

A faint, light gray background map of Invermere, British Columbia, showing a network of streets and blocks. The map is centered behind a large red rectangle that contains the report's title and other information.

DISTRICT OF INVERMERE

DEVELOPMENT COST CHARGE BYLAW UPDATE 2020

DRAFT REPORT

DECEMBER 1, 2020

URBAN SYSTEMS LTD.
#550-1090 HOMER STREET
VANCOUVER, BC V6B 2W9

URBAN
SYSTEMS

PREPARED FOR:

DISTRICT OF INVERMERE

District of Invermere
Box 339
Invermere, BC
VOA 1K0

PREPARED BY:

URBAN SYSTEMS LTD.

Anita Chambers
E: achambers@urbdansystems.ca
T: (604) 235-1701

DATE: DECEMBER 1, 2020

FILE:

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CONTENTS

EXECUTIVE SUMMARY	III
1.0 BACKGROUND	1
2.0 DCC KEY ELEMENTS.....	2
3.0 GROWTH PROJECTIONS AND EQUIVALENCIES.....	4
3.1 Residential Growth Projections	4
3.2 Non-Residential Growth Projections.....	4
3.3 Equivalencies.....	5
4.0 DCC PROJECTS AND COSTS SCENARIOS	6
4.1 DCC Costs.....	6
4.2 Interest on Long-term Debt.....	6
4.3 DCC Projects	6
5.0 DRAFT DCC RATES.....	7
6.0 STAKEHOLDER CONSULTATION.....	9
7.0 DCC IMPLEMENTATION.....	10
7.1 Bylaw Exemption.....	10
7.2 DCC Waivers and Reductions	10
7.3 Collection of Charges – Building Permit and Subdivision	10
7.4 Collection of DCCs on Redeveloped or Expanded Developments	10
7.5 In-Stream Applications.....	11
7.6 Rebates and Credits.....	11
7.7 DCC Monitoring and Accounting	11
7.8 DCC Reviews	12

APPENDICES

Appendix A: DCC Program, Calculations, and Mapping

Appendix B: Existing District of Invermere Development Cost Charge Bylaw

Appendix C: Proposed District of Invermere Development Cost Charge Bylaw

TABLES

Table 1: DCC Key Elements	2
Table 2: Residential Growth by Dwelling Type (25 Years)	4
Table 3: Non-Residential Growth Projections (25 years).....	4
Table 4: Equivalencies.....	5
Table 5: DCC Program Overview and Capital Costs	6
Table 6: DCC Rate Comparison	7
Table 7: Draft DCC Rates.....	8

EXECUTIVE SUMMARY

The District of Invermere last updated its DCC Bylaw in 2010. Since then, new information is available on growth from the 2015 OCP and on infrastructure needs to service growth from recently completed master plans and studies.

This DCC bylaw update included the following:

- Review and update growth estimates
- Review and update eligible projects and adjust costs to current dollars
- Review and adjust equivalencies to reflect new relative demand information

Based on Council's input, draft DCC rates reflect a 10% municipal assist factor for the Transportation and Sanitary Sewer DCC programs, and a 1% municipal assist factor for Water and Parks Acquisition and Development programs. Draft DCC rates are provided in Table ES 1.

Table ES 1: Draft DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Parks	Total Development Cost Charges
Single Family Residential	Dwelling unit	\$4,299.00	\$283.00	\$8,463.00	\$186.00	\$13,231.00
Multiple Family Residential	Dwelling unit	\$2,804.00	\$185.00	\$5,520.00	\$121.00	\$8,630.00
Commercial	m ² GFA	\$67.30	\$1.71	\$51.22	\$0.00	\$120.23
Industrial	m ² GFA	\$37.39	\$1.71	\$51.22	\$0.00	\$90.32
Institutional	m ² GFA	\$92.56	\$1.71	\$51.22	\$0.00	\$145.49

1.0 BACKGROUND

The District of Invermere last updated its DCC bylaw in 2010. Since then, the District has updated its Official Community Plan (2015) and various master plans. These documents provide new information on anticipated growth, infrastructure and parks needed to service growth, and cost estimates and the District is in a strong position to update its DCC Bylaw.

This DCC bylaw update involved the following:

- Review and update growth estimates
- Review and update eligible projects and adjust costs to current dollars
- Review and adjust equivalencies to reflect new relative demand information

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide
- District of Invermere Development Cost Charge Bylaw No. 1421, 2010
- District of Invermere 2015 Official Community Plan
- District of Invermere master plans and technical studies

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. 1421, 2010 for the specific DCC rates until a new DCC Bylaw has been adopted.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (prepared by the Ministry of Municipal Affairs and Housing) stipulates key elements that should be considered when determining DCC rates. Table 1 outlines the key elements, decisions and supporting rationale used in this update. The table also indicates whether the proposed approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	25 Years	<ul style="list-style-type: none"> Aligns with recent master plan time horizons 	✓
District-wide or area-specific charge	District-wide charge	<ul style="list-style-type: none"> DCC projects are components of District-wide infrastructure/parks systems and, therefore provide a District-wide benefit 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects include grant assistance 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution 	✓
Financing	No	<ul style="list-style-type: none"> Long-term debt financing is included for one project as detailed in Section 4.2 	✓
Benefit Allocation	34-100%	<ul style="list-style-type: none"> 34% benefit is allocated to projects that provide significant benefit to existing residents and provide additional capacity to service growth 50% benefit is allocated to projects that benefit both existing residents and provide additional capacity to service growth in equal measures 80% benefit is allocated to projects that largely provide additional capacity to service growth while still providing some benefit to existing residents 	✓

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
		<ul style="list-style-type: none"> 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth 	
Municipal Assist Factor	1- 10%	<ul style="list-style-type: none"> The District is contributing 1% for water and parks and 10% for transportation and sanitary sewer based on Council's direction 	✓
Units of charge	Per dwelling unit and per square meter gross floor area	<ul style="list-style-type: none"> <i>Per dwelling unit</i> for single family residential and multiple family residential uses. DCCs are levied on single family residential at time of subdivision and at time of building permit for multiple family residential when number of units is known. <i>Per square meter of gross floor area</i> for commercial, industrial and institutional uses as impact on infrastructure is expected to correlate with floor space 	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The District's 2015 Official Community Plan (OCP) provides three possible growth scenarios based on average annual growth rates of -0.3% (low), 0.7% (medium), and 1.7% (high). As per the OCP, land use and other policies are designed to accommodate lower or higher growth. Based on discussions with District staff, this DCC update reflects the high growth scenario of 1.7% average annual growth resulting in an estimated total population of 5,600 by 2045.

