

DISTRICT OF SPARWOOD
Development Cost Charges Bylaw 1374, 2026

A Bylaw to impose development cost charges.

The Council of the District of Sparwood, in open meeting assembled, enacts as follows:

1. TITLE

- 1.1. This bylaw may be cited as “Development Cost Charges Bylaw 1374, 2026.”

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 will have the meaning assigned to them in the Local Government Act, the Community Charter, or the District’s Zoning Bylaw as the case may be.
- 2.2. Any reference to a statute or regulation refers to an enactment of British Columbia as amended, or replaced from time to time, and any reference to a bylaw refers to a bylaw of the District of Sparwood, as amended, or replaced from time to time.

- 2.3. In this bylaw:

Building Permit means a permit authorizing the construction, alteration, or extension of a building or structure.

Commercial means General Commercial or Highway Commercial.

Commercial, General means any non-Residential development in the Sparwood Resort Residential Zone, any Comprehensive Commercial Zone, any Comprehensive Development Zone, or any Commercial Zone other than the Highway Commercial Zone, as identified in the District’s Zoning Bylaw.

Commercial, Highway means any non-Residential development permitted in a Highway Commercial Zone as identified in the District’s Zoning Bylaw.

DCC means Development Cost Charges.

District means The District of Sparwood.

Dwelling Unit means a Dwelling Unit as defined in the District’s Zoning Bylaw.

Dwelling Unit, Accessory means an Accessory Dwelling Unit as defined in the District’s Zoning Bylaw.

Gross Floor Area (G.F.A.) means the total area of all floors of a building measured to the exterior of the walls of the building.

Industrial means Light Industrial or Heavy Industrial.

Industrial, Heavy means any development in the Heavy Industrial or Extraction Industrial zones as identified in the District's Zoning Bylaw.

Industrial, Light means any development in the Light Industrial Zone as identified in the District's Zoning Bylaw.

Mixed Use Development means a development that includes any combination of Commercial, Industrial, or Residential development.

Mobile Home has the same meaning as Manufactured Home (Mobile) in the District's Zoning Bylaw.

Residential means High-Density Residential, Low-Density Residential, or Medium-Density Residential.

Residential, High-Density means a building or lot containing more than four Dwelling Units.

Residential, Low-Density means a building or lot containing a single principal Dwelling Unit and up to one of a secondary suite or Accessory Dwelling Unit.

Residential, Medium-Density means a building or lot containing two to four Dwelling Units.

Secondary Suite means a secondary suite as defined in the District's Zoning Bylaw.

Subdivision means a subdivision as defined in the Land Title Act (BC) or the creation of a bare land strata under the Strata Property Act (BC).

Zoning Bylaw means the District's Zoning Bylaw 264, 1981 as amended or replaced from time to time.

3. REGULATIONS

3.1. Development Cost Charges

3.1.1. Every person must pay to the District the development cost charges set out in Schedule A upon approval of:

3.1.1.1. a Subdivision; or

3.1.1.2. a Building Permit.

3.1.2. Development Cost Charges must be paid in accordance with the Local Government Act and applicable provincial regulations at the following stages of development:

3.1.2.1. For Residential development, DCCs are charged on a per Dwelling Unit basis, at time of the issuance of a Building Permit.

3.1.2.2. For Commercial development, DCCs are charged per square metre based on the gross floor of all buildings on the property, at time of the issuance of a Building Permit for these buildings.

- 3.1.2.3. For Industrial development, DCCs are based on the area of the parcel, at time of Subdivision approval.
- 3.1.2.4. For Mixed Use Development DCCs, DCCs for the Industrial components of the development must be paid at time of Subdivision approval, and DCCs for the Residential or Commercial components of the development must be paid at the time of the issuance of a Building Permit.
- 3.1.2.5. Notwithstanding sections 3.1.2.3 and 3.1.2.4, where DCCs have not been collected as part of a Subdivision, they must be paid at time of the issuance of a Building Permit.

3.2. Calculation of Charges

- 3.2.1. The amount of DCCs payable in relation to a particular development will be calculated using the applicable charges set out in Schedule A.
 - 3.2.1.1. Low-Density Residential development must be charged the Low-Density Residential per dwelling rate set in Schedule A.
 - 3.2.1.2. Residential Mobile Home development must be charged the Mobile Home per dwelling rate set in Schedule A.
 - 3.2.1.3. Medium-Density Residential development must be charged the Medium-Density Residential per dwelling rate set in Schedule A.
 - 3.2.1.4. High-Density Residential development must be charged the High-Density Residential per dwelling rate set in Schedule A.
 - 3.2.1.5. General Commercial development must be charged based on the building Gross Floor Area of all proposed buildings at the per square metre rate set in Schedule A.
 - 3.2.1.6. Highway Commercial development must be charged based on the Gross Floor Area of all proposed buildings at the per square metre rate set in Schedule A.
 - 3.2.1.7. Light Industrial development must be charged based on the total area of the parcel on which the development is proposed at the per hectare rate set in Schedule A.
 - 3.2.1.8. Heavy Industrial development must be charged based on the total area of the parcel on which the development is proposed at the per hectare rate set in Schedule A.
 - 3.2.1.9. Mixed Use developments must be charged DCCs based on the sum of all uses as follows:
 - 3.2.1.9.1. Commercial uses shall be based on the applicable Gross Floor Area rate based on the zone in which the development is proposed set in Schedule A.

