

qathet REGIONAL DISTRICT

BYLAW NO. 550

A Bylaw to Impose Development Cost Charges for the Lund Sewer Service Area.

WHEREAS Bylaw No. 195, being “Lund Sewer Local Service Establishment Bylaw No. 195, 1990” was adopted by the Regional District on the 19th day of December, 1995 which converted and expanded the Lund Sewerage Specified Area to a Local Service Area to collect, convey, treat and dispose of sewage;

WHEREAS Section 559 of the *Local Government Act* enables the Board to create a bylaw to impose development cost charges under the terms and conditions of that Section; and

WHEREAS development cost charges may be imposed under section (1) for the purpose of providing funds to assist the local government to pay the capital costs of providing, constructing, altering or expanding sewerage to service, directly or indirectly, the development for which the charge is being imposed; and

WHEREAS in setting the development cost charges under this bylaw, the Board has considered the future land use patterns and development, and the phasing of works and services within the Service Area; and

WHEREAS in the view of the Regional Board the charges imposed by this Bylaw:

- (a) Are not excessive in relation to the capital costs of prevailing standards of service;
- (b) Will not deter development within the specified area;
- (c) Will not discourage the construction of reasonably priced housing or the provision of reasonably priced land within the Service Area.

NOW THEREFORE, the Board of the qathet Regional District, in open meeting assembled, enacts as follows:

DEFINITIONS

In this bylaw, unless the context otherwise requires:

“Approving Officer” means the person appointed under the Land Title Act with a Member Municipality to perform the duties and responsibilities of that position.

“Board” means the Board of the qathet Regional District.

“Developer” means a person liable to pay development cost charges under this bylaw.

“Development Cost Charges” or “DCC” means the applicable rates prescribed in Schedule “A”.

“qRD” means the qathet Regional District.

“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 private residence for one household that may contain eating, living, sleeping and sanitary facilities and excludes a secondary suite.

“Gross Floor Area” means 80% of the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles and storage of bicycles.

“Lund Sewer System” means the system of qRD trunk sewers, pump stations and wastewater treatment and disposal facilities that service the Lund Sewer Service Area.

“Non-Residential” means land zoned for any use that is not primarily residential or rural residential use, including mixed use.

“Residential” means land zoned for residential use as the primary use, excluding mixed use.

“Secondary Suite” has the same meaning as under the British Columbia Building Code, 1998.

“Service Area” means the Lund Sewer Service Area.

“Subdivision” means fee simple subdivision or strata subdivision of land.

DEVELOPMENT COST CHARGES

1. The owner of any parcel of land who obtains approval of a subdivision of a parcel of land shall, prior to approval of the subdivision shall pay to the qathet Regional District a development cost charge at the applicable rate prescribed in Schedule “A”.
2. As an exception to section 1 above, no development cost charges shall be required to be paid where:
 - (a) a development cost charge has previously been paid for the same development unless, as a result of a further subdivision, new capital cost burdens will be imposed on the specified area; or
 - (b) the subdivision does not impose new capital cost burdens on the specified area; or
3. qathet Regional District “Lund Sanitary Sewer Development Cost Charge Bylaw No. 262” is hereby repealed.

4. This bylaw may be cited as the "Lund Sanitary Sewer Development Cost Charge Bylaw No. 550, 2019".

READ A FIRST TIME

this 25th day of July, 2019

READ A SECOND TIME

this 18th day of December, 2019

READ A THIRD TIME

this 18th day of December, 2019

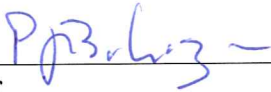
APPROVED BY THE INSPECTOR
OF MUNICIPALITIES

this 5th day of May, 2020

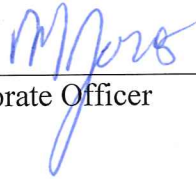
ADOPTED

this 28th day of May, 2020

Chair



Corporate Officer



SCHEDULE "A"
LUND SEWER SERVICE AREA
DEVELOPMENT COST CHARGES

AMOUNT OF WASTEWATER DEVELOPMENT COST CHARGES

Wastewater development costs charges will be based upon the following:

<u>Land Use Designation</u>	<u>DCC Rate</u>	<u>When Payable</u>
1. Residential	\$2,067.46 per dwelling unit	Subdivision approval
2. Non-Residential	\$5.17 per m ² gross floor area	Subdivision approval