City of Revelstoke

CONSOLIDATED FOR CONVENIENCE

DEVELOPMENT COST CHARGES BYLAW NO. 1781

(CONSOLIDATED COPY - Includes Amendments Enacted by BYLAW No. 1894, 1924, 2218 and 2288)

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All persons making use of this consolidated version of City of Revelstoke Bylaw No. 1781 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Sub sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.

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prior to June 24, 2025
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AMENDMENT BYLAW	ADOPTED DATE
Development Cost Charges Amendment Bylaw 2288 *Replaced Schedules B, C and D in entirety*	**December 7, 2021**
Development Cost Charges Amendment Bylaw 2218 *Amended legislative section of recitals* *Replaced Schedule A*	**May 9, 2018**
Development Cost Charges Amendment Bylaw 1924 *Amended Section 4 (a)* *Replaced Schedules B, C and D in entirety*	**November 10, 2008**
Development Cost Charges Amendment Bylaw 1894 *Added (c) to recital section* *Amended Sections 1, 3, 4, 5, 6, 7*	**June 23, 2008**

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CITY OF REVELSTOKE

BYLAW NO. 1781

A Bylaw of the Municipality to Impose Development Cost Charges

WHEREAS pursuant to Sections 559 to 564 of the *Local Government Act* R.S.B.C. 2015 the Council may by Bylaw, impose Development Cost Charges under the terms and conditions of the Section;

AND WHEREAS Development Cost Charges may be imposed on every person who obtains approval of a subdivision, or a building permit authorizing the construction, alteration or extension of a building or structure, to assist the Municipality to pay the capital costs of:

(a) providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and

(b) providing and improving park land in order to service, directly or indirectly, the development in respect of which the charges are imposed;

(c) to pay the capital costs of providing, constructing, altering or expanding employee housing to service, directly or indirectly, the operation of resort activities in the resort region.

AND WHEREAS in the consideration of Council 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;

(d) are not duplication of requirements imposed by the municipality under the provisions of a land use contract, development permit, the Subdivision Control Bylaw, Section 506 of the *Local Government Act* R.S.B.C. 2015, or other development requirements.

AND WHEREAS in the consideration of Council the charges imposed by the bylaw are:

(a) related to capital costs attributable to projects involved in the capital budget of the municipality;

(b) related to capital projects consistent with the Official Community Plan and development policies of the municipality;

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

1. DEFINITIONS:

All words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

"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, but excludes an industrial, institutional or residential development.

"DEVELOPER" means every person on whom a charge to be collected pursuant to this Bylaw is imposed.

"INDUSTRIAL" means a light 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, residential and heavy industrial development that will require significant domestic water and/or wastewater usage.

"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.

"RESIDENTIAL SFA" means a single family dwelling on a 930 square meters or greater lot area.

"RESIDENTIAL SF B" means a single family dwelling on a 400 to 929 square meters lot area.

"RESIDENTIAL SF C" means a single family dwelling on less than 400 square meters lot area.

"RESIDENTIAL MF A" means 15 up to 44 dwelling units per hectare.

"RESIDENTIAL MF B" means 44 up to 74 dwelling units per hectare.

"RESIDENTIAL MF C" means 74 or greater dwelling units per hectare.

"SECONDARY SUITE" means a dwelling unit which is accessory to a single family residential use and is contained within the principal building.

2. For the purpose of designating different benefiting areas and its projects the municipality is divided into sectors as indicated on the map attached hereto as Schedule "A", forming part of this Bylaw.

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3. CHARGES:

   a. The applicable charges as set out in the following schedules attached hereto and forming part of this Bylaw, shall apply to all properties contained within the areas on the map attached hereto as Schedule "A":

      i. Schedule "B" - Central Revelstoke / Resort Area Development Cost Charge Schedule

      ii. Schedule "C" - Arrow Heights Area Development Cost Charge Schedule

      iii. Schedule "D" - Big Eddy / Westside Road Area Development Cost Charge Schedule

   b. 'Not for Profit' rental housing, including supportive living housing, shall receive a 50% reduction in the development cost charges for all properties contained within the area on the map attached hereto as Schedule "A".

