DEVELOPMENT COST CHARGE BYLAW No. 154 (2018) UPDATE

TECHNICAL REPORT

JULY 28, 2025

KOERS
& ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

KOERS
& ASSOCIATES
ENGINEERING LTD.
Consulting Engineers

PO BOX 790
194 MEMORIAL AVENUE
PARKSVILLE, BC V9P 2G8
Phone: (250) 248-3151
Fax: (250) 248-5362
www.koers-eng.com

July 28, 2025
2251-06

District of Lantzville
7192 Lantzville Rd
PO Box 100
Lantzville, BC V0R 2H0

Attention: **Mr. George Robinson, MCIP, RPP**
Director of Planning & Community Services

Re: **District of Lantzville**
DCC Technical Report Update, July 28, 2025

We are pleased to provide an electronic (pdf) copy of our report entitled: "**District of Lantzville Development Cost Charges Bylaw No. 154 (2018) Update, Technical Report, July 28, 2025"**.

As requested, this report is an update of our May 23, 2025 submission. This report has been updated incorporating the following two changes in accordance with Council's decisions at the July 16, 2025 meeting:

- Creation of the Winds Water Local Service Area DCC with Grant Funding Applied
- Creation of the Clark Drive Water Local Service Area DCC

This is a **major update** to the 2018 DCC technical report that was used by the District in the development of the current DCC Bylaw (No 154, 2018).

In response to the passage of Bill 46 by the provincial government, the number of DCC categories for the District of Lantzville has increased from five (5) to six (6), with the addition of the category, Fire Protection Facilities. The Lantzville DCC categories are:

- Transportation
- Water
- Storm Drainage
- Parks & Open Space
- Sanitary Sewer
- Fire Protection Facilities

The land-use categories remains unchanged from the current six (6) categories:

- Single Family
- Commercial
- Multi-Family
- Industrial
- Congregate Care
- Institutional

This technical report and the calculations within have been prepared in accordance with the Development Cost Charge Best Practices Guide published by the BC Ministry of Community Services (now the Ministry of Municipal Affairs).

…/2

District of Lantzville
Mr. George Robinson

The DCCs are based on the development growth projections over the coming 20 years including those in the *Interim Housing Needs Report – District of Lantzville, November 2024*. Over the next twenty years, the following residential and non-residential growth is projected to occur:

- 676 Single Family
- 164 Multi-Family
- 300 Congregate Care

Non-residential development is anticipated to consist of:

- 35,500 m^2 of Commercial floor space,
- 10,730 m^2 of Institutional floor space, and
- 4.5 ha of Industrial development.

The cost of the infrastructure projects for the next 20 years totals $78.4 million and financed as follows:

Revenue Source	Total Amount	
Current DCC Reserves	$ 3,309,135	4 %
New Development	$ 26,686,324	34 %
Existing Users	$ 42,715,095	55 %
Government Grant (Water)	$ 5,733,746	7 %
Total Expenditures	$ 78,444,300	100 %

Thank you for the opportunity to be of service to the District of Lantzville on this interesting assignment.

Do not hesitate to contact us to discuss any matter in greater detail or if we can be of further assistance.

Yours truly,

KOERS & ASSOCIATES ENGINEERING LTD.

C. M. D. HOLMES BRITISH COLUMBIA ENGINEER
July 29 2025

Chris Holmes, P.Eng.
Senior Project Engineer

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA R.J. HOFFMAN

Rob Hoffman, P.Eng.
Project Manager

Permit to Practice No. 1001658

Enclosure

Development Cost Charge Bylaw Update Technical Report

Table of Contents

Page

Covering Letter

Table of Contents i

1 INTRODUCTION 1

1.1 Background 1
1.1.1 Existing DCC Bylaw & Bill 46 1
1.1.2 Funding Growth 1
1.1.3 Need for DCC Update 1

1.2 Acknowledgements 1

2 BYLAW DEVELOPMENT & IMPLEMENTATION OVERVIEW 2

2.1 Purpose of DCCs 2
2.2 Waivers, Reductions & Exemptions 3
2.2.1 Waivers & Reductions 3
2.2.2 Exemptions 4
2.3 Bylaw Approval Process & Stakeholder Input 5
2.4 Service Area & Time Frame 5
2.5 Recoverable Costs 6
2.6 Municipal Assist Factor 6
2.7 Bylaw Administration 6
2.7.1 Time of Collection 7
2.7.2 Separate Accounts 7
2.8 Grace Period & In-Stream Applications 7
2.8.1 Subdivision Applications 8
2.8.2 Building and Development Permits & Rezoning Applications 8
2.9 Credits, Rebates & Latecomers Agreement 8
2.9.1 Credits 8

2.9.2 Rebates 9
2.9.3 Latecomers Agreement 9
2.10 Amendment Process (Minor vs Major) 9
2.11 Incorporation of Bill 46 10

3 DCC CATEGORIES 11

4 DEVELOPMENT GROWTH PROJECTION 12
4.1 Service Area & Time Frame 12
4.1.1 Service Area 12
4.1.2 Time Frame 12
4.2 Historic Population 12
4.2.1 Census Canada 12
4.2.2 BCStats 13
4.3 Future Population 13
4.4 Dwelling Units 14
4.4.1 Historic 14
4.4.2 Projected 15
4.5 By Land Use 16

5 PROJECT COST ALLOCATION 17
5.1 Introduction 17
5.2 Project Costs 17
5.2.1 Basis of Cost Estimates 17
5.2.2 Timing of Cost Estimates 17
5.2.3 Long-Term Debt Interest 18
5.3 Government Grants 18
5.4 Benefit to Existing Users 18
5.5 Municipal Assist Factor 18
5.6 DCC Reserve Funds 19

6 DCC CALCULATION METHOD 20
6.1 Common Unit 20

7 TRANSPORTATION DCCs 21
7.1 Proposed Projects 21
7.2 Calculation Unit 21
7.3 Cost Charge Calculation 22

8 STORM DRAINAGE DCCs 23

8.1 Proposed Projects 23
8.2 Calculation Unit 23
8.3 Cost Charge Calculation 24

9 SANITARY SEWER DCCs 25
9.1 Proposed Projects 25
9.2 Calculation Unit 25
9.3 Cost Charge Calculation 26

10 WATER SYSTEM DCCs 27
10.1 Water Service Areas 27
10.2 Municipal Wide Water DCC 27
10.2.1 Proposed Works 27
10.2.2 Calculation Unit 27
10.2.3 Cost Charge Calculations 28
10.3 Winds Water Local Service Area 29
10.3.1 Service Area & Water Projects 29
10.3.2 Existing & Future Development 29
10.3.3 Cost Charge Calculation 29
10.4 Clark Water Local Service Area 31
10.4.1 Service Area & Water Projects 31
10.4.2 Existing & Future Development 31
10.4.3 Cost Charge Calculation 31

11 PARKS & OPEN SPACE DCCs 33
11.1 Proposed Works 33
11.2 Calculation Unit 33
11.3 Cost Charge Calculations 33

12 FIRE PROTECTION FACILITIES DCCs 34
12.1 Proposed Works 34
12.2 Calculation Unit 34
12.3 Cost Charge Calculations 35

13 SUMMARY OF DCCs 36
13.1 Summary 36

TABLES
1 - Current & Proposed DCC Categories 11
2 - Historic Population, 2006 - 2023 13
3 - Projected Population, 2024 - 2044 14

4 - Number of Dwelling Units, 2006 - 2023 14
5 - Projected Number of Dwelling Units, 2024 - 2044 15
6 - Projected Development Growth by Land-Use 16
7 - DCC Reserve Funds Balance 19
8 - Land-Use Traffic Generation Summary 21
9 - Transportation DCCs ..... after 22
10 - Land Use Impervious Area Summary 24
11 - Storm Drainage DCCs ..... after 24
12 - Sanitary Sewer Equivalent Population Demand Summary 26
13 - Sanitary Sewer DCCs ..... after 26
14a - Municipal Wide Water Equivalent Population Demand Summary 27
15a - Municipal Wide Water DCCs ..... after 28
14b - Winds Area Specific Water Equivalent Population Demand Summary 29
15b - Winds Area Specific Water DCCs ..... after 30
14c - Clark Area Specific Water Equivalent Population Demand Summary 31
15c - Clark Area Specific Water DCCs ..... after 312
16 - Parks & Open Space Equivalent Population Demand Summary 33
17 - Parks & Open Space DCCs ..... after 33
18 - Fire Protection Facilities Space Equivalent Population Demand Summary 34
19 - Fire Protection Facilities DCCs ..... after 35
20 - DCC Summary, Proposed & Current ..... after 36
21 - Existing Users Annual Cost Summary ..... after 36

