

DISTRICT OF SQUAMISH

BYLAW NO. 3120, 2024

A BYLAW TO IMPOSE AMENITY COST CHARGES

WHEREAS pursuant to the *Local Government Act*, the Council of the District of Squamish may, by bylaw, impose amenity cost charges;

AND WHEREAS amenity 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 amenities that provide social, cultural, heritage, recreational or environmental benefits to a community to benefit, directly or indirectly, the development and the increased population of residents or workers that result from the development for which the charges are imposed;

AND WHEREAS the Council of the District of Squamish 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; and
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

AND WHEREAS the amenity cost charges do not include any capital costs for which a development cost charge may be imposed;

AND WHEREAS Council has provided one or more opportunities for consultation with the public and persons, public authorities and organizations that Council considers will be affected by the bylaw.

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to expected increases in the population of residents and workers, the phasing of amenities, and the capital costs of amenities that will receive funding from the charge;

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 Squamish, in open meeting assembled, enacts as follows:

PART 1 - GENERAL ADMINISTRATION

- 1.1 This bylaw may be cited as "District of Squamish Amenity Cost Charges Bylaw No. 3120, 2024".

PART 2 - DEFINITIONS AND INTERPRETATION

- 2.1 This bylaw applies to all applications for subdivisions and for issuance of a building permit for parcels located in the District of Squamish.
- 2.2 For the purposes of this bylaw, the words or phrases that are not included in this section shall have the meaning assigned to them in the zoning bylaw.
- 2.3 In this bylaw:
- a) **"Apartment"** means a building used for residential purposes and consisting of three or more Dwelling Units but excludes a Townhouse.
 - b) **"Building Permit"** means any permit required under the District of Squamish Building Bylaw No. 1822, 2004, as amended, or repealed and replaced from time to time.
 - c) **"Construction"** includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring.
 - d) **"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, and the final plan of subdivision is ready for approval by the approving officer.
 - e) **"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.
 - f) **"District"** means the District of Squamish local government.

- g) **“Dwelling Unit”** means a self-contained set of rooms, including provisions for living, sleeping, cooking and sanitation; containing not more than one kitchen, with a direct entrance to the open air or to a common hallway or corridor, without passing through any other dwelling unit; includes suites and mobile homes, and modular homes or prefabricated dwellings.
- h) **“Effective Date”** means the date on which this bylaw comes into force, which is established as the date of bylaw adoption.
- i) **“For-Profit Affordable Housing”** means Dwelling units in a development comprised of residential use or a mixed use that will be available at rental rates and purchase prices below market rates and prices, to those of low and moderate incomes, that is subject to a Housing Agreement between the District and a landowner, pursuant to the *Local Government Act*, that has some form of occupancy restrictions, and or the rent or price charged to the occupant for the unit, and as more clearly detailed in an affordable housing policy or bylaw approved by Council.
- j) **“Gross Floor Area”** or **“GFA”** shall have the same meaning as that contained in the zoning bylaw.
- k) **“High Density Residential”** means a residential building which contains multiple dwelling units accessible via a common hallway or corridor and shared entrance facilities, includes apartment buildings.
- l) **“In-Stream”** means, in reference to an application not determined, rejected or withdrawn and:
 - i. In the case of application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the District of Squamish has been submitted and accepted by the District of Squamish as a legitimate application;
 - ii. 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 by the District of Squamish including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the District of Squamish as a legitimate application;
 - iii. 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 by the District of Squamish has been accepted by the District of Squamish as a legitimate application; and
- iv. 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 District of Squamish has been submitted and accepted by the District of Squamish as a legitimate application.
- m) **“Issuable”** means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:
- i. Council has approved any applicable rezoning and/or development permits and/or development variance permit;
 - ii. All required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
 - iii. 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;
 - iv. All review comments arising from the building permit application review process have been addressed to the satisfaction of the District of Squamish; and
 - v. All applicable fees and levies have been paid;
- n) **“Lot”** means any lot, parcel, block or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the *Strata Property Act*.
- o) **“Medium Density Residential”** means residential development which includes attached dwellings, townhouse dwellings and manufactured homes.
- p) **“Not-For-Profit Rental Housing”** means those Dwelling Units in a development comprised of a residential use or a mixed use that are or will be:
- i. operated as rental housing for tenants who meet eligibility criteria related to income, number of occupants, health or similar criteria;
 - ii. owned, leased or otherwise held by a Public Housing Body.
- q) **“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.
- r) **“Precursor Application”** means, in relation to a building permit, that there is an:
- i. In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or