4. CHARGING EVENTS:

Every person who obtains:

   a. Approval of the subdivision by the Approving Officer of a parcel of land under the Land Title Act or the Strata Property Act; or

   b. A building permit authorizing the construction, alteration or extension of a building or structure on which development cost charges will be imposed pursuant to this bylaw shall pay to the municipality, prior to approval of the subdivision or the issuance of a building permit, the applicable development cost charges based on the sector in which the subdivision or building permit is to occur as set out in Schedule “A” and the Development Cost Charges set out in Schedule “B”, Schedule "C" and Schedule "D" attached hereto.

      This includes a building permit authorizing the construction, alteration or extension of a building that will, after construction, alteration or extension contain fewer than 4 self contained dwelling units which will be put to residential use only.

5. As exceptions to Section 4 above, a particular development cost charge is not payable if:

   a. the development does not impose new capital cost burdens related to the particular development cost charge on the municipality, 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) or 224(2)(f) of the *Community Charter*, or

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d. The value of the work authorized by the building permit does not exceed $100,000.

6. PAYMENT BY INSTALLMENTS:

The developer may elect to pay Development Cost Charges imposed by the municipality, including when the charge is under $50,000, by installments, subject to the following:

a. an initial payment of 1/3 of the total Development Cost Charge shall be paid at the time of subdivision approval or granting of the building permit;

b. payment of 1/2 of the balance within one year after the date of the approval of the subdivision or granting of the building permit;

c. the balance payment within two years of the date of the initial payment;

d. where a developer elects to pay the charge by installments and fails to pay an installment within any time required for payment, the total balance of the charge becomes due and payable immediately;

e. no interest is payable on the unpaid balance of a Development Cost Charge until it becomes due and payable, but when it does, it is a condition of election under this section that interest is payable from that date until payment at the rate or rates prescribed under Section 11(3) of the *Taxation (Rural Area) Act* for the period of non-payment;

f. a developer electing to pay a Development Cost Charge by installments must deposit with the Director of Finance, in an amount of 2/3 of the total Development Cost Charge, at the same time as the payment of the first installment:

   i. an irrevocable letter of credit or undertaking from a bank, credit union or a trust company registered under the *Financial Institutions Act*, or

   ii. a bond of a surety licensed under the *Insurance Act*, or

   iii. a security duly assigned

which ensures to the satisfaction of the Director of Finance that upon default the balance of the unpaid charge will be recoverable from the person, the bank, the surety or from the proceeds of the realization of the security, as the case may be.

7. NO REFUNDS OF CHARGES PAID:

Under no circumstances shall any charges collected pursuant to this Bylaw be refunded. When an approved subdivision plan is not deposited or 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.

8. **THAT** this Bylaw may be cited for all purposes as the “City of Revelstoke Development Cost Charge Bylaw No. 1781”.

9. **THAT** this Bylaw shall take effect upon the date of its adoption by Council.

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READ A FIRST TIME THIS 27th DAY OF JUNE, 2005.

READ A SECOND TIME THIS 8th DAY OF AUGUST, 2005.

READ A THIRD TIME THIS 19th DAY OF SEPTEMBER, 2005.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES THIS 2nd DAY OF NOVEMBER, 2005.

ADOPTED BY CITY COUNCIL THIS 14th DAY OF NOVEMBER, 2005.