FIGURES

1 - Population, Historic & Projected, 2001 - 2044 ..... after 13
2 - Dwelling Units, Historic & Projected, 2001 - 2044 ..... after 15
3 - Winds Area Specific Water Local Service Area DCC 30
4 - Clark Area Specific Water Local Service Area DCC 32

DRAWINGS

2251-01 DCC Project Locations: Road & Storm
2251-02 DCC Project Locations: Sanitary, Water, & Fire Protection

APPENDICES

A Ministry Submission Summary Checklist

1 INTRODUCTION

1.1 Background

1.1.1 Existing DCC Bylaw & Bill 46

The District of Lantzville's current Development Cost Charge (DCC) Bylaw (No. 154, 2018) was adopted in January 2019. The Bylaw encompasses all of the municipal functions for which DCCs were permitted prior to the provincial government passage of Bill 46 last year which provided local government with new and expanded finance tools. This includes three new categories of infrastructure: fire protection facilities; police facilities; and solid waste and recycling facilities. Bill 46 also enables local governments to collect and use DCCs to finance their portion of highway facilities that are cost shared with the provincial government.

1.1.2 Funding Growth

The funding required to construct capital projects to accommodate growth comes from three sources:

- DCCs applied to development,
- District of Lantzville property owners, and
- possibly from senior government by way of infrastructure grant funding programs, if or when they are available, which the District's project(s) qualify for and are approved.

1.1.3 Need for DCC Update

The findings in this report result from the District's need for a major update in response to:

- it has been 5 years since the DCCs we last reviewed,
- some DCC projects have been completed,
- the addition of a new infrastructure category, fire protection facilities, is proposed.

This report:

- incorporates fire protection facilities as a new DCC category,
- reviews current applicable projects for all functions over the next 20 years,
- develops current estimated costs for each project,
- estimates growth in each of the various development (land-use) types,
- calculates updated charges for each DCC land-use category.

1.2 Acknowledgements

We gratefully acknowledge with thanks the assistance provided by District of Lantzville staff during the course of data collection, analyses, and report preparation.

2 BYLAW DEVELOPMENT & IMPLEMENTATION OVERVIEW

2.1 Purpose of DCCs

Development Cost Charges (DCCs) are intended to facilitate development by providing a method to finance capital projects related to roads, drainage, sewerage systems, waterworks, and parks. They are enacted by local government bylaw, pursuant to the *Local Government Act*, RSBC 2015, c. 1., Sections 558 through 570 which are under Part 14 – Planning and Land Use Management and Division 19 – Development Cost Recovery.

Section 559 (2) of the *Local Government Act* allows local governments to use DCC to assist in the payment of capital projects associated with providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and for providing and improving parkland.

DCCs are monies collected from developments to offset some of the infrastructure expenditures incurred to service the needs of the development while not adversely affecting existing users. The remainder of the required funding will come from the District users (taxpayers) and possibly from senior government by way of infrastructure grant funding programs, if or when they are available and for which District project(s) qualify for and are approved.

DCCs allow monies to be pooled from many developments so funds can be raised to construct the necessary services in an equitable manner. Those who will use and benefit from the projects should pay infrastructure costs. Recognizing that costs should be shared amongst benefiting parties, a breakdown between existing users and new development should be provided.

The *Development Cost Charge - Best Practices* Guide (BPG), March 2025 is a publication by the BC Ministry of Housing & Municipal Affairs. The objective of the BPG is to standardize general practices in the formation and administration of DCC bylaws, while allowing flexibility to meet specific needs as allowed by the *Local Government Act*. The BPG consists of the following two sections:

Section 1

A guidebook for councillors and administration staff responsible for developing and adopting policies.

Section 2

A technical manual detailing procedures and calculations for the technical personnel who will carry out the DCC calculations and prepare the bylaw.

DCC bylaws must be approved by the provincial government's Ministry of Community, Sport and Cultural Development. The Ministry has indicated that expedient approval of DCC bylaws will be received when prepared in accordance with the BPG. To assist Ministry

staff in the review of the proposed DCC bylaw, a Ministry Submission Summary Checklist is included in the BPG. A copy of the checklist is included in this report in **Appendix A**. It requires finalization before attaching it to the bylaw approval package to be submitted to the Inspector of Municipalities.

DCCs are to be developed in accordance with the *Local Government Act*. The BPG is based on six principles which are recommended to be followed in the development of a DCC Bylaw:

Integration	A DCC program is subordinate to the broader goals of a community.
Benefiter Pays	Infrastructure costs should be paid by those who will use and benefit from the installation of such systems.
Fairness and Equity	Costs should be distributed between existing users and new development in a fair manner.
Accountability	All information on which DCC's are based on should be accessible and understandable by stakeholders.
Certainty	The DCC program should provide both stable charges and orderly construction of infrastructure.
Consultative Input	Must provide adequate opportunity for meaningful and informed input from the public and other interested parties.

Maintenance & Rehabilitation Projects

Maintenance and rehabilitation of existing infrastructure (e.g., street repairs; watermain flushing; and storm and sanitary main cleaning or repairs), and replacement due to age are not included in DCCs as per the BPG.

2.2 Waivers, Reductions & Exemptions

Section 561 and 563 of the Local Government Act (LGA) describes circumstances when a development can have DCCs waived or reduced or are exempt from paying. A brief overview of each is presented below.

2.2.1 Waivers & Reductions

The Local Government Act, Division 19 – Development Costs Recovery, Section 563 provides municipal governments with the ability to waive or reduce DCCs within a broad range of one or more of the following classes of "eligible developments":

(a) not-for-profit rental housing, including supportive living housing;

(b) for-profit affordable rental housing;

(c) a subdivision of small lots that is designed to result in low greenhouse gas emissions; and

(d) a development that is designed to result in a low environmental impact.

If waivers and/or reductions are to be provided, the local government bylaw:

(a) must establish what constitutes an eligible development or class of eligible development for the purposes of one or more categories of eligible development,

(b) must establish the amount or rates of reduction for an eligible development, which may be different for different categories of eligible development,

(c) may establish the requirements that must be met in order to obtain a waiver or reduction and the conditions on which such a waiver or reduction may be granted

The BPG states "the intent of the legislation is that the cases where the DCC is waived or reduced, the amount waived is to be entirely supported by the existing development."

By providing a waiver or reduction, council is signaling that this specific type of development is encouraged and financially supported by the local community.

2.2.2 Exemptions

The Local Government Act, Part 14, Division 19 – Development Costs Recovery, Section 561 describe circumstances when development is exempt from paying DCCs. These specific cases are:

(1) where a building permit authorizes the construction, alteration, or extension of a building, or part of a **building which is solely for public worship** such as a church;

(2) when a DCC 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, regional district or greater board

(5) where a building permit is issued for the construction, alteration, or extension of a building that:

a. contains fewer than 4 self-contained dwelling units **(see clarification note below)**, and

b. be put to no other use than the residential use in those dwelling units:

(7) the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if:

a. each unit is no larger in area than 29 m^2 (square metres) **(see clarification note below)**, and

b. each unit is to be put to no other use other than the residential use in those dwelling units

(9) where the value of the work covered by the building permit does not exceed $50,000 **(see clarification note below)**; and

Clarification Note:
With regards to the DCC exemptions for less than four dwelling units, Section 561 (6) and (11) provides local government with the flexibility to require payment of DCCs for a building permit that contains fewer than 4 self-contained dwelling units.

With regards to the DCC exemptions for self-contained dwelling units no larger in area of 29 m^2, Section 561 (8) and (11) provide local government with the flexibility to increase the size of the area, subject to maximum value that may, by regulation, be established by the minister.

