

CITY OF SALMON ARM

BYLAW NO. 4724

A bylaw to impose development cost charges

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Salmon Arm 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 sanitary sewer, water, drainage, roads, police protection 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 City of Salmon Arm is of the opinion that 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 Council has considered the charges imposed by this Bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sewage, water, drainage, police protection, roads, providing and improving park land;

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 City of Salmon Arm in open meeting assembled enacts as follows:

DEFINITIONS AND INTERPRETATION

1. This bylaw applies to applications for Subdivision and for issuance of a Building Permit for parcels located in the City of Salmon Arm.

2. In the event of a conflict with any term of this bylaw with the provisions of the Local Government Act authorizing the imposition of development cost charges, this bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.
3. 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 Salmon Arm, as amended, revised, consolidated, or replaced from time to time.
4. For the purposes of this bylaw, the words or phrases that are not defined in this section shall have the meaning assigned to them in the Zoning Bylaw.
5. In this bylaw, unless the context otherwise requires:
 - (a) **Building Permit** means any permit required under the City of Salmon Arm Building Bylaw, as amended, or repealed and replaced from time to time.
 - (b) **City** means the City of Salmon Arm.
 - (c) **Commercial** means a commercial Development in a commercial Zone, or a similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of a commercial nature. Commercial uses generally include buying, selling, or trading of goods or service direct to consumers, administrative, professional or other business operations.
 - (d) **Construction** includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.
 - (e) **Detached Accessory Dwelling Unit** means a self-contained Dwelling Unit design to the applicable regulations under the Zoning Bylaw, that is detached from and clearly accessory to a One-Unit Dwelling or Two-Unit Dwelling and includes coach houses, carriage houses, or laneway houses, and may be situated above a detached garage.
 - (f) **Development** means Construction that requires the issuance of a Building Permit or Subdivision.
 - (g) **Dwelling, Multiple-Unit** means a principal building consisting of three (3) or more Dwelling Units.
 - (h) **Dwelling, One-Unit** means a principal building used exclusively for residential purposes and consistent of one (1) Dwelling Unit and may include a fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.
 - (i) **Dwelling, Two-Unit** means a principal building used exclusively for residential purposes and consisting of two (2) principal Dwelling Units, and each principal dwelling unit in a Two-Unit Dwelling may include one fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.

- (j) **Dwelling Unit** means a room, a suite of rooms or a building or structure that is used or intended to be used as a self-contained provide residence for one (1) household that may contain eating, living, sleeping and sanitary facilities.
- (k) **Gross Floor Area** or **GFA** means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls; excludes the areas of canopies, sundecks, outside stairs, concealed parking, separate and attached carports and garages.
- (l) **High Density Residential** means a Multiple-Unit Dwelling with self-contained Dwelling Units accessed through a common hallway, one or more of which are wholly or partly above another self-contained Dwelling Unit.
- (m) **Industrial** means an industrial Development in an industrial Zone, or similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature. Industrial uses generally include manufacturing, processing, fabricating, distilling, brewing, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, recycling or salvaging of goods, materials or things for direct use or resale to individual business customers, and not for the general public and includes cannabis grow operations.
- (n) **Institutional** means an institutional Development in an institutional Zone or a similar Development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature. Institutional use generally includes non-profit civic facilities, services dedicated to religious, charitable, educational, health, or welfare purposes, and community care facilities.
- (o) **Low Density Residential** means a One-Unit Dwelling.
- (p) **Mobile Home** means a building containing one (1) Dwelling Unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard, but excludes recreational vehicles.
- (q) **Mobile Home Park** means a lot used for the accommodation of two (2) or more Mobile Homes placed on constructed pads.
- (r) **Medium Density Residential** means a Two-Unit Dwelling, Multiple-Unit Dwelling with self-contained Dwelling Units accessible through separate, ground-oriented entrances or a Detached Accessory Dwelling Unit. Forms include Mobile Home Parks, duplexes, triplexes, fourplexes and townhouses.
- (s) **Parcel** means any lot block, Bare Land Strata Lot or other area in which land is held or into which it is subdivided, but does not include a highway or Building Strata Lot.
- (t) **Secondary Suite** means a self-contained Dwelling Unit that is smaller than, secondary to, and connected to a principal Dwelling Unit located within a principal building on the same lot. For the purposes of this bylaw a Secondary Suite is deemed not to be a separate Dwelling Unit from the principal Dwelling Unit.

- (u) **Subdivision** means a subdivision as defined in the Land Title Act or Strata Property Act.
- (v) **Zone** means the zones identified and defined in the Zoning Bylaw.
- (w) **Zoning Bylaw** means the City of Salmon Arm Zoning Bylaw, as amended, or repealed and replaced from time to time.

DEVELOPMENT COST CHARGES

6. The development cost charges set out in Schedule “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 results in two or more Lots on which the Zoning Bylaw permits the construction of a Low Density Residential building or structure;
 - (b) approval of a Building Permit authorizing the Construction of a Low Density Residential building or structure on an existing Lot;
 - (c) approval of a Building Permit authorizing the Construction of Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional building or structure; orand the development cost charge shall be paid upon approval of a subdivision or issuance of a building permit, as the case may be.
7. All charges imposed by this bylaw may be paid by instalments in accordance with the permissions provided in the *Local Government Act*.
8. For certainty, this bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four (4) Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

EXEMPTIONS

9. 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, of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
 - (b) the permit authorizes the Construction of Dwelling Units in a building, where the floor area of each Dwelling Unit is no larger than 29m², and each Dwelling Unit is to be put to no other use other than residential use in those Dwelling Units;
 - (c) the value of the work authorized by the permit does not exceed \$50,000;

- (d) the Development does not impose new capital cost burdens on the City;
- (e) a development cost charge has previously been paid for the Development unless, as a result of further Development, new capital cost burdens will be imposed on the municipality; or
- (f) the *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

CALCULATION OF APPLICABLE CHARGES

- 10. 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" of this bylaw.
- 11. Where a type of Development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the municipality shall be equal to the development cost charges that are payable for the most comparable type of Development.
- 12. 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, in accordance with Schedule "A", based on the mix of uses included in the Building Permit application and the total development cost charges payable shall be the sum of the charges payable for each type.

