

**CONSOLIDATED FOR CONVENIENCE
DEVELOPMENT COST CHARGES BYLAW NO. 2414**

Includes amendments enacted by:

BYLAW No. 2448

All persons making use of this consolidated version of *City of Revelstoke Bylaw No. 2414* are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.

Sub sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.

AMENDMENT BYLAW	ADOPTED DATE
<u>Development Cost Charges Amendment Bylaw No. 2448</u> <i>Update instalment provisions, amend the schedule of rates, minor housekeeping clarifications</i>	September 22, 2026

CITY OF REVELSTOKE BYLAW NO. 2414

A Bylaw to Impose Development Cost Charges

WHEREAS pursuant to the *Local Government Act* 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 to pay the capital costs 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 being imposed.

AND WHEREAS when considering the imposition of development cost charges Council has taken the following into consideration:

- (a) Future land use patterns and development;
- (b) The phasing of works and services;
- (c) The provision of park land described in the Official Community Plan
- (d) How development designed to result in a low environmental impact may affect the capital costs of infrastructure;
- (e) Whether the charges are excessive in relation to the capital cost of prevailing standards of service in the City of Revelstoke;
- (f) Whether the charges will, in the City of Revelstoke:
 - (i) Deter development,
 - (ii) Discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land, or
 - (iii) Discourage development designed to result in a low environmental impact.

NOW THEREFORE the Council of the City of Revelstoke in open meeting assembled enacts as follows:

Part 1 – Title

- 1.1 This Bylaw may be cited as “Development Cost Charge Bylaw No. 2414, 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 The headings given to the parts and sections in this Bylaw are for convenience and reference only, and do not form a part of this Bylaw and are not to be used for the interpretation of such.
- 2.3 The Schedules attached to this Bylaw are part of this Bylaw.
- 2.4 Any reference to a statute or regulation refers to an enactment of British Columbia as amended, revised consolidated or replaced from time to time, and any reference to a bylaw refers to a bylaw of the City of Revelstoke, as amended, revised consolidated or replaced from time to time.
- 2.5 In this bylaw:

Accommodation unit means one or more habitable rooms within a tourist accommodation building used or intended to be used for sleeping, or sleeping and living purposes, which may or may not include associated cooking facilities.

Commercial means a commercial development used or intended to be used for the operation of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, in Mixed Use (MU), Commercial (C) or Comprehensive Development (CD) Zones, but excludes Industrial, Institutional or Residential uses.

Dwelling unit means one or more integrally connected habitable rooms that may contain a combination of cooking, eating, living, sleeping, and bathroom facilities, and occupied or constructed to be occupied by a person or persons living together as a single household unit. A dwelling unit must provide interconnected, free flowing space between bedrooms, washrooms, common space, and cooking preparation areas.

Dwelling, multi unit (multi-unit dwelling) means any building consisting of three or more principal Dwelling Units, each of which is intended to be occupied as the permanent residence of one household. This use may include a modular home but excludes a manufactured home.

Gross floor area means the total area of all floors, measured to the extreme outer limits of the building, including all areas giving access such as corridors, hallways, landings, foyers, staircases, and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas and elevator shafts shall also be included. Parking areas and parking spaces are excluded.

Industrial means an industrial development used or intended to be used for storing, manufacturing, processing, finishing, packaging, wholesaling and / or distributing of resources, materials in Industrial (I) and Comprehensive Development (CD) Zones but excludes Commercial, Institutional, or Residential uses.

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, in Public Use (P) and Comprehensive Development (CD) Zones but excludes a Commercial, Industrial or Residential development.

Residential means a building that contains Dwelling Unit(s).

Tourist accommodation means one or more buildings containing one or more accommodation units that are used primarily to provide temporary accommodation for the travelling public or long-term accommodation of staff. This use includes but is not limited to hotels, motels, lodges, guest cabins, but does not include short term rental or bed and breakfast.