Person per unit assumptions have been updated to take into account 30% of Single Family Residential units will include secondary suites.

Residential growth projections by density type for the 25-year time horizon are shown below.

Table 2: Residential Growth by Dwelling Type (25 Years)

Dwelling Type	Number of Units	Persons per Unit	New Population
Single Family Residential	333	3.5	1,150
Multiple Family Residential	333	2.25	750

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial and institutional uses are based on a review of historical building permit data provided by the District for the past 10 years, with adjustments to reflect anticipated changes in rates of development over the next 25 years. The non-residential growth projections used in this DCC update are shown below. The institutional land use category has been included to align with DCC best practices.

Table 3: Non-Residential Growth Projections (25 years)

Land Use	Square Metres of Total Floor Area
Commercial	3,500
Industrial	1,250
Institutional	625

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates were reviewed and revised based on current information.

Table 4: Equivalencies

Land Use	Transportation (weighted trip ends)	Water /Sewer (pop.)	Parks (pop.)
Single Family Residential (per unit)	1.2	3.5	3.5
Multiple Family Residential (per unit)	0.75	2.25	2.25
Commercial (per sq.m.)	0.018	0.021	0.021
Industrial (per sq.m.)	0.010	0.021	0.021
Institutional (per sq.m.)	0.025	0.021	0.021

Transportation

For transportation projects, the cost of development is distributed based on the trips generated by each land use.

Sanitary Sewer and Water

For residential demand, occupancy rates can be used to project demands for water and sanitary services. For non-residential land uses, equivalent populations per square metre are established.

Park Acquisition and Development

Given the need for new park space and since park development is generated by new residents (as opposed to commercial, industrial, and institutional growth), the District will continue to levy Parks DCCs only on residential development. For residential demand, occupancy rates can be used to project demands for park acquisition and development.

4.0 DCC PROJECTS AND COSTS SCENARIOS

4.1 DCC COSTS

DCC rates are determined by applying the key elements, growth projections and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. The full DCC program and calculations are included in Appendix A. An overview of the DCC costs by infrastructure type is provided in Table 5.

Table 5: DCC Program Overview and Capital Costs

Service	Total Capital Costs	Benefit Allocation	Municipal Assist Factor	DCC Recoverable Program Costs	Municipal Costs ⁽¹⁾
Transportation	\$5.3 M	50-100%	10%	\$4.2 M	\$1.1 M
Water	\$2.2 M	50-100%	1%	\$1.7 M	\$0.5 M
Sanitary Sewer	\$8.8 M	50-100%	10%	\$5.1 M	\$3.7 M
Park Acquisition & Development	\$0.4 M	34%	1%	\$0.1 M	\$0.3 M
Total ⁽²⁾	\$16.7 M	-		\$11.1 M	\$5.6 M

⁽¹⁾ Includes municipal assist factor and portion allocated to existing development.

⁽²⁾ Figures may not add to due rounding.

4.2 INTEREST ON LONG-TERM DEBT

Interest on long-term debt is included in all scenarios for the Mount Nelson Reservoir / Athalmer Well and pipeline project. This interest was approved for inclusion as part of the 2007 DCC review.

4.3 DCC PROJECTS

The DCC program was developed by reviewing master plans and studies and by reviewing the previous program to remove completed projects. The types of projects included in the DCC program are as follows:

- Road improvements
- Water main upgrades
- Sewer trunk main upgrades
- Park improvements
- Studies

5.0 DRAFT DCC RATES

A comparison of existing and draft rates is provided in Table 6. Detailed draft DCC rates are included in Table 7.

Table 6: DCC Rate Comparison

Land Use	Unit of Charge	Existing Rate (2010)	Draft Rate (2020)	Change
Single Family Residential	Dwelling unit	\$9,480.36	\$13,231.00	40%
Multiple Family Residential	Dwelling unit	\$7,110.28	\$8,630.00	21%
Commercial	m ² GFA	\$67.99	\$120.23	77%
Industrial	m ² GFA	\$45.39	\$90.32	99%
Institutional	m ² GFA	-	\$145.49	-

Table 7: Draft DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Parks	Total Development Cost Charges
Single Family Residential	Dwelling unit	\$4,299.00	\$283.00	\$8,463.00	\$186.00	\$13,231.00
Multiple Family Residential	Dwelling unit	\$2,804.00	\$185.00	\$5,520.00	\$121.00	\$8,630.00
Commercial	m ² total floor area	\$67.30	\$1.71	\$51.22	\$0.00	\$120.23
Industrial	m ² total floor area	\$37.39	\$1.71	\$51.22	\$0.00	\$90.32
Institutional	m ² total floor area	\$92.56	\$1.71	\$51.22	\$0.00	\$145.49

6.0 STAKEHOLDER CONSULTATION

Pending – to be updated when complete

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTION

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the District, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use.

Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The District charges DCCs on fewer than four self-contained dwelling units at building permit.

7.2 DCC WAIVERS AND REDUCTIONS

The *Local Government Act* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The District does not currently waive or reduce DCCs for any types of development.

7.3 COLLECTION OF CHARGES – BUILDING PERMIT AND SUBDIVISION

Municipalities can choose to collect DCCs at subdivision approval or building permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process. The District will collect DCCs for Single Family Residential uses at time of subdivision approval. Collecting DCCs early allows the District timely provision of infrastructure and services. DCCs for Multiple Family Residential uses will be collected at time of building permit when the final number of units is known. Non-residential land uses will also be levied DCCs at time of building permit when floor area is known.