Director of Corporate Administration **Mayor**

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

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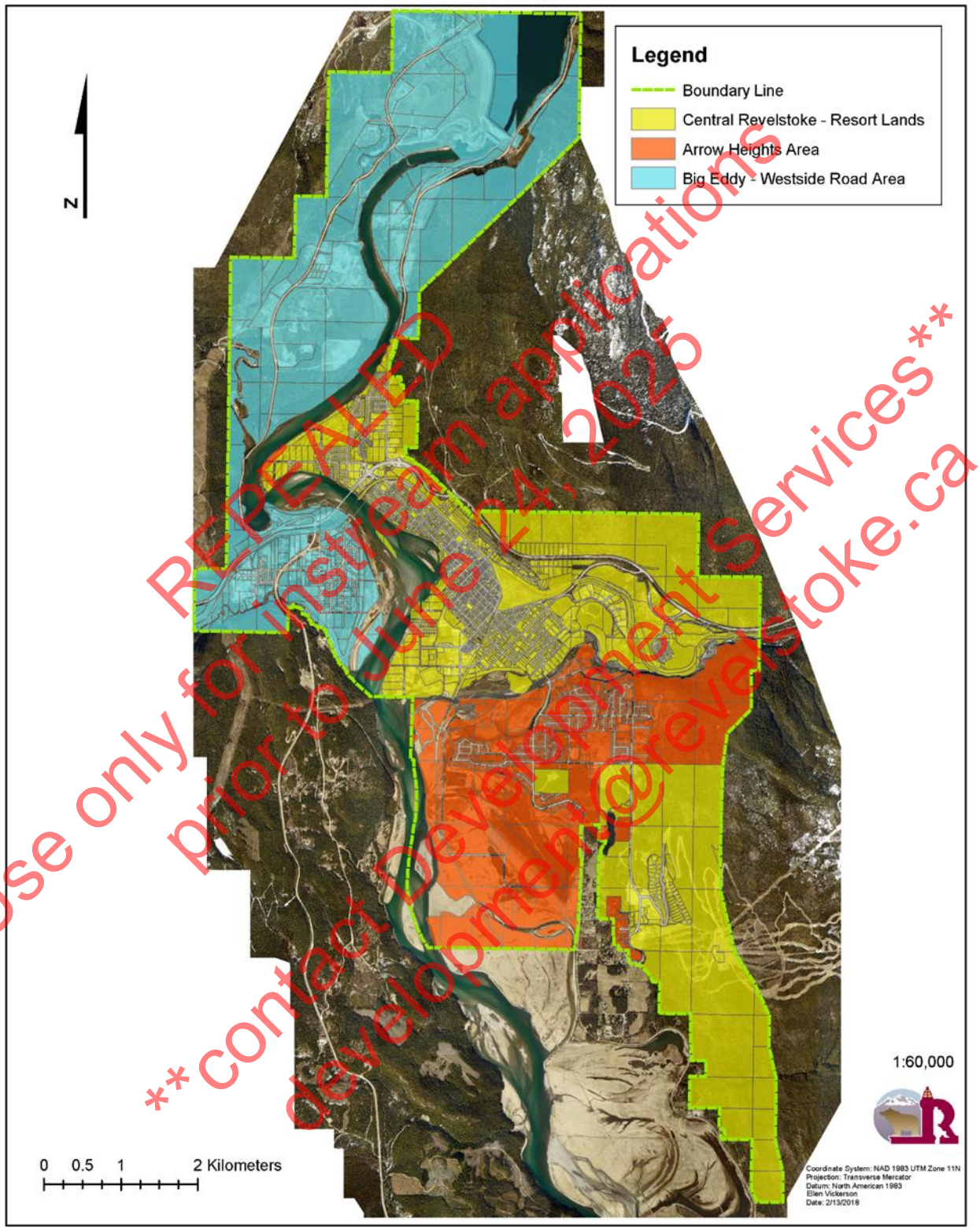
Schedule "A" to DCC Bylaw



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Schedule B

DCC Amendment Bylaw No. 2288, replacement of Schedule B

CENTRAL REVELSTOKE / RESORT AREA DEVELOPMENT COST CHARGE SCHEDULE

Residential SF A:

With sanitary sewer			**With septage**	
water	$6,414		water	$6,414
roads	$1,714		roads	$1,714
sanitary sewer	$6,454		septage	$818
TOTAL	**$14,582**	**per dwelling unit**	**TOTAL**	**$8,946**

Residential SF B:

With sanitary sewer			**With septage**	
water	$5,659		water	$5,659
roads	$1,714		roads	$1,714
sanitary sewer	$5,695		septage	$721
TOTAL	**$13,068**	**per dwelling unit**	**TOTAL**	**$8,094**