Usable floor space means the total area of all floors, measured from the inner walls of the building. Attached garages as well as unenclosed patios, balconies, and decks shall not be included as usable floor space. For multi-unit dwellings, in addition to these exemptions, all areas used for common access including but not limited to foyers, hallways, staircases, stairwells, and elevator shafts shall not be included.

Zone means a zone set out in the City of Revelstoke Zoning Bylaw.

Part 3 – Charges

- 3.1 Every person who obtains a building permit authorizing the construction, alteration or extension of a building or structure, including a permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units and be put to no other use than the Residential use in those dwelling units shall pay to the City the development cost charges set out in herein.
- 3.2 The applicable charges are set out in the following schedules attached hereto and forming part of this Bylaw:
 - (a) Schedule A – Map of Development Cost Charge Sectors
 - (b) Schedule B – Development Cost Charges

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:
 - (a) The development does not impose new capital cost burdens on the municipality, related to the particular development cost charge; or
 - (b) The particular development cost charge has previously been paid for the same development and no new capital cost burdens will be imposed on the municipality

related to that particular development cost charge as a result of further development; or

- (c) The building permit authorizing 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) [statutory exemption for places of public worship] or 224(2)(f) [permissive exemptions in relation to places of public worship] of the *Community Charter*; or
- (d) The value of the work authorized by the building permit does not exceed \$100,000 in accordance with the value of work as defined in the City's Building Bylaw. Where a building permit includes an Accessory Dwelling Unit together with a principal dwelling, the value of the work for the Accessory Dwelling Unit and principal dwelling will be calculated separately for purposes of exemption; or
- (e) The permit authorizes the construction, alteration, or extension of self-contained Dwelling Unit the area of which is no larger than 29.0 sq. m., and each Dwelling Unit will be put to no other use than Residential use.

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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 Schedules A and B as the case may be, based upon the following:

- (a) For an application for a Residential building permit the charge is calculated based on the Usable Floor Area for each Dwelling Unit multiplied by the applicable rate per square metre.
- (b) If Development Cost Charges have been paid previously at subdivision stage for Residential use on a parcel, the Owner shall receive a credit for the greater of:
 - i. the amount equal to the current residential DCC rate multiplied by the Usable Floor Area of the original principal dwelling on the property, or
 - ii. the amount equivalent to one Dwelling Unit with a Usable Floor Area of 120.0 sq. m. multiplied by the current residential DCC rate.

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If the charge for the new building is less than the credit for the original principal dwelling, no refund in development cost charges will be paid.

- (c) When a building permit authorizes the alteration, addition, or extension of Residential buildings, the charge is calculated based on the difference in Usable Floor Area between the original building and the building after the alteration, addition, or extension.

- (d) When a building permit authorizes alteration or renovation of an existing Residential dwelling space without increasing the floor area, a charge shall be applied to the floor area of the alteration or renovation if it increases the occupancy load as defined by the British Columbia Building Code. If the alteration or renovation does not increase the floor area and does not increase the occupancy load, the development does not impose new capital cost burdens on the municipality, and no development cost charge is applicable.
 - (e) For an application for a building permit to construct Commercial, Industrial, or Institutional buildings the charge is calculated based on the Gross Floor Area of the building multiplied by the applicable rate per square metre, except the calculation shall not include the Usable Floor Space of any Dwelling Units included in the building.
 - (f) When a building permit authorizes the alteration, addition, or extension of Commercial, Industrial, or Institutional buildings, the charge is calculated based on the difference in Gross Floor Area between the original building and the building after the alteration, addition, or extension.
 - (g) If an existing building is demolished and replaced with a new building, the charge is calculated based on the difference between the current charge that would apply to the existing building and current charge that applies to the new building. If the charge for the new building is less than the original building, no refund in development cost charges will be paid.
 - (h) If a building permit is issued for a building located in Area A – Primary City Area that is not connected to the City of Revelstoke community sewer system, the Sewer Development Cost Charge shall not be included in the total Development Cost Charge.
 - (i) If a building permit is issued for a building located in Area A – Primary City Area that is not connected to the City of Revelstoke community water system, the Water Development Cost Charge shall not be included in the total Development Cost Charge.
- 5.2 The amount of development cost charge for Tourist Accommodation facilities shall be calculated as follows:
- (a) Each Accommodation Unit will be charged the same rate as a Dwelling Unit of the same size in Usable Floor Area as the Accommodation Unit.
 - (b) The remaining floor area, based on taking the Gross Floor Area of the building and subtracting the Usable Floor Areas of the tourist Accommodation Units, will be charged the Commercial Gross Floor Area rate.
- 5.3 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.