With regards to the DCC exemptions for a building permit not exceeding $50,000, Section 561 (10) and (11) provide local government with the flexibility to set a higher value, subject to maximum value that may, by regulation, be established by the minister.

2.3 Bylaw Approval Process & Stakeholder Input

When a DCC bylaw is implemented or amended, developers or those parties paying DCCs will be affected by the new charges. The BPG recommends a suitable period of notification before the new or amended DCC bylaw is in effect. This is known as a "Grace Period" (see Section 2.8 for further discussion). Newspaper articles and notices, information circulars, and verbal communications should be provided to the residents, taxpayers, and land developers, so they are aware of the proposed update, the anticipated charges, and the approximate timing of the new/amended bylaw's implementation.

The BPG recommends opportunities for stakeholder input be provided at two points during DCC bylaw development:

i before first reading by the Council

ii before third reading by the Council

In addition, a public information meeting is recommended between the second and third readings of the bylaw, such that stakeholders can be involved in any revision(s) of the bylaw, and concerns arising from the public meeting can be considered in any revision(s).

2.4 Service Area & Time Frame

DCC are to be charged on either a **'municipal wide'** or '**area specific'** basis. The composition of the DCC program and the resulting charges can vary significantly between the two options, which can be summarized as follows:

i A **municipal wide** DCC applies the same rate for a particular type of land use regardless of the location of any specific development.

ii An **area specific** DCC divides the District into separate areas based on specific features such as geographic boundaries or a municipal service boundary.

When developing the bylaw, an appropriate time frame for the DCC program has to be considered. The DCC can be established on either a "**build-out**" or "**revolving**" basis. These are defined as:

i **Build-out** applies to the construction of all necessary infrastructure to accommodate development to the full extent of the Official Community Plan, which generally has a long-term time horizon of 20 to 25 years.

ii **Revolving** applies to construction of the necessary infrastructure to accommodate development for a defined period of time, such as five, 10 or 15 years. A number of revolving time windows would be required to reach the OCP build-out.

2.5 Recoverable Costs

The BPG states recoverable DCC costs should be clearly identified in the DCC documentation and must be consistent with Ministry provisions.

Ministry policy does not consider inflation and long-term debt financing eligible for DCC recovery. However, Section 566(2)(d) of the *Local Government Act* does allow funds in DCC reserve accounts to be used to pay for the interest and principal on a debt resulting from DCC project costs.

2.6 Municipal Assist Factor

Section 559 (2) of the *Local Government Act* states the purpose of DCCs is to provide funds to "assist" local government in paying the costs of infrastructure. By not allowing 100% of the growth-related costs to be charged to new developments, the legislation implicitly requires an "assist factor". This assist factor is separate from the allocation of project costs between new development and existing users, which is considered on a project specific basis.

The assist factor chosen reflects the District's desire to encourage development, and is largely a political decision. Most DCC bylaws use assist factors in the 1% to 10% range. The *Local Government Act* requires a minimum 1% assist.

2.7 Bylaw Administration

Once the Inspector of Municipalities has granted statutory approval of the DCC bylaw and the Board has adopted it, ongoing administration will be required. This will involve collection of charges, monitoring and accounting, credits and rebates, and the process for bylaw amendment.

2.7.1 Time of Collection

Section 559 (1) of the *Local Government Act* states DCCs are payable at either the time of subdivision approval or at issuance of building permit. The BPG recommends charges be applied as follows:

i **Single Family** - At the subdivision approval stage, per building parcel being created, and upon the issue of building permit authorizing the construction, alteration or extension of a building that will contain fewer than four residential units.

ii **Multi-Family** - Either at the subdivision approval stage for each dwelling unit permitted to be constructed pursuant to zoning, or upon issue of building permit per dwelling being built.

iii **Commercial/Institutional** - Upon issue of building permit based on square metre of gross building area.

iv **Industrial** - Upon issue of building permit based on hectares of lot area under development.

2.7.2 Separate Accounts

Section 566 (1) of the Act stipulates DCCs shall be deposited in a separate special DCC reserve fund. The monies collected (together with reserve fund interest) shall then be used to pay for the capital projects within the DCC program. DCC accounts should be set up in a manner that allows easy reporting of:

i how much money has been collected from DCCs

ii the amount of government grants, if any, received towards the capital DCC projects

iii amounts designated as DCC “credits” or “rebates”

iv the amount of funds representing the District’s share of project costs in the DCC program

v interest earned

vi under/overages

vii identification of completed projects

2.8 Grace Period & In-Stream Applications

When a DCC bylaw is implemented or amended, it affects those parties paying DCCs. The BPG recommends a suitable period of notification before a new DCC bylaw is in effect. This is known as a “Grace Period”.

The “Grace Period” should not be confused with “In-Stream Protection”. The “Grace Period” serves to allow enough time for people to be notified of the new DCC rates as related to building permit applications. “In-Stream Protection” seeks to provide stability

for developers with an application in process during the introduction or amendment of DCCs provided the application meets certain time criteria as noted below.

2.8.1 Subdivision Applications

Section 511 of the *Local Government Act* provides "In-Stream Protection" for a subdivision application for a 12-month period after the DCC Bylaw is adopted if:

i An application for a subdivision of land within a municipality has been submitted to a designated municipal officer and the applicable subdivision fee has been paid before the bylaw was adopted.

unless the applicant agrees in writing that the bylaw should have effect.

2.8.2 Building and Development Permits & Rezoning Applications

Section 568 of the *Local Government Act* provides "In-Stream Protection" for building permits as well as for "precursor applications" for a building permit, a development permit and a rezoning application if:

i A building permit authorizing that construction, alteration or extension is issued within 12 months of the date the DCC bylaw is adopted.

ii A precursor application to that building permit is in-stream on the date the DCC bylaw is adopted.

unless the applicant for that building permit agrees in writing that the bylaw should have effect.

2.9 Credits, Rebates & Latecomers Agreement

There are no specific references to "DCC credits" or "DCC rebates" in the *Local Government Act*. The intent of Section 565 is that developers providing trunk services beyond the local servicing needs of the development shall have those costs deducted from the applicable DCCs payable. To implement the provisions of the legislation, the concepts of a "DCC Credit" and a "DCC Rebate" are introduced.

Policies regarding when the District should offer a "DCC Credit" versus a "DCC Rebate" should be carefully considered. In either case, the DCC accounting system should allow credits and rebates to be monitored and tracked.

2.9.1 Credits

The DCC program is compiled to service new development in an orderly manner. A situation is likely to arise where a developer desires to proceed with a development before the required trunk services are installed in that area. This type of development can be considered to be "out of sequence". If the District cannot afford the financial burden of additional infrastructure requirements, the Approving Officer would decline the development for the present time. Alternatively, the developer can construct the necessary trunk services, in advance of the proposed timing. In this case, the "out of sequence" development would be offered a DCC credit, where the cost of constructing the

required trunk works is deducted from the amount of DCCs that would have otherwise been payable.

The DCC credit cannot exceed the amount of DCC payable. Should the developer submit a development by phases, each phase will be reviewed independently.

2.9.2 Rebates

The DCC program allows for facility oversizing for cost recovery, that is the difference in the capital cost between a local service and a trunk service that is 'oversized' to service lands/facilities beyond the services for each phase required for the local development area(s).

Should a developer wish to proceed with a development before the trunk services fronting his property are installed, the District may allow the developer to construct the necessary portion of the works to a trunk. The District would then offer a DCC rebate for the incremental portion of the cost beyond the local requirement. The incremental cost portion is the cost for the 'oversizing' of the service. The rebate cannot exceed the amount of the DCC payable. Should the developer submit a development by phases, each phase will be reviewed independently.

2.9.3 Latecomers Agreement

Where a development constructs trunk works which benefit other development(s), the oversizing costs may be considered for inclusion in a Latecomers Agreement if the project is not a DCC project because it is not within the service area for which DCCs are applied. The agreement would be in accordance with the provisions of the *Local Government Act*. In this scenario, the development would be responsible for setting up the agreement and the costs associated to do so. The agreement would be administered by the District.

