or 3 residential dwelling units]*

who shall pay to the District the development cost charge in the amount set out in Schedule A which is attached to and forms part of this bylaw. The development cost charge shall be paid at the time of approval of a subdivision or issuance of a building permit, as the case may be.

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

PART 4 - EXEMPTION OF CHARGES

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, 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*; or

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*; or

c. 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 29 m^2, and each dwelling unit will be put to no other use than residential use.

PART 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 Schedule "A" attached to this bylaw:

a. Where a type of development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the District shall be equal to the development cost charges that are payable for the most comparable type of development

b. 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.

PART 6 - TIMING OF PAYMENT

6.1 Development cost charges imposed by this Bylaw must be paid to the District at the following times:

a. where an application is made for the Subdivision of land zoned to permit residential use at the time of approval of such subdivision;

b. where an application is made for the Subdivision of land, including creation of a bare land strata, at the time of approval of such subdivision;

c. for a duplex unit, one development cost charge due at the time of subdivision creating the parcel which accommodates the duplex, the second development cost charge due at the time of issuance of a building permit authorizing the development;

d. for development of a Residential High Density Building, at the time of issuance of a building permit authorizing the development;

e. for development of a Mobile Home, where the units are not located on their own individual lots or bare land strata lots, at the time of issuance of a building permit authorizing the development;

f. for Commercial, Industrial, and Institutional development, at the time of issuance of a building permit authorizing the development.

PART 7 - REPEAL

7.1 District of Invermere Bylaw No. 1598, cited as "Development Cost Charge Bylaw No. 1598, 2021" and amendments thereto is repealed.

PART 8 - EFFECTIVE DATE

8.1 This Bylaw comes into force and effect on the date of its adoption.

READ a first time the 27th day of May 2025.

READ a second time the 8th day of July 2025.

READ a third time the 8th day of July 2025.

RESCINDED THIRD READING AND REREAD amended Bylaw No. 1674, 2025 a third time the 9th day of December 2025.

APPROVED by the Inspector of Municipalities the 19th day of December 2025.

ADOPTED the 27th day of January, 2026.

signed "Al Miller"
Mayor

signed "Dean McKinley"
Chief Administrative Officer

Certified a true copy of Bylaw No. 1674, 2025 as at third reading

CORPORATE OFFICER

SCHEDULE “A”

Development Cost Charges

	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parks
Residential Low Density	per dwelling unit/lot	$4,983.00	$3,482.00	$13,164.00	$110.00	$910.00
Residential High Density	per dwelling unit	$3,250.00	$2,271.00	$8,585.00	$71.00	$593.00
Commercial	per m2 gross floor area	$78.00	$15.04	$56.85	$3.30	$0.00
Industrial	per m2 gross floor area	$43.33	$15.04	$56.85	$3.30	$0.00
Institutional	per m2 gross floor area	$107.46	$15.04	$56.85	$3.30	$0.00