- 5.4 Where a type of development is not specifically identified in Schedule A, or B, the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for the most comparable type of development.

Part 6 – Timing of Payment

- 6.1 Development cost charges imposed by this Bylaw must be paid to the City at the time of approval of a Building Permit authorizing the Construction.

Part 7 – Payment by Instalments:

- 7.1 The developer may elect to pay Development Cost Charges imposed by the municipality, if the charge is \$50,000 or greater, by instalments, subject to the Development Cost Charge (Instalments) Regulation or any regulation under subsection 559(5) of the *Local Government Act* that applies to the development and authorizes the payment of development cost charges in instalments.

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Part 8 – No Refunds of Charges Paid:

- 8.1 Unless the charge is incorrectly assessed or calculated, any charges collected pursuant to this Bylaw shall not be refunded. When no construction is commenced pursuant to an approved building permit, charges collected shall be credited towards charges payable for that parcel on a future charging event.

Part 9 – Severability

- 9.1 If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

Part 10 – Repeal

10.1 The City of Revelstoke Development Cost Charge Bylaw No. 1781, and amendments thereto is repealed.

READ A FIRST TIME THE 13th DAY OF MAY 2025.

READ A SECOND TIME THE 13th DAY OF MAY 2025.

READ A THIRD TIME THE 13th DAY OF MAY 2025.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES THE 16th DAY OF JUNE 2025.

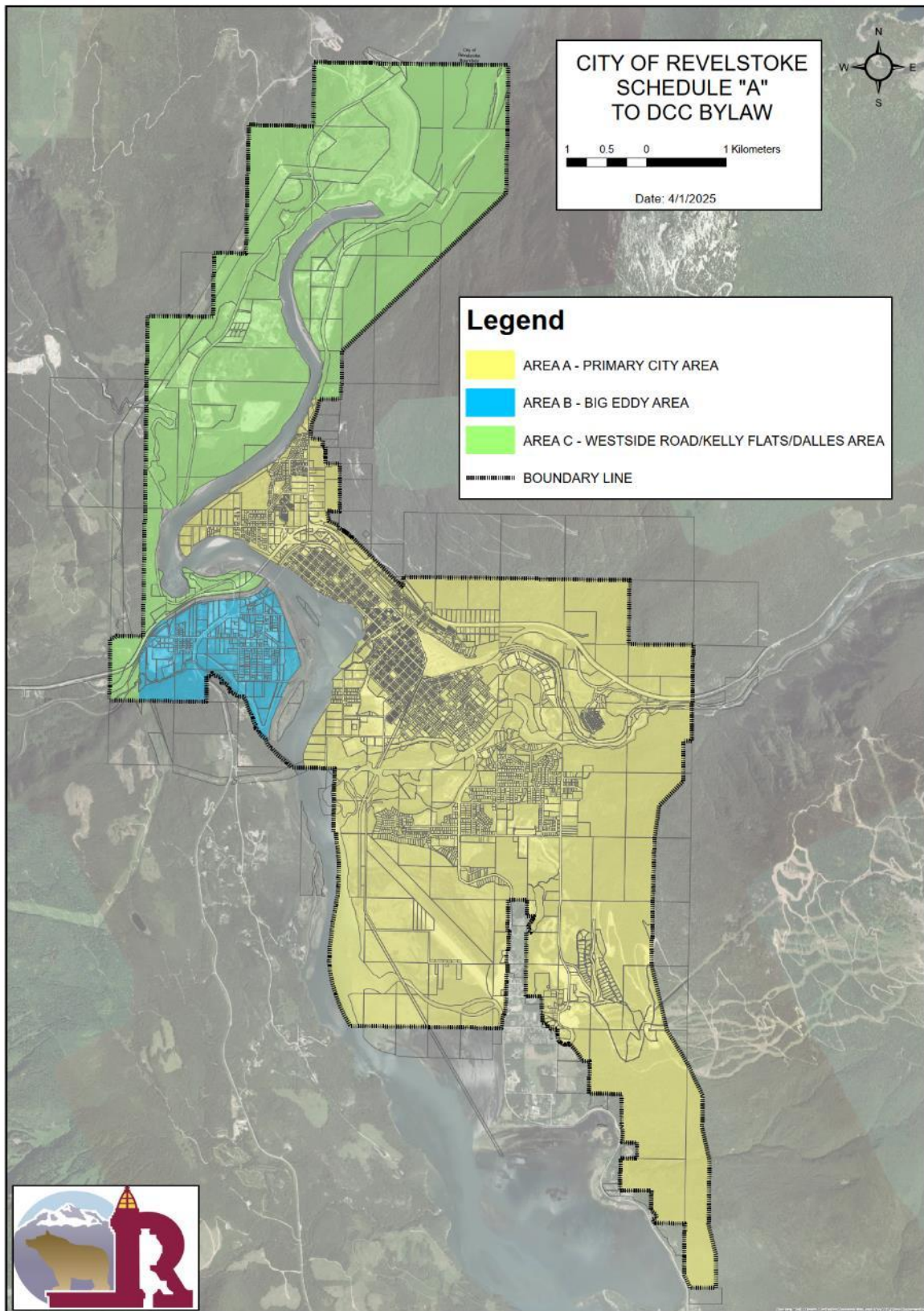
ADOPTED THIS 24th DAY OF JUNE, 2025.