2.10 Amendment Process (Minor vs Major)

The average cost of a typical unit of development should not change significantly over time except for the effects of inflation or changes in standards, provided development projections are accurate. However, periodic revision(s) of the OCP, the District's financial situation, changing infrastructure needs, and other factors affecting new development that are beyond the District's control, will require amendments to the DCC Bylaw. In general there are two levels of amendments; **minor** and **major.**

A **minor amendment** is generally associated with an updating based on changes in construction costs and inflationary effects. This type of bylaw amendment requires provincial statutory approval, but due to its nature is anticipated to receive expeditious Ministry approval. This amendment should be carried out no more than once a year and perhaps once every two to three years.

A **major amendment** involves a full review of the DCC methodology, including:

i Underlying DCC assumptions

ii Broad policy considerations

iii Updated development projections

iv DCC program costs

v Timing of proposed capital works

vi Addition of new projects to the DCC program, when necessary

vii Removal of completed projects or that are no longer required

In accordance with the BPG recommendation, the major amendment to the DCC bylaw should be completed once every five years.

2.11 Incorporation of Bill 46

The passage of Bill 46 by the provincial government provided local government with new and expanded finance tools. With respect to DCCs, it created three new categories of infrastructure for which DCCs can be applied:

- fire protection facilities
- police facilities
- solid waste and recycling facilities.

In addition, Bill 46 enables local governments to collect and use DCCs to finance their portion of highway facilities that are cost shared with the provincial government.

The province has noted that the addition of any new category in a DCC bylaw is considered to be a **major amendment** to the bylaw.

3 DCC CATEGORIES

Non-residential land uses are categorized separately from residential land use for DCC bylaws. In order to keep the number of designated land uses at a practical level, it is normal practice to consider the groupings under residential, commercial, industrial, and institutional categories.

The District's current six (6) DCC categories based on land-use will remain unchanged as shown in **Table 1**.

Table 1 - Current & Proposed DCC Categories

DCC Category	Current Bylaw	Proposed Update
Single Family Residential	✓	✓
Multi-Family Residential	✓	✓
Congregate Care	✓	✓
Commercial	✓	✓
Institutional	✓	✓
Industrial	✓	✓

The definition of each in the current DCC Bylaw is summarized below:

Single Family Residential: The residential use of a lot that contains one building for a single dwelling unit, but which may include a secondary suite.

Multi-Family Residential: The use of land for a building consists of two or more dwelling units, excluding Single Family Residential building with a secondary suite, or a Congregate Care Use or Institutional Use.

Congregate Care: Assisted living facilities, long-term care facilities, and nursing homes.

Commercial: Use of land or buildings for retail, hotel, tourist and resort accommodation, office, personal or professional services, restaurant, recreation or entertainment and other uses engaged for commercial purposes, excluding, Congregate Care, Industrial or Institutional use.

Institutional: Use of land or a building or other structure for a school, college, childcare, hospital, library, museum, cemetery, crematorium, mausoleum, civic assembly, marina, jail or correctional facility, and similar purposes, but does not include Congregate Care use.

Industrial: Any industrial use of land or buildings, including but not limited to use of and related to co-generation, manufacturing, processing, assembling, fabricating, servicing, testing, repair, storing, transporting, warehousing; the distribution of goods, materials or things, wholesaling by distributing merchandise from the lot where it is sold, and accessory offices.

4 DEVELOPMENT GROWTH PROJECTION

4.1 Service Area & Time Frame

4.1.1 Service Area

Existing Bylaw

The District's current DCC Bylaw applies DCCs on a '**municipal wide'** basis. This means the same rate is applied for a particular type of land-use regardless of its location within the District.

Proposed Bylaw

DCCs are to be calculated on a **'municipal wide'** basis with the exception of Water where there is to be three service areas, as follows:

- Winds Water Local Service Area
- Clark Water Local Service Area
- Remainder of the District

4.1.2 Time Frame

Existing Bylaw

The DCC rates in the District's current DCC Bylaw are calculated based on a '**revolving'** basis, using a 20-year period. This means DCCs are based on the construction of the infrastructure needed to accommodate development over a 20-year period.

Proposed Bylaw

A 20 year (Year 2024 to Year 2044) **'revolving'** basis is to be used for this DCC update.

4.2 Historic Population

4.2.1 Census Canada

The District's population increased from 3,605 to 3,817 (an increase of 212: almost 6%) from 2016 to 2021. The equates to increase of 42 people per year (1.18%/year). This compares to the stagnant to slight population decline the District had experienced for the previous 15-year period; 2001 to 2016.

The population increase of the past five years is the result of several factors, including:

- Construction of the 1st phases of the Foothills Development
- Construction of the interconnection to the City of Nanaimo water system, completed 2018
- Construction of Phase 3 of the District's sanitary sewer collection system expansion, completed 2021
- Development of undeveloped residential lots and a few subdivisions

4.2.2 BCStats

Annual population estimates for municipalities are published by BCStats on the BC government website.

BCStats population estimates are generally higher when compared to Census Canada population counts, as BCStats includes an allowance for census undercount.

Table 2 presents the BCStats annual population estimate and the Census Canada population counts since 2006. The population data is graphically shown in **Figure 1**.

Table 2 - Historic Population, 2006 - 2023

Year	BCStats		Census Canada	
	Population Estimate	5 Year Increase or (Decrease)	Population Count	5 Year Increase or (Decrease)
2006	3,745	-	3,661	-
2007	3,749	-	-	-
2008	3,731	-	-	-
2009	3,763	-	-	-
2010	3,742	-	-	-
2011	3,631	-114	3,601	-60
2012	3,607	-	-	-
2013	3,629	-	-	-
2014	3,649	-	-	-
2015	3,637	-	-	-
2016	3,747	116	3,605	4
2017	3,746	-		
2018	3,818	-		
2019	3,825	-		
2020	3,864	-		
2021	3,901	154	3,817	212
2022	3,984	-	-	-
2023	4,099	-	-	-

4.3 Future Population

BCStats, publishes a forecast of future population growth for the next 20 to 25 years for each municipality and regional district. The population forecast uses the Component/Cohort-Survival method which ages the population while applying births, deaths, and migration forecasts by age. The forecasts are based on past trends which are modified to account for possible future changes. The growth projections are updated annually.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