Residential SF C:

With sanitary sewer			**With septage**	
water	$4,904		water	$4,904
roads	$1,109		roads	$1,109
sanitary sewer	$4,935		septage	$625
TOTAL	**$10,948**	**per dwelling unit**	**TOTAL**	**$6,638**

Residential MF A:

With sanitary sewer			**With septage**	
water	$4,527		water	$4,527
roads	$1,109		roads	$1,109
sanitary sewer	$4,556		septage	$577
TOTAL	**$10,192**	**per dwelling unit**	**TOTAL**	**$6,213**

Residential MF B:

With sanitary sewer			**With septage**	
water	$3,207		water	$3,207
roads	$1,042		roads	$1,042
sanitary sewer	$3,227		septage	$409
TOTAL	**$7,476**	**per dwelling unit**	**TOTAL**	**$4,658**

Residential MF C:

With sanitary sewer			**With septage**	
water	$2,641		water	$2,641
roads	$672		roads	$672
sanitary sewer	$2,657		septage	$337
TOTAL	**$5,970**	**per dwelling unit**	**TOTAL**	**$3,650**

Secondary Suite – Residential SF A, SF B, SF C, MF A, MF B, and MF C:

With sanitary sewer			**With septage**	
Water/Roads/Sewer	**$4,311**	**per dwelling unit**	Water/Roads/Sewer	**$2,670**

Commercial:

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With sanitary sewer			**With septage**		
water	$16.98		water		$16.98
roads	$23.53		roads		$23.53
sanitary trunk oversizing	$24.68	**per sq.m. of**	septage		$3.13
TOTAL	**$65.19**	**gross floor area**		**TOTAL**	**$43.64**

Industrial:

With sanitary sewer			**With septage**		
water	$16,977		water		$16,977
roads	$3,714		roads		$3,714
sanitary sewer	$17,084		septage		$2,164
TOTAL	**$37,775**	**per gross acre of portion of site to be developed**		**TOTAL**	**$22,855**

NOTES:

1. Development Cost Charges are based upon light industrial users of infrastructure. Industries requiring significant domestic water and/or wastewater usage will be required to
2. provide their own supplemental water supply and to provide pre-treatment of their wastewater flows.

Institutional:

With sanitary sewer			**With septage**		
water	$20.75		water		$20.75
roads	$30.25		roads		$30.25
sanitary sewer	$20.88	**per sq.m. of**	septage		$2.65
TOTAL	**$71.88**	**gross floor area**		**TOTAL**	**$53.65**

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DCC Amendment Bylaw No. 2288, replacement of Schedule C

Schedule C

ARROW HEIGHTS AREA DEVELOPMENT COST CHARGE SCHEDULE

Residential SF A:

With sanitary sewer			**With septage**	
water	$6,414		water	$6,414
roads	$1,714		roads	$1,714
sanitary trunk oversizing	$468		septage	$818
sanitary sewer	$6,454			
TOTAL	**$15,050**	**per dwelling unit**	**TOTAL**	**$8,946**

Residential SF B:

With sanitary sewer			**With septage**	
water	$5,659		water	$5,659
roads	$1,714		roads	$1,714
sanitary trunk oversizing	$413		septage	$721
sanitary sewer	$5,695			
TOTAL	**$13,481**	**per dwelling unit**	**TOTAL**	**$8,094**

Residential SF C:

With sanitary sewer			**With septage**	
water	$4,904		water	$4,904
roads	$1,109		roads	$1,109
sanitary trunk oversizing	$358		septage	$625
sanitary sewer	$4,935			
TOTAL	**$11,306**	**per dwelling unit**	**TOTAL**	**$6,638**

Residential MF A:

With sanitary sewer			**With septage**	
water	$4,527		water	$4,527
roads	$1,109		roads	$1,109
sanitary trunk oversizing	$331		septage	$577
sanitary sewer	$4,556			
TOTAL	**$10,523**	**per dwelling unit**	**TOTAL**	**$6,213**