- ii. In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates.
- s) **“Single Detached Residential”** means a building that contains one dwelling unit for residential use and is separate on all sides from any other structure. Where specially permitted in the zoning bylaw, a single-detached dwelling may contain one additional dwelling unit in the form of a secondary suite for residential use.
- t) **“Small Lot”** means a Lot that is less than 690m² in area, on which there is permitted to be not more than one Single Detached Dwelling, and on which there may also be permitted not more than one Secondary Suite.
- u) **“Structure”** means any construction fixed to, supported by or sunk into land or water, excluding asphalt or concrete paving or similar surfacing of a parcel.
- v) **“Subdivision”** means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.
- w) **“Townhouse”** means a Building used for residential purposes and consisting of two or more individual Dwelling Units having all or a portion of a wall common to an adjacent Dwelling Unit, where access to each Dwelling Unit is from the exterior of the Building and from the finished grade of the Lot, and for certainty such a Dwelling unit does not include a Secondary Suite.
- x) **“Zone”** means the zones identified and defined in the District of Squamish Zoning Bylaw No. 2200, 2011.
- y) **“Zoning Bylaw”** means the District of Squamish Zoning Bylaw No. 2200, 2011, as amended, or repealed and replaced from time to time.

PART 3 – AMENITY COST CHARGES

- 3.1 Pursuant to section 570.2(1) of the *Local Government Act*, for the purpose of providing funds to assist the District in paying the capital costs of providing, constructing, altering or expanding the amenities set out in Schedule “B” to this bylaw to service, directly or indirectly, the development and the increased population of residents or workers that results from the development for which the charge is being imposed, the Amenity Cost Charges set out in Schedules “A”, attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:
- (a) 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 single detached residential dwelling;

- (b) approval of a building permit authorizing the construction of a single detached residential dwelling unit on an existing parcel; or
- (c) approval of a building permit authorizing the construction, alteration or extension of a medium density residential, or high density residential building or structure;

and the amenity cost charge shall be paid prior to approval of a subdivision or issuance of a building permit, as the case may be.

- 3.2 For certainty, if a single detached residential unit is replaced by another single detached residential unit then no additional amenity cost charge is payable. If a lot is subdivided into two, for example, to construct two small lot single detached residential units, then amenity cost charges are payable on the one additional single detached residential lot. If a multi-unit residential development is replaced by another multi-unit residential development with the same unit mix and number of units, then no additional amenity cost charges are payable. If a multi-unit residential development is replaced by another multi-unit residential development with an increased number of units, then amenity cost charges are payable only on the additional units.

PART 4 - EXEMPTIONS

- 4.1 Despite any other provision of this bylaw, an amenity 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*;
 - (b) no increase in the population of residents or workers is expected to result from the development;
 - (c) an amenity cost charge has previously been paid for the development unless, as a result of further development, there will be an increase in the population of residents or workers; or

- (d) affordable and special needs housing units that are required under an affordable and special needs housing zoning by-law as defined in section 478.1;
- (e) not-for-profit rental housing subject to a housing agreement under section 483 of the *Local Government Act*, or
- (f) for-profit affordable rental housing subject to a housing agreement under section 483 of the *Local Government Act*; or

PART 5 - CALCULATION OF APPLICABLE CHARGES

- 5.1 The amount of amenity cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule "A" of this bylaw.
- 5.2 Where a type of development is not specifically identified in Schedule "A" the amount of amenity cost charges to be paid to the District shall be equal to the amenity cost charges that are payable for type of development that in the opinion of General Manager of Community Development imposes the most similar cost burden on the District.
- 5.3 The amount of amenity cost charges payable in relation to mixed-use type of development shall be calculated for the residential portion of the development, in accordance with Schedule "A", which is included in the building permit application and shall be the sum of the charges payable for each residential unit type.