District of Lantzville
Population, Historic & Projected
2001 - 2044

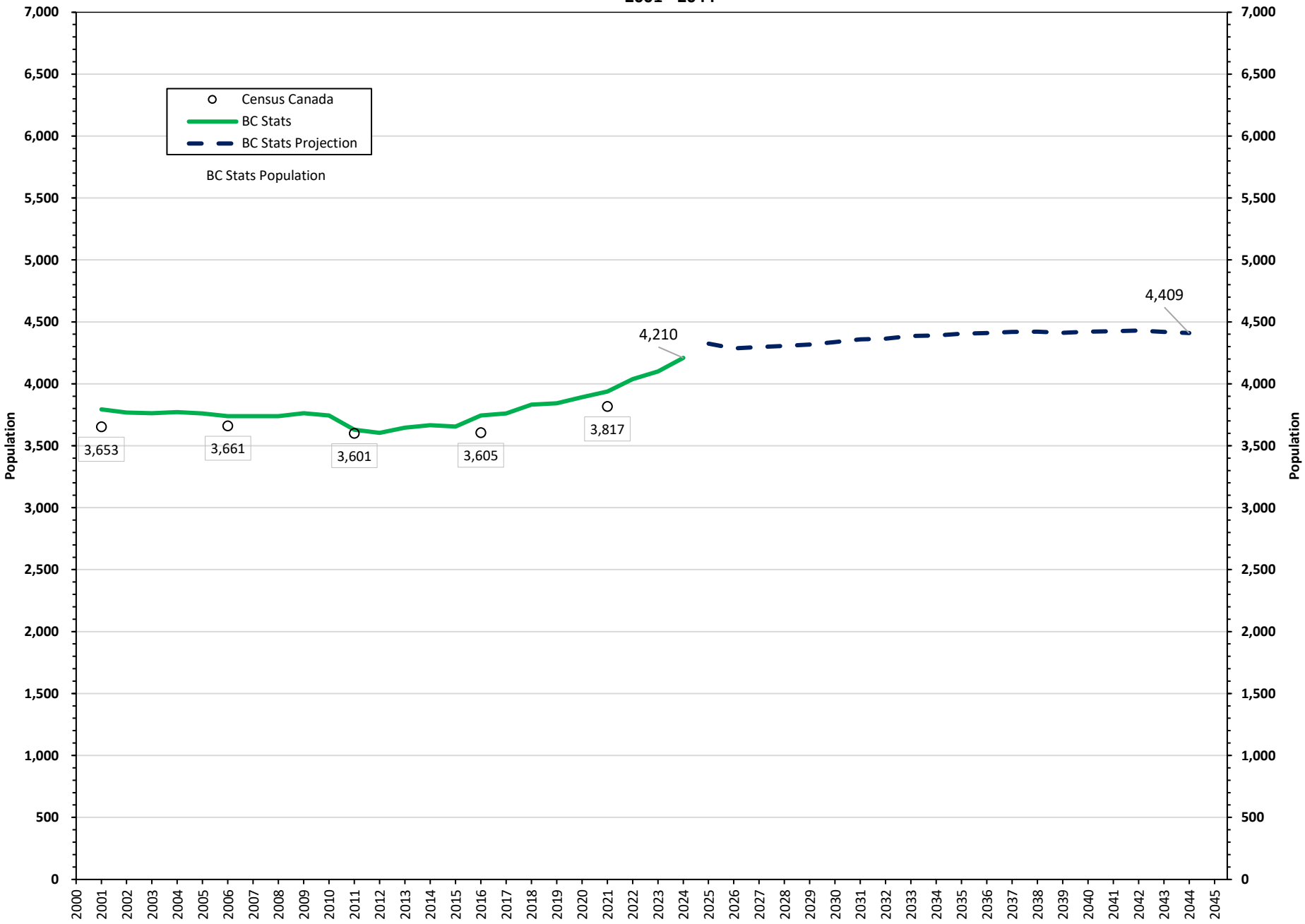

FIGURE 1

As shown in **Table 3**, BCStats projects the District's population over the next 20 years will increase by 199 capita. This is graphically shown in **Figure 1**.

Table 3 - Projected Population, 2024 - 2044

Year	BC Stats Population Projections *
2024	4,210
2029	4,316
2034	4,389
2039	4,411
2044	4,409
20 Year Increase (2024 – 2044)	**199** < 5 %

Notes:

* BCStats data release date: Feb 4, 2025

4.4 Dwelling Units

4.4.1 Historic

The estimated number of dwelling units for municipalities are published annually by BCStats on the BC government website. Census Canada publishes the total number of private dwelling as well as the number of private dwellings occupied by usual residents.

Table 4 presents the BCStats annual number of households and the Census Canada dwelling counts and capita per dwelling unit since 2006. The population data is graphically shown in **Figure 2**.

Table 4 - Number of Dwelling Units, 2006 - 2023

Year	Dwelling Units		Capita/Dwelling Unit	
	BCStats	Census Canada (1)	BCStats (2)	Census Canada (3)
2006	-	1,420	-	2.58
2007	-	-	-	-
2008	-	-	-	-
2009	-	-	-	-
2010	-	-	-	-
2011	1,496	1,463	2.43	2.46
2012	1,469	-	-	-
2013	1,492	-	-	-
2014	1,495	-	-	-
2015	1,499	-	-	-
2016	1,514	1,452	2.47	2.48

Year	Dwelling Units		Capita/Dwelling Unit	
	BCStats	Census Canada (1)	BCStats (2)	Census Canada (3)
2017	1,527	-	-	-
2018	1,560	-	-	-
2019	1,574	-	-	-
2020	1,615	-	-	-
2021	1,598	1,520	2.46	2.51
2022	1,641	-	-	-
2023	1,691	-	-	-

Notes:

1 Census Canada: private dwellings occupied by usual residents.

2 Derived from annual population estimate (**Table 2**) divided by annual number of dwelling units.

3 Derived from population count (**Table 2**) divided by the number of private dwellings occupied by usual residents.

4.4.2 Projected

Number of dwelling units projected to be required over the next 20 years were obtained from two separate sources:

- BC Stats dwelling unit projections to Year 2046.
- 5 Year and 20 Year dwelling unit projections for the District of Lantzville as presented in the report titled *Interim Housing Needs Report, District of Lantzville, November 2024* by Deloitte for the Regional District of Nanaimo.

The projected total number of dwelling units in five-year increments to Year 2044 from these two sources is presented in **Table 5** and graphically in **Figure 2**.

Table 5 - Projected Number of Dwelling Units, 2024 - 2044

Year	Total Dwelling Units Projections	
	BCStats	Deloitte *
2024	1,726	-
2029	1,752	+286
2034	1,812	-
2039	1,845	-
2044	1,861	+840
20 Year Increase (2024 – 2044)	**135** 8 %	**840** 49 %

Notes:

* 5 Year local housing need total of 286 comprised of 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4+ Bedrooms housing types.

20 Year local housing need total of 840 comprised of the same four (4) housing types.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers

District of Lantzville
Dwelling Units, Historic & Projected
2001 - 2044

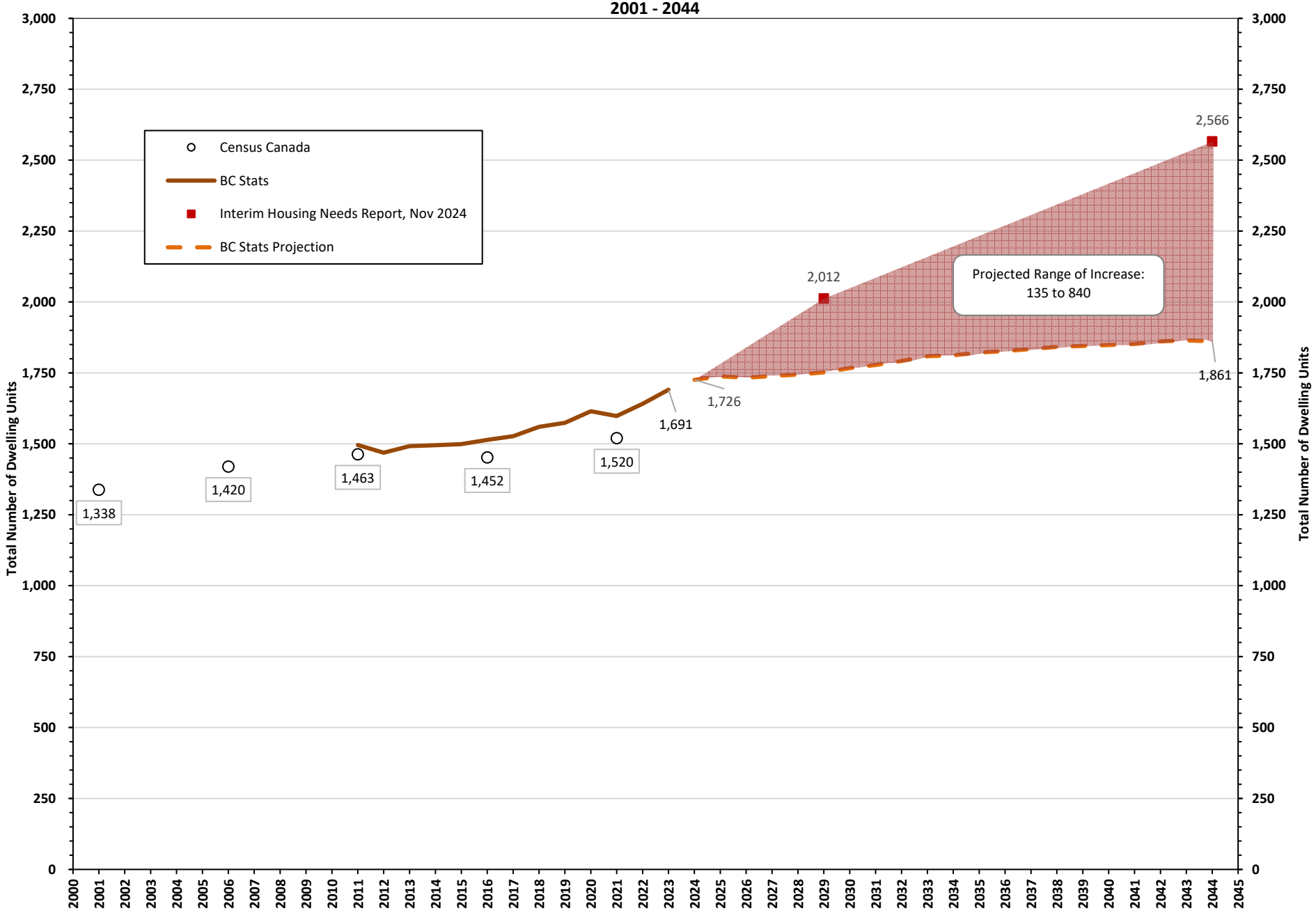

FIGURE 2

For this report, the Interim Housing Needs Report projections have been applied for residential development.