3.2.1.9.2. Residential uses shall be based on the number of Dwelling Units at the High-Density Residential rates set in Schedule A.

3.2.1.9.3. Industrial uses shall be based on the applicable parcel area rate for the zone in which the development is proposed and set in Schedule A.

3.2.2. For a type of development not identified under Schedule A, the imposition of development cost charges will be at the sole discretion of the District's Director of Planning and Development, or their designate, with the amount payable based on the most comparable type of development, as determined by the District's Director of Planning and Development, or their designate, acting reasonably.

3.3. Calculation of Dwelling Units

3.3.1. Where Residential development is proposed on an existing lot that includes the demolition or removal of existing permitted Dwelling Unit(s) or where permitted Dwelling Unit(s) have been demolished within the preceding 10 years, for the purposes of calculating DCCs, the number of Dwelling Units will be calculated as the number of proposed Dwelling Units less the number of permitted Dwelling Units removed. Where this calculation results in a number of Dwelling Units equal to or less than zero, no DCCs will be payable for the Residential component of the development.

3.4. Payment of DCCs

3.4.1. DCCs shall be payable in full at the stages of development described in section 3.2.1.

3.4.2. Notwithstanding section 3.4.1, DCCs may be paid in installments in accordance with provincial regulations on DCC installments where the amount due exceeds the minimum threshold established by the Province.

3.5. DCC Exemptions

3.5.1. A DCC will not be payable where:

3.5.1.1. A Building Permit where the value of work authorized does not exceed \$50,000 or any other amount the Province may, by regulation, prescribe.

3.5.1.2. A Building Permit authorizes the alteration or extension of an existing Dwelling Unit and no additional Dwelling Unit is created.

3.5.1.3. A DCC has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the District.

3.5.1.4. Provincial legislation provides a statutory exemption.

3.5.1.5. A single Secondary Suite or Accessory Dwelling Unit is proposed on a property containing a Single Family Home.

3.5.1.6. A single Secondary Suite or Accessory Dwelling Unit is proposed on a property containing half of a Duplex.

4. SCHEDULES

The following schedules are included and form part of this bylaw:

- Schedule A – Development Cost Charges

5. FORMS

5.1. The District's Corporate Officer is hereby authorized to prescribe, establish, and amend any forms necessary for the administration or enforcement of this bylaw, including but not limited to application forms, declarations, notices, and permits.

6. SEVERABILITY

6.1. The provisions of this bylaw are severable and the invalidity of any part of this bylaw will not affect the validity of the remainder of this bylaw.

READ A FIRST TIME this ____ day of _____, 20____.

READ A SECOND TIME this ____ day of _____, 20____.

READ A THIRD TIME this ____ day of _____, 20____.

ADOPTED this ____ day of _____, 20____.

Acting Mayor

Corporate Officer

SCHEDULE A

Development Cost Charges

<i>Component</i>	General Commercial (G.F.A. per m²)	Heavy Industrial (parcel area per hectare)	High- Density Residential (per Dwelling Unit)	Highway Commercial (G.F.A per m²)	Light Industrial (parcel area per hectare)	Low- Density Residential (per Dwelling Unit)	Medium Density Residential (per Dwelling Unit)	Mobile Home (per Dwelling Unit)
<i>Parks</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Protective Services</i>	\$ 31.22	\$ 33,462.96	\$ 1,452.00	\$ 18.73	\$ 66,925.92	\$ 2,577.00	\$ 1,968.00	\$ 1,405.00
<i>Sewage</i>	\$ 127.01	\$136,169.68	\$ 5,910.00	\$ 76.32	\$227,336.90	\$10,485.00	\$ 8,007.00	\$ 5,719.00
<i>Storm/Drainage</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Transportation</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Water</i>	\$ 30.03	\$ 32,131.06	\$ 1,394.00	\$ 17.98	\$ 64,262.13	\$ 2,474.00	\$ 1,889.00	\$ 1,350.00
<i>Total</i>	\$ 188.26	\$201,763.70	\$ 8,756.00	\$ 113.03	\$403,524.94	\$15,536.00	\$11,864.00	\$ 8,474.00