Corporate Officer

Mayor

Certified a true copy this _____ day of _____, _____.

SCHEDULE A
Map of Development Cost Charges Sectors



Development Cost Charges Bylaw No. 2414
CONSOLIDATED COPY – Includes Amendments

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SCHEDULE B
Development Cost Charges

Development Cost Charges that apply within the Area A – Primary City Area are as follows:

Land Use	Unit	Transportation	Water	Sanitary Sewer	Parks	Total
Residential	per sq. m. floor area	\$51.00	\$70.73	\$38.66	\$5.46	\$165.85
Commercial	per sq. m. floor area	\$95.50	\$39.78	\$31.40	\$5.46	\$172.14
Industrial	per sq. m. floor area	\$43.81	\$39.78	\$31.07	\$0.00	\$114.66
Institutional	per sq. m. floor area	\$113.07	\$48.62	\$26.57	\$0.00	\$188.26

Development Cost Charges that apply within the Area B – Big Eddy Area are as follows:

Land Use	Unit	Transportation	Water	Sanitary Sewer	Parks	Total
Residential	per sq. m. floor area	\$51.00	\$10.43	\$0.00	\$5.46	\$66.89
Commercial	per sq. m. floor area	\$95.50	\$5.86	\$0.00	\$5.46	\$106.82
Industrial	per sq. m. floor area	\$43.81	\$5.86	\$0.00	\$0.00	\$49.67
Institutional	per sq. m. floor area	\$113.07	\$7.17	\$0.00	\$0.00	\$120.24

Development Cost Charges that apply within the Area C – Westside Road / Kelly Flats / Dalles Area are as follows:

Land Use	Unit	Transportation	Water	Sanitary Sewer	Parks	Total
Residential	per sq. m. floor area	\$51.00	\$0.00	\$0.00	\$5.46	\$56.46
Commercial	per sq. m. floor area	\$95.50	\$0.00	\$0.00	\$5.46	\$100.96
Industrial	per sq. m. floor area	\$43.81	\$0.00	\$0.00	\$0.00	\$43.81
Institutional	per sq. m. floor area	\$113.07	\$0.00	\$0.00	\$0.00	\$113.074