4.5 By Land Use

A summary of the projected growth over the next 20 years for each of the proposed DCC categories is presented in **Table 6**.

Table 6 - Projected Development Growth by Land-Use

Land-Use	Amount	Units
Single Family	676 [1]	Lots
Multi-Family	164 [1]	Units
Congregate Care	300 [2]	Units
Commercial	35,500 [3]	m^2 of gross floor area
Institutional	10,730 [4]	m^2 of gross floor area
Industrial	4.5 [5]	ha, total lot area

Notes:

1 Based on *Interim Housing Needs Report, District of Lantzville, November 2024* for Nanaimo Regional District by Deloitte.

2 The provincial government has announced the plan for the construction of a 300 unit long-term care facility in Lantzville.

3 Based on input from District Staff.

4 Based on input from District Staff. Includes allowance for expansion of the Aspengrove School (pre-school to grade 12 International Baccalaureate) school is looking to expand its facility.

5 Based on input from District Staff. Includes growth for Public Utility zoned land.

5 PROJECT COST ALLOCATION

5.1 Introduction

With the establishment of a list of capital projects and their estimated construction costs, the portion of the project cost attributed to development is calculated using the equation:

DCP = PC – GG – BEU – AF – RF

Where:

DCP = Development Cost Portion
PC = Project Cost
GG = Government Grants
BEU = Benefit to Existing Users
AF = Assist Factor
RF = Reserve Funds

A discussion on each category and the amounts used in this study is presented below. The District's contribution to the DCC projects consists of:

i Total Capital Cost Attributed (Benefit) to Existing Users (BEU)
ii Assist Factor (AF)
iii portion of costs associated with developments exempt from DCCs (see previous discussion under Section **2.2 Exemptions, Waivers & Reductions**)

5.2 Project Costs

5.2.1 Basis of Cost Estimates

Except were noted otherwise, no preliminary or detail engineering design work has been completed, and as such, the costs in this report are **Class D** estimates (±50%) as defined by Engineers & Geoscientists BC as:

> "An estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects."

5.2.2 Timing of Cost Estimates

The estimates are in 2025 dollars as of July 2025 when the Engineering News Record Construction Cost Index (ENR CCI) was 13,893 and the local (Mid Vancouver Island) construction marked was considered to be active.

5.2.3 Long-Term Debt Interest

Interest on long-term debt has not been included in any of the project costs.

5.3 Government Grants

Government grants, including Federal/Provincial infrastructure funding programs and Provincial revenue sharing programs, can no longer be relied upon to provide significant funding for all types of capital improvement projects. Some grants are available for projects, particularly those which contribute towards improved public health and water quality considerations, but sporadically for other priorities. When awarded, senior government grants can provide:

- A significant portion of study cost recovery.
- Provincial government funding up to 80% of a project cost.
- A total of 2/3rds combined assistance under Infrastructure Funding Programs supported through joint Federal/Provincial agreements.

For the purposes of this report only the grant funding the District has been awarded for the extension of the water system to the Winds Area has been included.

In recent years given the financial constraints of the federal and provincial government and the demand on the gas tax revenue program administered by the Union of BC Municipalities these grants are becoming more difficult to obtain. However, the District should continue to make every effort to obtain financial assistance toward key eligible projects as funding programs become available.

5.4 Benefit to Existing Users

Capital costs for DCC calculations must be net costs. It is recognized that most improvements within the system provide a benefit to the existing residents and users.

The percentage benefit to existing users estimated for each project has been made. The cost for each project applicable to existing users is then deducted from the project cost, after government grants are deducted, to calculate the allowable DCC recoverable portion of the project.

5.5 Municipal Assist Factor

Section 559 (2) of the *Local Government Act* states the purpose of DCCs is to provide funds to “assist” local government in paying the costs of infrastructure. By not allowing 100% of the growth-related costs to be charged to new developments, the legislation implicitly requires an “assist factor”. This assist factor is separate from the allocation of project costs between new development and existing users, which is considered on a project specific basis.

Most DCC bylaws use assist factors in the 1% to 10% range. Under certain conditions, the

assist factor is adjusted to maintain DCC rates within a perceived affordable level. When the economy is slow, a higher assist factor, such as 10%, can be used to encourage new development. With a very healthy development climate, a low assist factor, such as 1% is considered appropriate.

A 1% assist factor has been chosen for all projects.

5.6 DCC Reserve Funds

The reserve funds are the total amounts that have been collected from development and not yet spent on DCC projects. These amounts are deducted in the DCC calculation. **Table 7** lists fund balance in each of the District's DCC category as of July 28, 2025.

Table 7 - DCC Reserve Funds Balance

DCC Category	Reserve Fund Balance $
Roads	$ 381,750.09
Storm Drainage	$ 588,133.78
Sanitary Sewer	$ 734,716.53
Water	$ 1,049,524.55
Parks	$ 555,010.57
Fire Protection Facilities	$ none

6 DCC CALCULATION METHOD

6.1 Common Unit

The BPG recommends DCCs be calculated using a common unit basis for each municipal service (roads, storm drainage, sanitary sewer, waterworks and parks). To meet this requirement, the following common unit was applied to each land use for each municipal service:

Roads
Costs are related to estimated traffic generation as defined by the number of Average Vehicle Trips Ends (AVTE) on weekdays for each land-use category.

Storm Drainage
Costs are related to the amount of impervious area for each land-use category.

Water
Costs are related based on per capita demand for each land-use category based on water meter reading data and equivalent population per land-use. A separate allowance for exterior water demand based on land-use has been accounted for with each land-use category.

Sanitary Sewer
Costs are related using an equivalent population demand, which is based on average densities and usage for each land-use category.

Parks
Costs are related using equivalent population based on average densities for each residential land-use category. No contribution for commercial, institutional, industrial land-use categories are allowed, in accordance with the BPG.

Fire Protection Facilities
Costs are related using equivalent population based on average densities for each land-use category.

7 TRANSPORTATION DCCs

7.1 Proposed Projects

The proposed road projects consist of those from the existing DCC Bylaw that have not yet been carried out and in part are based on the *District of Lantzville Transportation Review March 2013* by Boulevard Transportation Group.

The location of each road project is presented on **drawing 2251-01**.

Road DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

7.2 Calculation Unit

Road DCCs were calculated using the Average Vehicle Trip Ends (AVTE) on weekdays for each land-use category as published in the Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition. The resulting total traffic generated by new development is presented in **Table 8**.

Table 8 - Land-Use Traffic Generation Summary

Land Use Category	ITE Code	Estimated New Development	Average Vehicle Trip End (per unit)	Traffic Generation (Total Trip Ends)
Single Family	210 (1)	676 units	9.52	6,436
Multi Family	230 (2)	164 units	5.81	953
Congregate Care	253 (3)	300	2.02	606
Commercial	770, 820, 826 (4)	35,500 m^2	0.357	12,674
Institutional	520 (5)	10,730 m^2	0.166	1,781
Industrial	130, 150, 151 (6)	4.5 ha	126.71	570
			Total Traffic Generation	**23,020**

Notes:

1 The designation for ITE category 210 is Single Family Homes.

2 The designation for ITE category 230 is Residential Condo/Townhouse.

3 The designation for ITE category 253 is Congregate Care Facility.

4 For Commercial there are a large number of categories in the manual. To best reflect the District of Lantzville type commercial conditions, an average approach was used. Three categories were used:

- Business Park (770) AVTE = 0.134 per m^2
- Shopping Center (820) AVTE = 0.460 per m^2
- Speciality Retail Centre (826) AVTE = 0.477 per m^2

For a Design AVTE = 0.357 per m^2

5 The designation for ITE category 520 is Elementary School.

KOERS & ASSOCIATES ENGINEERING LTD.
Consulting Engineers
P.O. Box 790, 194 Memorial Ave. Ph: 250-248-3151
Parksville, BC V9P 2G8 www.koers-eng.com Fax: 250-248-5382

STRAIT OF GEORGIA

FLEET PT.