7.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer/ builder should pay the applicable DCCs based on the additional floor area for commercial, industrial or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the District is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/ building area.

If a single family residential unit is replaced by another single family residential unit then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single family residential units, then DCCs are payable on the one additional single family residential lot.

7.5 IN-STREAM APPLICATIONS

The new DCC rates will be in force immediately after the updated Development Cost Charge Bylaw is adopted; however, the Local Government Act (LGA) provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for the 'old' DCC rates:

1. Pursuant to section 511 of the LGA (subdivision).

If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' grace period, the 'old' DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the LGA (building permits).

The new DCC Bylaw is not applicable to a construction, alteration or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the LGA and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

7.6 REBATES AND CREDITS

The District should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the LGA and referenced in the DCC Best Practice Guide. There may be situation in which it is not in the best interests of the District to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the District is not prepared to support. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.7 DCC MONITORING AND ACCOUNTING

The District should enter all the projects contained in the DCC program into its tracking system to monitor the DCC program. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking

system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

7.8 DCC REVIEWS

To keep the DCC program as current as possible, the District should review its program annually. Based on its annual review, the District may make minor amendments to the DCC rates. The District should apply a CPI inflation factor, as permitted by the legislation, annually (to a maximum of 4 years). Typically, a major amendment to the DCC program and rates is recommended every 5 years.

The background of the page is a light gray map of a city street grid. The grid consists of numerous thin lines representing streets, with some thicker lines indicating major thoroughfares. Several circular nodes are placed at key intersections, likely representing transit stations or major hubs. A solid red rectangular box is positioned in the upper left quadrant of the page, containing the title and subtitle in white text.

APPENDIX A

DCC Program, Calculations, and Mapping

**DISTRICT OF INVERMERE
TRANSPORTATION DCC PROGRAM**

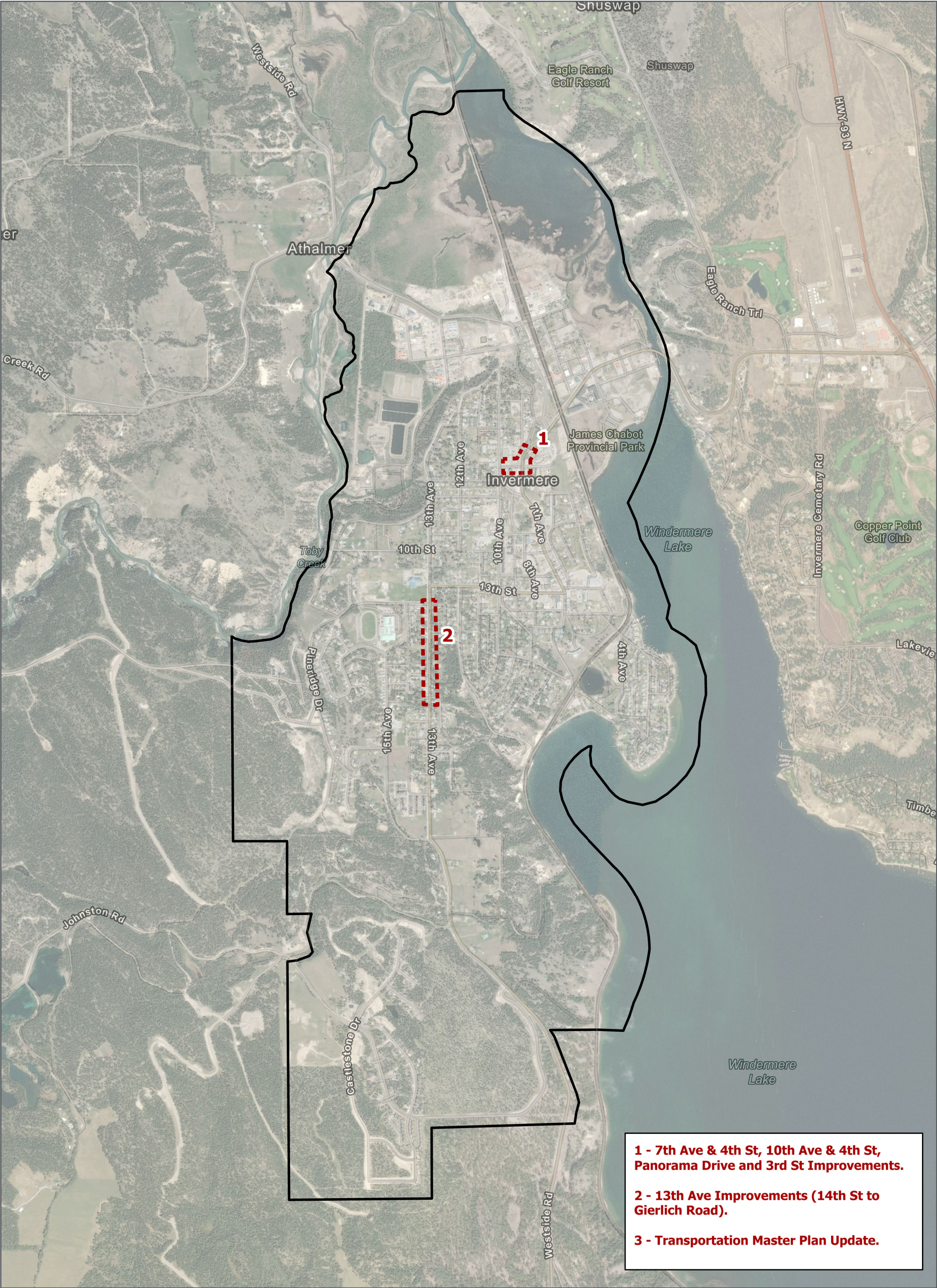
Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate(2020\$)	Benefit Factor	Benefit to New Development	Municipal Assist Factor 10%	DCC Recoverable	Total Municipal Responsibility
1	4th St. & 10th Ave. 7th Ave. & 4th St. Panorama Dr. & 3rd Ave.	Design and Construction	\$4,000,000	100%	\$4,000,000	\$400,000	\$3,600,000	\$400,000
2	13th Ave Rehabilitation - 14 Street to Gierlich Road	Design and Construction	\$1,200,000	50%	\$600,000	\$60,000	\$540,000	\$660,000
3	Transportation Master Plan	Study	\$95,000	100%	\$95,000	\$9,500	\$85,500	\$9,500
TOTALS			\$5,295,000		\$4,695,000	\$469,500	\$4,225,500	\$1,069,500