PART 6 - EFFECTIVE DATE

- 6.1 This bylaw shall come into force and effect on the date of adoption.

PART 7 – SEVERABILITY

- 7.1 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 8 – TRANSITIONAL PROVISIONS

- 8.1 This bylaw is in force and effect on the Effective Date except in the case of:

- a) applications for subdivisions of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;
- b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and
- c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date.

In which case this bylaw does not apply. One year from the Effective Date, this transitional provision is no longer in effect.

READ A FIRST, SECOND AND THIRD TIME this 21 day of October, 2025.

ADOPTED this 17 day of February, 2026.



Armand Hurford, Mayor



Melissa von Bloedau, Corporate Officer

SCHEDULE "A"
ATTACHED TO DISTRICT OF SQUAMISH AMENITY COST CHARGES BYLAW
NO. 3120, 2024

Development Type	Unit	Total
Low Density Residential (Single Detached)	Per dwelling unit	\$18,828
Low Density Residential (Small Lot)	Per dwelling unit	\$14,710
Medium Density Residential (Townhouse)	Per dwelling unit	\$12,170
High Density Residential (Apartment)	Per dwelling unit	\$10,190

SCHEDULE "B"

ATTACHED TO DISTRICT OF SQUAMISH AMENITY COST CHARGES BYLAW NO. 3120, 2025 LIST OF AMENITIES

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost (2024\$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor	ACC Recoverable Cost
1	Library	Short Term	26,600,000	13,300,000	13,300,000		-	13,300,000	133,000	13,167,000
2	Cultural, Community Space, etc.	Short Term	21,300,000	-	21,300,000		-	21,300,000	213,000	21,087,000
	Recreation									
3	Brennan Park Recreation Centre Upgrade - Project 1 (Green and Inclusive Community Buildings grant)	Short Term	21,000,000	6,140,000	14,860,000	12,000,000	-	2,860,000	28,600	2,831,400
4	Satellite Recreational Facilities - Neighbourhoods	Medium Term	20,000,000	-	20,000,000		-	20,000,000	200,000	19,800,000
5	Brennan Park Fieldhouse	Short Term	1,400,000	700,000	700,000		-	700,000	7,000	693,000
6	Brennan Park Recreation Centre - New Ice Rink and Pool - Growth-component only	Medium Term	68,900,000	-	68,900,000		-	68,900,000	689,000	68,211,000
	Parks									
7	Parks Operations Office	Short Term	2,900,000	725,000	2,175,000		-	2,175,000	21,750	2,153,250
8	Parks Downtown Satellite	Medium Term	1,500,000	-	1,500,000		-	1,500,000	15,000	1,485,000
9	Cricket Pitch at Centennial Fields	Short Term	49,000	-	49,000		-	49,000	490	48,510
10	Additional Tennis/Pickleball Courts at Brennan Park	Medium Term	500,000	-	500,000		-	500,000	5,000	495,000
11	Brennan Park - New Basketball Court	Long Term	50,000	-	50,000		-	50,000	500	49,500
12	Brennan Park - BMX Park	Long Term	75,000	-	75,000		-	75,000	750	74,250
13	Brennan Park - Artificial Turf Field	Medium Term	2,500,000	1,250,000	1,250,000		-	1,250,000	12,500	1,237,500
14	Brennan Park - Running Track	Medium Term	750,000	-	750,000		-	750,000	7,500	742,500
15	Capital - John Hunter Park (Valleycliffe) - Dog park Upgrades	Medium Term	500,000	250,000	250,000		-	250,000	2,500	247,500
16	Fenced off-leash Dog Park - Downtown	Medium Term	200,000	-	200,000		-	200,000	2,000	198,000
	Total		168,224,000	22,365,000	145,859,000	12,000,000	-	133,859,000	1,338,590	132,520,410