NANOOSE INDIAN RESERVE

HIGHWAY 19

REGIONAL DISTRICT OF NANAIMO

DISTRICT OF LANTZVILLE

CITY OF NANAIMO

DOVER RD

DISTRICT OF LANTZVILLE

CITY OF NANAIMO

GREEN LAKE

REGIONAL DISTRICT OF NANAIMO

KNARSTON CREEK

DOUMONT MARSH

COPLEY BROOK

METRAL CREEK

CALLOWAY MARSH

OLD LOGGING ROAD

EBEN RAILWAY

BLOODS CREEK

PRIVATE RD

SABRE RD

DAWN RD

LISA LANE

BAYVIEW PARK DR.

FAWN DR.

JOHNSTON LANE (PRIVATE)

ALISON ROAD

NORTH RD

EST ROAD

PLOVER RD

BENMULLION ROAD

ALDERBROOK DR.(PRIVATE)

LANTZVILLE ROAD

MOERCHER RD

AATS RD

VAL-MAR ROAD

WESTWIND DR

EASTWIND DR

NORTHWIND DRIVE

SOUTHWIND DRIVE

RONALD ROAD

LORENZEN LANE

SUPERIOR ROAD

HOBSON'S ROAD

NORMABEL DRIVE

SYWASH RIDGE ROAD

STONE ROAD

HARLEY DR

BELYEA PL

VANDENHOECK RD

HARBY ROAD WEST

HARBY ROAD EAST

FOREST ELEM

HARWOOD DRIVE

ELIZABETH WAY

ANDREA CRES.

FERNMAR ROAD

CLARK CRESCENT

ACADEMY ROAD

PHILIP ROAD

INDUSTRIAL RD

MARY RD

METRO RD

WILSON RD

7542

7780

SUPERIOR RD

GEDDES PL

THOMPSON RD

ISLAND ROAD

MRUS DR.

PETRUS PL.

CHATAWAY PL.

HEGER RD

SLOGAR DRIVE

PETERSON RD

MARI RD.

LYNN DR.

WILLARD DRIVE

ROSSITER AVENUE

JOE WAY

LANCEWOOD AVE

VENTURE RD

CAL RD

SUNBURY RD

SUNBURY PL.

SEBASTION RD

HAIL RD.

HARBOR RD.

BROOKSTONE RD.

ELLESMERE DR.

TWEEDSMUIR RD.

TREMBLAY RD

LANGREST TERR

McGILL RD

LANGLEY GDNS. RD.

LANGLEY RD.

DICKINSON RD

LUCAS LANE

CAILLET ROAD

JACK'S ROAD

WYRON RD

OAK ROAD

STRAIT RD.

PARKER RD

SAVOY CRESC

LEASIDE PL

OWEN RD

JENNA DR.

NESTOR WAY

WAYNE PL

ROSALYN CRES

WAGE ROAD

STRONG ROAD

BEST ROAD

LANTZVILLE ROAD

CLARK DRIVE WEST

BLACKMON DR

HASE PL

ALDER RD

CLARK DR EAST

ELM RD

FRONT ROAD

DAVE PL

CUL-DE-SAC

YEW

ARBUTUS CRES

PHANTOM RD

HOPES PL

MANHATTEN WAY

ROYAL DR.

ALDER RD

HARDWOOD

R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23

SD-1 SD-2 SD-3 SD-4 SD-5 SD-6 SD-7 SD-8 SD-9 SD-10 SD-11 SD-12 SD-13 SD-14

LEGEND

- PROJECT NUMBER (SD-3)
- STORM DRAIN
- STORM CULVERT
- RIGHT-OF-WAY REQUIRED
- STORM WATER DETENTION WORKS
- ROAD (R-9)

PROJECT NO.	2251
DRAWN	–
DESIGNED	CH
DATE	MAY 23, 2025
SCALE	N.T.S.

CLIENT

DISTRICT OF LANTZVILLE

PROJECT

DEVELOPMENT COST CHARGE 2025 STUDY

TITLE

DCC PROJECT LOCATIONS (ROAD AND DRAINAGE)

DRAWING No.	REV.	SHEET
2251-01	–	1/2

File: 2251-01 & -02, March 28, 2025.dwg Plot Time: May 23, 2025 – 1:53pm User: rcove

6 For Industrial, an averaging approach was also applied to best reflect industrial development conditions in Lantzville. Three categories were used:

- Industrial Park (130) AVTE = 151.15 per hectare
- Warehousing (150) AVTE = 41.42 per hectare
- Mini-Warehouse (151) AVTE = 87.55 per hectare

For a Design AVTE = 126.71 per hectare

7.3 Cost Charge Calculation

Table 9 - Transportation DCCs lists all applicable projects and costs, and the resulting net DCC recoverable amount after subtraction of the DCC Reserve fund balance.

The DCC per average vehicle trip end (DCC per AVTE) is calculated by dividing the DCC recoverable amount by the Total Traffic Generation of 23,020.

The Road DCC per land-use is arrived at by multiplying the DCC unit cost per AVTE by the Average Vehicle Trip End per land-use.

TABLE 9

TRANSPORTATION DCCs

Date: July 28, 2025

File: 2251

Project Description							Total Expenditure	Govern't Grant	Net Expenditure	Benefit to Existing Users	Net Expenditure - Benefit to Existing Users	1% Assist Factor	Existing User Cost	Recoverable DCC
Project No.	Road Name	Length (m)	Width (m)	Thickness (mm)	Existing Material	Unit Cost ($/m2)	($)	($)	($)	($)	($)	($)	($)	($)
R - 1	Aulds Rd (Ware Rd to south of Elm Rd)	630	**8**	75	Hot Mix	145	730,800		730,800	511,560	219,240	2,192	513,752	217,048
R - 2	Philip Rd	300	**9**	50	Hot Mix	110	297,000		297,000	237,600	59,400	594	238,194	58,806
R - 3	Aulds Rd (Philip Rd to Harwood Dr)	200	**8**	75	Hot Mix	145	232,000		232,000	92,800	139,200	1,392	94,192	137,808
R - 4	Lorenzen Lane	720	6	50	Hot Mix	110	475,200		475,200	237,600	237,600	2,376	239,976	235,224
R - 5	Dickinson Rd (Lavender Rd to Myron Rd)	330	7	75	Hot Mix	145	334,950		334,950	133,980	200,970	2,010	135,990	198,960
R - 6	Dickinson Rd (Myron Rd to Shook)	940	7	75	Hot Mix	145	954,100		954,100	381,640	572,460	5,725	387,365	566,735
R - 7	Alger Rd	505	7	50	Hot Mix	110	388,850		388,850	252,753	136,098	1,361	254,113	134,737
R - 8	Venture Rd	130	6	50	Hot Mix	110	85,800		85,800	64,350	21,450	215	64,565	21,236
R - 9	Leland Rd	560	7	50	Hot Mix	110	431,200		431,200	301,840	129,360	1,294	303,134	128,066
R - 10	Andrea Crescent (west of Philip)	330	7	50	Hot Mix	110	254,100		254,100	190,575	63,525	635	191,210	62,890
R - 11	Phantom Rd (Chip Seal)	640	6	50	Cold Mix	50	192,000		192,000	144,000	48,000	480	144,480	47,520
R - 12	Superior Rd (Northwind Rd to Vandenhoek Rd)	850	**8**	75	Hot Mix	145	986,000		986,000	493,000	493,000	4,930	497,930	488,070
R - 13	Harby Road East	780	7	50	Hot Mix	110	600,600		600,600	450,450	150,150	1,502	451,952	148,649
R - 14	Andrea Crescent (south of Harwood Dr)	330	7	50	Hot Mix	110	254,100		254,100	228,690	25,410	254	228,944	25,156
R - 15	Harwood Drive (west of Elizabeth Way)	400	7	50	Hot Mix	110	308,000		308,000	277,200	30,800	308	277,508	30,492
R - 16	Lantzville Rd (Dover Rd to Hwy 19)	5,400	7	75	Hot Mix	145	5,481,000		5,481,000	2,740,500	2,740,500	27,405	2,767,905	2,713,095
R - 17	Ware Rd (Philip to Hwy 19)	720	7	75	Hot Mix	145	730,800		730,800	292,320	438,480	4,385	296,705	434,095
R - 18	Ware Rd (Hwy 19 to Lantzville Rd)	720	7	75	Hot Mix	145	730,800		730,800	292,320	438,480	4,385	296,705	434,095
R - 19	Aulds Rd (Elm to Clarke Dr)	1,025	**8**	75	Hot Mix	145	1,189,000		1,189,000	832,300	356,700	3,567	835,867	353,133
R - 20	Philip Rd (Forest Turn to Andrea Cres)	690	7	50	Hot Mix	110	531,300		531,300	371,910	159,390	1,594	373,504	157,796
R - 21	Harby Road West & Vandenhoek Road	810	7	50	Hot Mix	110	623,700		623,700	436,590	187,110	1,871	438,461	185,239
R - 22	Superior Rd (Vandenhoek Rd to Hwy 19)	240	7	75	Hot Mix	145	243,600		243,600	121,800	121,800	1,218	123,018	120,582
R - 23	Superior Rd (Lantzville Rd to Hwy 19)	810	7	75	Hot Mix	145	822,150		822,150	411,075	411,075	4,111	415,186	406,964
R - 24	Transportation Master Plan Update						100,000		100,000	50,000	50,000	500	50,500	49,500
R - 25	DCC Study Update						15,000		15,000	3,750	11,250	113	3,863	11,138
						Totals	**$16,992,050**		**$16,992,050**	**$9,550,603**	**$7,441,448**	**$74,414**	**$9,625,017**	**$7,367,033**