**DISTRICT OF INVERMERE
TRANSPORTATION
DCC RATE CALCULATION**

A: Traffic Generation Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends	% Trip Ends
Residential Low Density	333	dwelling units	1.2	383	53%
Residential High Density	333	dwelling units	0.75	250	35%
Commercial	3,500	square metres total floor area	0.018	63	9%
Industrial	1,250	square metres total floor area	0.01	13	2%
Institutional	625	square metres total floor area	0.025	15	2%
			Total Trip Ends	724 (a)	100%
B: Unit Road DCC Calculation					
Net Road DCC Program Recoverable		\$4,225,500 (b)			
Existing DCC Reserve Monies		\$ 1,519,920.00 (c)			
Net Amount to be Paid by DCCs		\$2,705,580 (d) = (b) - (c)			
DCC per Trip End		\$3,738.68 (e) = (d) / (a)			
C: Resulting Road DCCs					DCC Revenue Estimates
Residential Low Density		\$4,299.00 per dwelling units	(e) x Col. (3)		\$1,431,567
Residential High Density		\$2,804.00 per dwelling unit	(e) x Col. (3)		\$933,732
Commercial		\$67.30 per square metre total floor area	(e) x Col. (3)		\$235,537
Industrial		\$37.39 per square metre total floor area	(e) x Col. (3)		\$46,733
Institutional		\$92.56 per square metre total floor area	(e) x Col. (3)		\$57,849

Notes

Last updated by jwilkes on November 30, 2020 at 12:25 PM
Last exported by jwilkes on September 25, 2017 11:47 AM
Last printed by jwilkes on November 30, 2020 12:25 PM



 Project #: 0953.0140.01 Author: JW Checked: SA Status: Final Revision: A Date: 2020 / 11 / 30	<p>0 100 200 300 Meters</p> <p>Coordinate System: NAD 1983 UTM Zone 11N</p> <p>Scale: 1:20,000 (When plotted at 11"x17")</p> <p>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.</p>	<p>Legend</p> <p> Project Locations</p> <p> District Boundary</p>	 District of Invermere DCC Project Locations FIGURE 1 Transportation Projects
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**DISTRICT OF INVERMERE
SANITARY
DCC PROGRAM**

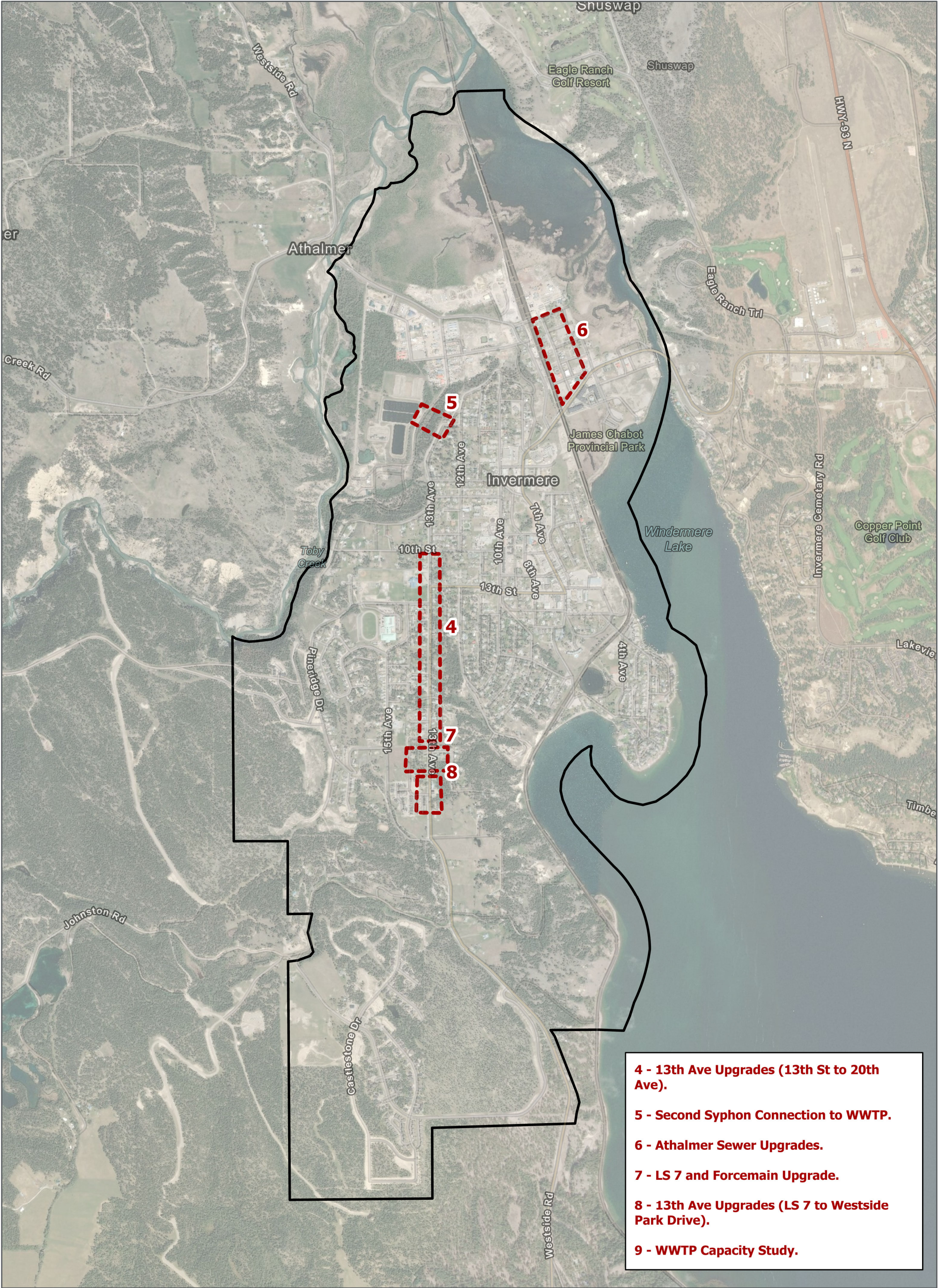
2020 Project Number		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate(2020\$) ⁽¹⁾	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 10%	DCC Recoverable	Total Municipal Responsibility
4	13th Avenue Trunk Main (from 13th Street to 20th Street)	Design and Construction	\$2,432,000	50%	\$1,216,000	\$121,600	\$1,094,400	\$1,337,600
5	Second Syphon Connection to WWTP	Second syphon connection	\$759,000	100%	\$759,000	\$75,900	\$683,100	\$75,900
6	Athalmer Sanitary Sewer	Design and Construction	\$3,740,000	50%	\$1,870,000	\$187,000	\$1,683,000	\$2,057,000
7	LS 7 and Forecmain Upgrade	Design and Construction	\$1,005,000	100%	\$1,005,000	\$100,500	\$904,500	\$100,500
8	13th Avenue (from LS 7 to existing 375mm near Westside Park Drive)	Design and Construction	\$779,000	100%	\$779,000	\$77,900	\$701,100	\$77,900
9	WWTP Capacity Study	Study	\$45,000	100%	\$45,000	\$4,500	\$40,500	\$4,500
			\$8,760,000		\$5,674,000	\$567,400	\$5,106,600	\$3,653,400