SEVERABILITY

- 13. If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

EFFECTIVE DATE

- 14. This bylaw shall come into full force and effective upon adoption of same.

REPEAL

- 15. City of Salmon Arm Development Cost Charge Bylaw No. 3600, and all amendments are hereby repealed.

CITATION

16. This bylaw may be cited as “**City of Salmon Development Cost Charges Bylaw No. 4724**”

READ A FIRST TIME THIS 8 DAY OF DECEMBER 2025

READ A SECOND TIME THIS 23 DAY OF MARCH 2026

READ A THIRD TIME THIS 27 DAY OF APRIL 2026

APPROVED BY THE INSPECTOR OF MUNICIPALITIES the DAY OF 2026

J. CRAIG”
Inspector of Municipalities

ADOPTED BY COUNCIL THIS 13 DAY OF JULY 2026

“A. HARRISON”
MAYOR

“R. WEST”
CORPORATE OFFICER

SCHEDULE A

DEVELOPMENT COST CHARGE RATES

Table 1.0: DCC Rates in Force at Date of Bylaw Adoption (July 13, 2026)

Land Use	Unit of Charge	Roads	Water	Sanitary Sewer	Drainage	Parks	Police Facilities
Municipal Assist Factor		75%	15%	70%	45%	25%	50%
Low Density Residential	Per Parcel or Dwelling Unit	\$2,090	\$3,053	\$3,073	\$1,209	\$1,058	\$79
Medium Density Residential	Per Dwelling Unit	\$1,117	\$2,421	\$2,437	\$532	\$839	\$63
High Density Residential	Per Dwelling Unit	\$717	\$1,790	\$1,801	\$363	\$620	\$46
Commercial	Per m ² of GFA	\$2.87	\$10.53	\$10.60	\$6.89	\$3.65	\$0.27
Industrial	Per m ² of GFA	\$3.28	\$15.79	\$15.89	\$6.05	\$0.00	\$0.41
Institutional	Per m ² of GFA	\$3.69	\$5.26	\$5.30	\$5.56	\$0.00	\$0.14

Table 2.0: DCC Rates in Force at Date of Bylaw Adoption Plus One Year (July 13, 2027)

Land Use	Unit of Charge	Roads	Water	Sanitary Sewer	Drainage	Parks	Police Facilities
Municipal Assist Factor		72%	10%	70%	40%	20%	1%
Low Density Residential	Per Parcel or Dwelling Unit	\$2,474	\$3,321	\$3,073	\$1,401	\$1,147	\$157
Medium Density Residential	Per Dwelling Unit	\$1,322	\$2,634	\$2,437	\$617	\$910	\$124
High Density Residential	Per Dwelling Unit	\$849	\$1,947	\$1,801	\$420	\$672	\$92
Commercial	Per m ² of GFA	\$3.40	\$11.45	\$10.60	\$7.99	\$3.95	\$0.54
Industrial	Per m ² of GFA	\$3.88	\$17.18	\$15.89	\$7.01	\$0.00	\$0.81
Institutional	Per m ² of GFA	\$4.37	\$5.73	\$5.30	\$6.45	\$0.00	\$0.27

Table 3.0: DCC Rates in Force at Date of Bylaw Adoption Plus Two Years (July 13, 2028)

Land Use	Unit of Charge	Roads	Water	Sanitary Sewer	Drainage	Parks	Police Facilities
Municipal Assist Factor		70%	10%	65%	40%	20%	1%
Low Density Residential	Per Parcel or Dwelling Unit	\$2,731	\$3,321	\$3,820	\$1,401	\$1,147	\$157
Medium Density Residential	Per Dwelling Unit	\$1,459	\$2,634	\$3,030	\$617	\$910	\$124
High Density Residential	Per Dwelling Unit	\$937	\$1,947	\$2,239	\$420	\$672	\$92
Commercial	Per m ² of GFA	\$3.75	\$11.45	\$13.17	\$7.99	\$3.95	\$0.54
Industrial	Per m ² of GFA	\$4.28	\$17.18	\$19.76	\$7.01	\$0.00	\$0.81
Institutional	Per m ² of GFA	\$4.82	\$5.73	\$6.59	\$6.45	\$0.00	\$0.27

Table 4.0: DCC Rates in Force at Date of Bylaw Adoption Plus Three Years (July 13, 2029)

Land Use	Unit of Charge	Roads	Water	Sanitary Sewer	Drainage	Parks	Police Facilities
Municipal Assist Factor		67%	10%	65%	30%	20%	1%
Low Density Residential	Per Parcel or Dwelling Unit	\$3,115	\$3,321	\$3,820	\$1,786	\$1,147	\$157
Medium Density Residential	Per Parcel or Dwelling Unit	\$1,665	\$2,634	\$3,030	\$786	\$910	\$124
High Density Residential	Per Parcel or Dwelling Unit	\$1,069	\$1,947	\$2,239	\$536	\$672	\$92
Commercial	Per m ² of GFA	\$4.28	\$11.45	\$13.17	\$10.18	\$3.95	\$0.54
Industrial	Per m ² of GFA	\$4.89	\$17.18	\$19.76	\$8.93	\$0.00	\$0.81
Institutional	Per m ² of GFA	\$5.50	\$5.73	\$6.59	\$8.21	\$0.00	\$0.27