Residential MF B:

With sanitary sewer			**With septage**	
water	$3,207		water	$3,207
roads	$1,042		roads	$1,042
sanitary trunk oversizing	$234		septage	$409
sanitary sewer	$3,227			
TOTAL	**$7,710**	**per dwelling unit**	**TOTAL**	**$4,658**

Residential MF C:

With sanitary sewer			**With septage**	
water	$2,641		water	$2,641
roads	$672		roads	$672
sanitary trunk oversizing	$192		septage	$337
sanitary sewer	$2,657			
TOTAL	**$6,162**	**per dwelling unit**	**TOTAL**	**$3,650**

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Secondary Suite - Residential SF A, SF B, SF C, MF A, MF B, and MF C:				
With sanitary sewer			**With septage**	
Water/Roads/Sewer	**$4,448**	**per dwelling unit**	Water/Roads/Sewer	**$2,670**

Commercial:

With sanitary sewer			**With septage**	
water	$16.98		water	$16.98
roads	$23.53		roads	$23.53
sanitary trunk oversizing	$1.79		septage	$3.13
sanitary sewer	$24.69	**per sq.m. of**		
TOTAL	**$66.98**	**gross floor area**	**TOTAL**	**$43.64**

Industrial:

With sanitary sewer			**With septage**	
water	$16,977		water	$16,977
roads	$3,714		roads	$3,714
sanitary trunk oversizing	$1,240		septage	$2,164
sanitary sewer	$17,084			
TOTAL	**$39,015**	**per gross acre of portion of site to be developed**	**TOTAL**	**$22,855**

NOTES:
1. Development Cost Charges are based upon light industrial users of infrastructure.
2. Industries requiring significant domestic water and/or wastewater usage will be required to provide their own supplemental water supply and to provide pre-treatment of their wastewater flows.

Institutional:

With sanitary sewer			**With septage**	
water	$20.75		water	$20.75
roads	$30.25		roads	$30.25
sanitary trunk oversizing	$1.52		septage	$2.65
sanitary sewer	$20.88			
TOTAL	**$73.40**	**per dwelling unit**	**TOTAL**	**$53.65**

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DCC Amendment Bylaw No. 2288, replacement of Schedule D

Schedule D

BIG EDDY / WESTSIDE ROAD AREA DEVELOPMENT COST CHARGE SCHEDULE

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Residential SF A:

With septage		
roads	$1,714	
septage	$818	
TOTAL	**$2,532**	**per dwelling unit**

Residential SF B:

With septage		
roads	$1,714	
septage	$721	
TOTAL	**$2,435**	**per dwelling unit**

Residential SF C:

With septage		
roads	$1,109	
septage	$625	
TOTAL	**$1,734**	**per dwelling unit**

Residential MF A:

With septage		
roads	$1,109	
septage	$577	
TOTAL	**$1,686**	**per dwelling unit**

Residential MF B:

With septage		
roads	$1,042	
septage	$409	
TOTAL	**$1,451**	**per dwelling unit**

Residential MF C:

With septage		
roads	$672	
septage	$337	
TOTAL	**$1,009**	**per dwelling unit**

Secondary Suite - Residential SF A, SF B, SF C, MF A, MF B, and MF C:

With septage		
Roads/Septage	$804	**per dwelling unit**

Commercial:

With septage		
roads	$23.53	
sanitary trunk oversizing	$3.13	**per sq.m. of**
TOTAL	**$26.66**	**gross floor area**

Industrial:

With septage		
roads	$3,714	
sanitary sewer	$2,164	**per gross acre of portion of site to be**
TOTAL	**$5,878**	**developed**

NOTES:

1. Development Cost Charges are based upon light industrial users of infrastructure. Industries requiring significant domestic water and/or wastewater usage will be required to
2. provide their own supplemental water supply and to provide pre-treatment of their wastewater flows.

Institutional:

With septage		
roads	$30.25	
sanitary sewer	$2.65	
TOTAL	**$32.90**	**per sq. m. of gross floor area**

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