**DISTRICT OF INVERMERE
SANITARY
DCC RATE CALCULATION**

A: Sanitary Sewer DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m ² (other land uses)	Multiple	% Population Equivalent
Residential Low Density	333	dwelling units	3.5	1,149	57%
Residential High Density	333	dwelling units	2.25	749	37%
Commercial	3,500	square metres total floor area	0.021	73	4%
Industrial	1,250	square metres total floor area	0.021	26	1%
Institutional	625	square metres total floor area	0.021	13	0.6%
			Total Equivalent Population	2,010 (a)	100%
B: Unit Sanitary Sewer DCC Calculation					
Net Sanitary DCC Program Recoverable		\$5,106,600 (b)			
Existing DCC Reserve Monies		\$175,010 (c)			
Net Amount to be Paid by DCCs		\$4,931,590 (d) = (b) - (c)			
DCC per person		\$2,453.12 (e) = (d) / (a)			
C: Resulting Sanitary Sewer DCCs					DCC Revenue Estimates
Residential Low Density		\$8,463.00	per dwelling units	(e) x Col. (3)	\$2,818,179
Residential High Density		\$5,520.00	per dwelling unit	(e) x Col. (3)	\$1,838,160
Commercial		\$51.22	per square metre total floor area	(e) x Col. (3)	\$179,274
Industrial		\$51.22	per square metre total floor area	(e) x Col. (3)	\$64,027
Institutional		\$51.22	per square metre total floor area	(e) x Col. (3)	\$32,013

Notes

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- 4 - 13th Ave Upgrades (13th St to 20th Ave).**
- 5 - Second Syphon Connection to WWTP.**
- 6 - Athalmer Sewer Upgrades.**
- 7 - LS 7 and Forcemain Upgrade.**
- 8 - 13th Ave Upgrades (LS 7 to Westside Park Drive).**
- 9 - WWTP Capacity Study.**

URBAN
systems

Project #: 0953.0140.01
Author: JW
Checked: SA
Status: **Final**
Revision: A
Date: 2020 / 11 / 30



0 100 200 300
Meters

Coordinate System:
NAD 1983 UTM Zone 11N

Scale: 1:20,000
(When plotted at 11"x17")

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

-  Project Locations
 District Boundary



District of Invermere
DCC Project Locations
FIGURE 2
Sanitary Projects

**DISTRICT OF INVERMERE
WATER DCC PROGRAM**

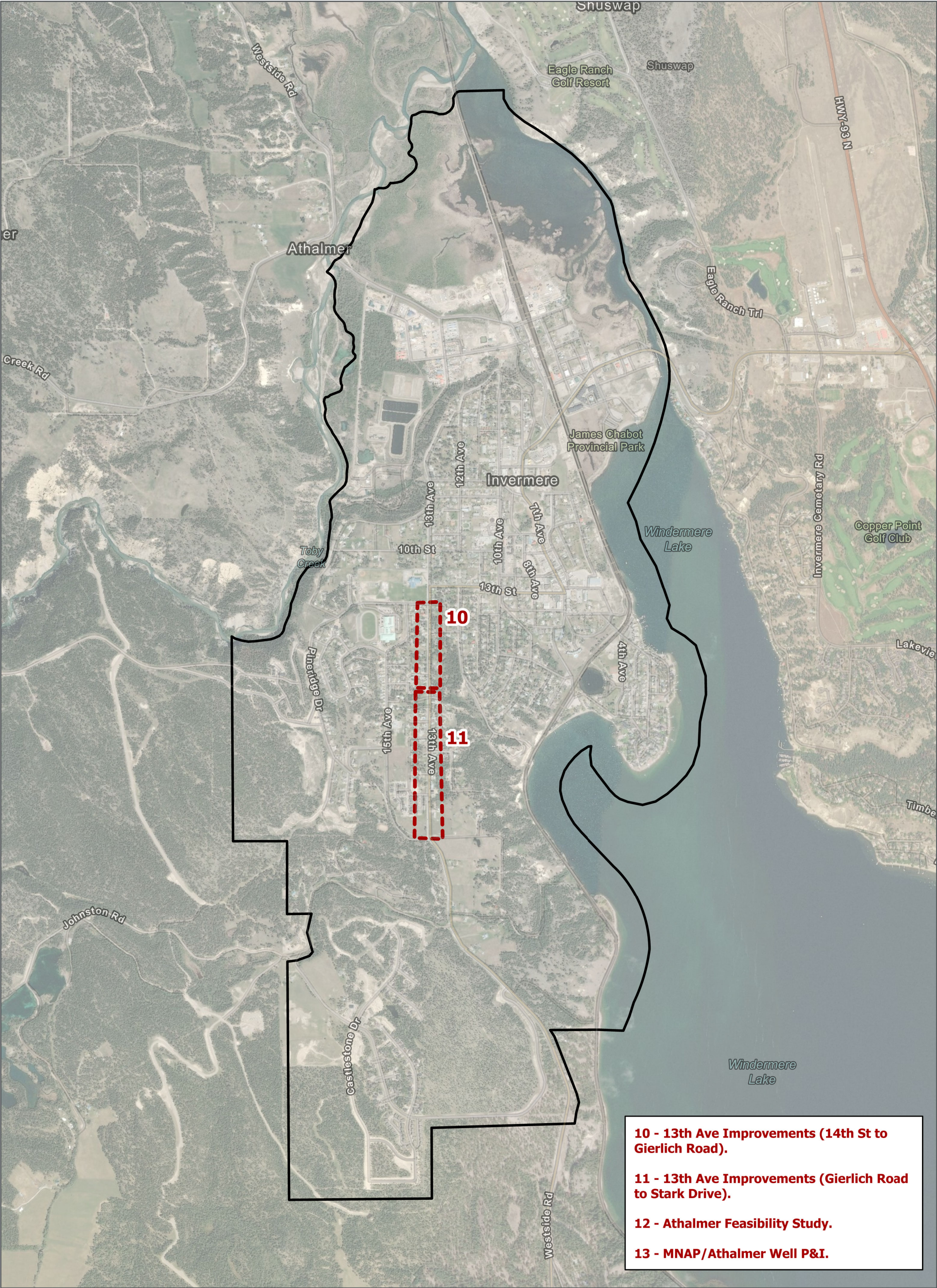
Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate(2020\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
10	13th Ave Rehabilitation - 14 Street to Gierlich	Design and Construction	\$750,000	50%	\$375,000	\$3,750	\$371,250	\$378,750
11	13th Ave Rehabilitation - Gierlich to Stark Road)	Design and Construction	\$750,000	100%	\$750,000	\$7,500	\$742,500	\$7,500
12	New Athalmer Water Servicing Feasibility Study	Feasibility Report	\$25,000	80%	\$20,000	\$200	\$19,800	\$5,200
13	Mount Nelson Reservoir / Athalmer Well and Pipeline - debt repayment	Principal	\$453,922	80%	\$363,137	\$0	\$363,137	\$90,784
13	Mount Nelson Reservoir / Athalmer Well and Pipeline - debt repayment	Interest	\$203,738	80%	\$162,991	\$0	\$162,991	\$40,748
Totals			\$2,182,660		\$1,671,128	\$11,450	\$1,659,678	\$522,982

**DISTRICT OF INVERMERE
WATER
DCC RATE CALCULATION**

A: Water DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m ² (other land uses)	Multiple	% Population Equivalent
Residential Low Density	333	dwelling units	3.5	1,149	57%
Residential High Density	333	dwelling units	2.25	749	37%
Commercial	3,500	square metres total floor area	0.021	73	4%
Industrial	1,250	square metres total floor area	0.021	26	1%
Institutional	625	square metres total floor area	0.021	13	0
			Total Equivalent Population	2,010 (a)	100%
B: Unit Water DCC Calculation					
Net Waterworks DCC Program Recoverable		\$1,659,678 (b)			
Existing DCC Reserve Monies		\$1,494,665 (c)			
Net Amount to be Paid by DCCs		\$165,013 (d) = (b) - (c)			
DCC per person		\$82.08 (e) = (d) / (a)			
C: Resulting Water DCCs					DCC Revenue Estimates
Residential Low Density		\$283.00 per dwelling units	(e) x Col. (3)		\$94,239.00
Residential High Density		\$185.00 per dwelling unit	(e) x Col. (3)		\$61,605.00
Commercial		\$1.71 per square metre total floor area	(e) x Col. (3)		\$5,998.60
Industrial		\$1.71 per square metre total floor area	(e) x Col. (3)		\$2,142.36
Institutional		\$1.71 per square metre total floor area	(e) x Col. (3)		\$1,071.18

Notes

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- 10 - 13th Ave Improvements (14th St to Gierlich Road).
- 11 - 13th Ave Improvements (Gierlich Road to Stark Drive).
- 12 - Athalmer Feasibility Study.
- 13 - MNAP/Athalmer Well P&I.

URBANSYSTEMS

Project #:

0953.0140.01

Author:

JW

Checked:

SA

Status:

Final

Revision:

A

Date:

2020 / 11 / 30

0100200300

Meters

Coordinate System:

NAD 1983 UTM Zone 11N

Scale:

1:20,000

(When plotted at 11"x17")

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

Project Locations

District Boundary

District of Invermere

DCC Project Locations

FIGURE 3

Water Projects

**DISTRICT OF INVERMERE
PARKS DCC PROGRAM**

Project Number	Column	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
14	Improvements to parkland adjacent to James Chabot Park	Pathway development, site grading, trees, irrigation and washroom facilities.	\$200,000	34%	\$68,000	\$680	\$67,320	\$132,680
15	Lake Windermere Public Lands Trail Development	Construction, engineering and contingency. Includes signage and wayfinding.	\$200,000	34%	\$68,000	\$680	\$67,320	\$132,680
Totals			\$400,000		\$136,000	\$1,360	\$134,640	\$265,360

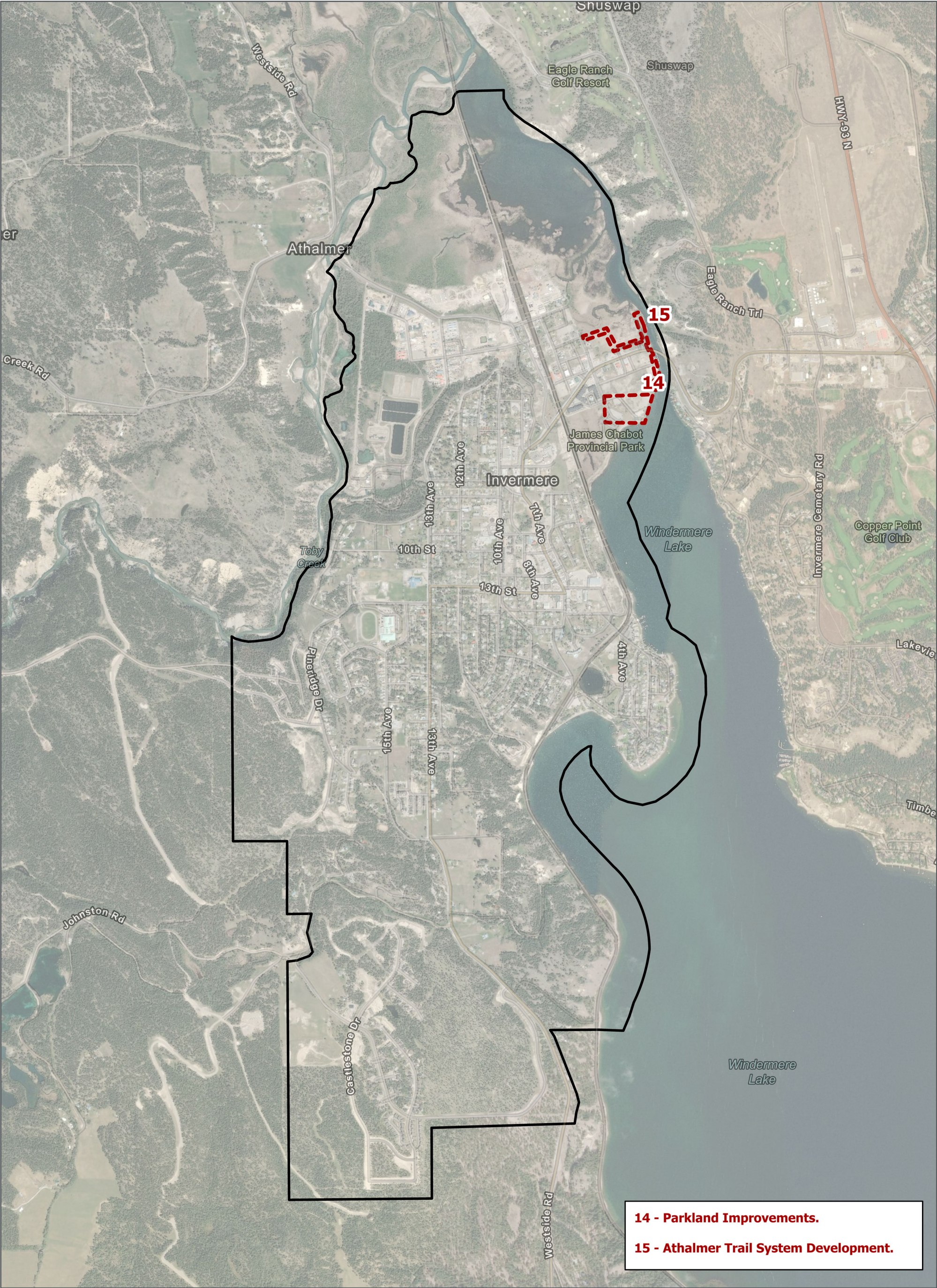
Notes

**DISTRICT OF INVERMERE
PARKS
DCC RATE CALCULATION**

A: Parks DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m ² (other land uses)	Multiple	% Population Equivalent
Residential Low Density	333	dwelling units	3.5	1,149	61%
Residential High Density	333	dwelling units	2.25	749	39%
			Total Equivalent Population	1898 (a)	100%
B: Unit Parks DCC Calculation					
Net Parks DCC Program Recoverable		\$134,640	(b)		
Existing DCC Reserve Monies		\$32,349	(c)		
Net Amount to be Paid by DCCs		\$102,291	(d) = (b) - (c)		
DCC per person		\$53.89	(e) = (d) / (a)		
C: Resulting Parks DCCs					DCC Revenue Estimates
Residential Low Density		\$186.00	per dwelling units	(e) x Col. (3)	\$61,938
Residential High Density		\$121.00	per dwelling unit	(e) x Col. (3)	\$40,293

Notes

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 Project #: 0953.0140.01 Author: JW Checked: SA Status: Final Revision: A Date: 2020 / 11 / 30	<p>0 100 200 300 Meters</p> <p>Coordinate System: NAD 1983 UTM Zone 11N</p> <p>Scale: 1:20,000 (When plotted at 11"x17")</p> <p>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.</p>	<p>Legend</p> <p> Project Locations</p> <p> District Boundary</p>	 District of Invermere DCC Project Locations FIGURE 4 Park Projects
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APPENDIX B

Existing District of Invermere Development Cost Charge Bylaw

DISTRICT OF INVERMERE

BYLAW NO. 1421

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act*, the Council of the District of Invermere 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 cost of providing, constructing, altering or expanding sewage, water, drainage, highway facilities, and parkland or any of them, in order to serve directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS the Council of the District of Invermere, 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;
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality;
- (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 as related to future land use patterns and development, the phasing of works and services, the provision of park land described in an Official Community Plan; and how development designed to result in a low environmental impact may affect the capital costs of infrastructure;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Invermere in open meeting assembled enacts as follows:

1. This Bylaw may be cited as "Development Cost Charge Bylaw No. 1421, 2010".
2. In this Bylaw:
 - 2.1 "**Commercial**" means a commercial development used or intended to be used for the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes an industrial, institutional or residential development.
 - 2.2 "**Dwelling unit**" means a *building* or portion thereof containing one or more *habitants rooms* used or intended to be used for living and sleeping purposes and containing sleeping, sanitary facilities and not more than one (1) set of cooking facilities.
 - 2.3 "**Gross floor area**" means the sum of the total horizontal area of all floors of a *building*, excluding *basement* floor areas used exclusively for storage, heating or laundry facilities, any portion used for parking, swimming pools, open sun decks, balconies, and any portion of a penthouse containing elevators or ventilating equipment.

- 2.4 **“Gross hectare”** means a hectare of land which includes developable areas, undeveloped areas, and areas given over to the development of streets, lanes and open spaces.
- 2.5 **“Industrial”** means an 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, or residential development.
- 2.6 **“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.
- 2.7 **“High density residential”** means 16 or more self-contained dwelling units per gross hectare.
- 2.8 **“Low density residential”** means up to and including 15 self-contained dwelling units per gross hectare.
- 2.9 **“Municipality”** means the Corporation of the District of Invermere.
- 2.10 **“Residential”** means a use permitted in a residential zone created by the Zoning Bylaw.
- 2.11 **“Zoning Bylaw”** means the District of Invermere Zoning Bylaw No. 1145 as amended from time to time.

3. Every person who obtains:

- (a) approval of a subdivision, or
- (b) a building permit authorizing the construction, alteration or extension of a building or structure, including the construction, alteration or extension of a building or structure that will, after the construction, alteration or extension, contain two (2) or three (3) self-contained dwelling units and be put to no other use than the residential use in those dwelling units

shall pay to the Municipality at the time of the approval of the subdivision or the issue of the building permit, as the case may be, the applicable development cost charges as set out in Schedule A, Schedule B, Schedule C, and Schedule D, attached hereto and forming an integral part of this bylaw.

4. No development cost charge is payable where:

- (a) the building 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 in a provision outlined in the *Local Government Act*,
- (b) the building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
 - (i) contain fewer than two (2) self-contained dwelling units, and
 - (ii) be put to no other use other than the residential use in those dwelling units, or
 - (iii) the value of the work authorized by permit does not exceed \$50,000, or any other amount the minister may, by regulation, prescribe.
- (c) the development does not impose new capital cost burdens on the Municipality, or

- (d) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the Municipality.
5. Where an owner has, with the approval of the Municipality, provided or paid the cost of providing specific works and services outside the boundaries of land being subdivided or developed, that are included in the calculations used to determine the amount of a Development Cost Charge, the cost of the works and services, as the case may be, shall be deducted from those classes of Development Cost Charges which are applicable to the works and services.
 6. Where a charge is based on square metres (m²), the charge shall apply to the gross floor area of the subject building.
 7. Development Cost Charge Bylaw No.1320, 2007 is hereby repealed.
 8. This bylaw shall come into full force and effect and be binding on all persons as of the date of final adoption.

Introduced and Read a First Time this 13th day of July, 2010.

Read a Second Time as amended this 14th day of September, 2010.

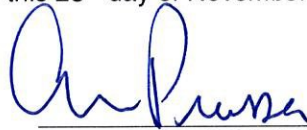
Read a Third Time as amended this 14th day of September, 2010.

Approved by the Inspector of Municipalities this 10th day of November, 2010.

RECONSIDERED AND FINALLY ADOPTED this 23rd day of November, 2010.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

Certified a true copy of Bylaw No. 1421, 2010
as at third reading

CORPORATE OFFICER

SCHEDULE "A"

DEVELOPMENT COST CHARGE BYLAW No. 1421

Community Wide Development Cost Charges for Water Applicable to Development Within the
Municipality

Water DCC Land Use Categories	Cost per Population Equivalent	Equivalent Population Factor	DCC Payable
Residential Low Density	\$1,545.33	3.0 persons/unit	\$4,635.98 per dwelling unit
Residential High Density	\$1,545.33	2.25 persons/unit	\$3,476.98 per dwelling unit
Commercial	\$1,545.33	0.008 persons/m ²	\$12.36 per m ²
Industrial	\$1,545.33	0.008 persons/m ²	\$12.36 per m ²

Note: Any discrepancy between rates and product of cost/equivalency and equivalent factor due to rounding.

SCHEDULE "B"

DEVELOPMENT COST CHARGE BYLAW No. 1421

Development Cost Charges for Sanitary Sewer Applicable to Development Within the Municipality

Sewer DCC Land Use Categories	Cost per Population Equivalent	Equivalent Population Factor	DCC Payable
Residential Low Density	\$597.00	3.0 persons/unit	\$1,790.99 per dwelling unit
Residential High Density	\$597.00	2.25 persons/unit	\$1,343.25 per dwelling unit
Commercial	\$597.00	0.008 persons/m ²	\$4.78 per m ²
Industrial	\$597.00	0.008 persons/m ²	\$4.78 per m ²

Note: Any discrepancy between rates and product of cost/equivalency and equivalent factor due to rounding.

SCHEDULE "C"

DEVELOPMENT COST CHARGE BYLAW No. 1421

Development Cost Charges for Transportation Applicable to Development Within the Municipality

Transportation DCC Land Use Categories	Cost per Weighted Trip End	Weighted Trip Rate	DCC Payable
Residential Low Density	\$2,825.13	1.00/unit	\$2,825.13 per dwelling unit
Residential High Density	\$2,825.13	0.75/unit	\$2,118.85 per dwelling unit
Commercial	\$2,825.13	0.018/m ²	\$50.85 per m ²
Industrial	\$2,825.13	0.010/m ²	\$28.25 per m ²

Note: Any discrepancy between rates and product of cost/equivalency and equivalent factor due to rounding.

SCHEDULE "D"

DEVELOPMENT COST CHARGE BYLAW No. 1421

Development Cost Charges for Community-Wide Parks Applicable to Development Within the
Municipality

Parks DCC Land Use Categories	Cost per Population Equivalent	Equivalent Population Factor	DCC Payable
Residential Low Density	\$76.09	3.00/unit	\$228.26 per dwelling unit
Residential High Density	\$76.09	2.25/unit	\$171.20 per dwelling unit

Note: Any discrepancy between rates and product of cost/equivalency and equivalent factor due to rounding.

The background of the entire page is a light gray map showing a dense network of city streets. The streets are represented by thin gray lines, with some thicker lines indicating major roads or highways. The map is oriented with North at the top.

APPENDIX C

Proposed District of Invermere Development Cost Charge Bylaw

Draft Bylaw under separate cover