DCC Reserve Fund Total	**$381,750**
Net DCC Recoverable (Total - Reserves)	**$6,985,283**
Total Average Vehicle Trip Ends (TAVTE)	**23,020**
DCC Charge per Average Vehicle Trip End (DCC ÷ TAVTE)	**$303.44**

DCC Category	New Development (Quantity)	(Unit)	AVTE per Unit	Traffic Generation (total trip ends)
Single Family	676	lots	9.52	6,436
Multi-Family	164	dwelling units	5.81	953
Cong. Care	300	dwelling units	2.02	606
Commercial	35,500	m^2 of gross building area	0.357	12,674
Institutional	10,730	m^2 of gross building area	0.166	1,781
Industrial	4.5	ha of gross site area	126.71	570
		Total Average Vehicle Trip Ends:		23,020

DCC Category	AVTE per Unit	x	DCC per AVTE	DCC CHARGE
Single Family	9.52	x	$303.44	**$2,889**
Multi-Family	5.81	x	$303.44	**$1,763**
Cong. Care	2.02	x	$303.44	**$613**
Commercial	0.357	x	$303.44	**$108.30**
Institutional	0.166	x	$303.44	**$50.40**
Industrial	126.71	x	$303.44	**$38,449**

Notes:

1. The projects listed include those from the 2018 DCC Study that have not yet been carried out.
2. Unit costs derived from District of Lantzville road reconstruction/upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

8 STORM DRAINAGE DCCs

8.1 Proposed Projects

The proposed storm drainage projects consist of those from the existing DCC Bylaw that have not yet been carried out and are consistent with the *District of Lantzville Storm Drainage Study, March 2007* by Koers & Associates Engineering Ltd.

The location of each drainage project is presented on **drawing 2251-01**.

Storm DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

8.2 Calculation Unit

The need for storm drainage work is related to the runoff generated from development. The volume and intensity of the runoff is in direct response to the amount of impervious area, including the construction of roads, driveways, parking areas, sidewalks and buildings.

For this study, storm drainage DCCs were calculated based on the amount of impervious area for each land use category. An Equivalent Drainage Unit (EDU) was calculated for each land-use with a Single Family Residential unit being the base unit.

Single Family
For Single Family Residential, an average density of six to seven lots per hectare, or 1,500 m^2 per unit is assumed. The District's zoning bylaw allows for 35% building coverage. Accounting for driveways and outbuildings, the average impervious area per lot is estimated at 40%, creating 600 m^2 of impervious area per unit. Using a 90% impervious factor creates 540 m^2 of impervious area per lot.

Multi-Family
For Multi-Family Residential, an average density at 20 units per hectare, or 500 m^2 per unit is assumed. The District's zoning bylaw (CD 24) allows for 80% building coverage. Accounting for on-site parking and walkways, the average impervious area per unit is estimated at 85%, creating 425 m^2 of impervious area per unit. Using a 90% impervious factor creates 383 m^2 of impervious area per unit.

Congregate Care
For Congregate Care Facility, an average density of 100 units per hectare, or 100 m^2 per unit is assumed. The District's zoning bylaw (PU1) allows for 50% building coverage. Accounting for on-site parking and walkways, the average impervious area per unit is estimated at 65%, creating 65 m^2 of impervious area per unit. Using a 90% impervious factor creates 58.5 m^2 of impervious area per unit.

Commercial

For Commercial, DCCs are calculated on a per square metre of gross building floor area. An average building coverage of 50% is assumed based on the District's several commercial zones. Accounting for on-site parking and walkways, the average impervious area is estimated at 75%. This creates 1.5 m^2 of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 1.35 m^2 of impervious area per building floor area.

Institutional

For Institutional, DCCs are calculated on a per square metre of gross building floor area. The District's PU1 zoning allows for 50% site coverage. Accounting for on-site parking and walkways, the average impervious area is estimated at 55%. This creates 1.1 m^2 of impervious area for every 1 square metre of gross building floor area. Using a 90% impervious factor creates 0.99 m^2 of impervious area per building floor area.

Industrial

For Industrial, DCC are calculated by each hectare of gross site area. Using a 90% impervious factor creates 9,000 m^2 of impervious area per ha.

The total impervious area created by new development is presented in **Table 10**.

Table 10 - Land Use Impervious Area Summary

Land Use Category	Estimated New Development	Per Unit Impervious Area, m^2	Total Impervious Area, m^2
Single Family	676 units	540	365,040
Multi Family	164 units	383	62,812
Congregate Care	300	58.5	17,550
Commercial	35,500 m^2	1.35	47,925
Institutional	10,7300 m^2	0.99	10,623
Industrial	4.5 ha	9,000	40,500
	Total Impervious Area, m^2		**544,450**

8.3 Cost Charge Calculation

Table 11 - Storm Drainage DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve Fund balance.

The DCC per square metre of Impervious Area is calculated by dividing the Net DCC Recoverable by the Total Impervious Area of 544,450 m^2.

The Storm Drainage DCC per land-use is arrived at by multiplying Per Unit Impervious Area for each land-use by the DCC Per Impervious Area for each land-use.

TABLE 11

STORM DRAINAGE DCCs

Date: July 28, 2025

File: 2251

Project No.	Basin	Description Location	Upgrade Type	Exist. Dia. (mm)	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
SD - 1	Bloods Cr	Dickinson Rd	Culvert Upgrade	800 x 1,800	400,000		400,000	240,000	160,000	1,600	241,600	158,400
SD - 2	Bloods Cr	Lantzville Rd	Culvert Upgrade	1,100 x 1,800	375,000		375,000	225,000	150,000	1,500	226,500	148,500
SD - 3	Bloods Cr	Alger Rd	Culvert Upgrade	1,200	200,000		200,000	100,000	100,000	1,000	101,000	99,000
SD - 4	Bloods Cr	Clark Dr East	Culvert Upgrade	1,200	200,000		200,000	100,000	100,000	1,000	101,000	99,000
SD - 5	Jacks Rd	Dickinson Rd	Culvert Upgrade	750	295,000		295,000	88,500	206,500	2,065	90,565	204,435
SD - 6	Jacks Rd	Caillet Rd to McGill Rd	R/W Agreements		50,000		50,000	45,000	5,000	50	45,050	4,950
SD - 7	Jacks Rd	Jacks Rd & Calliet Rd	Drainage Bypass: 460 m of 1,200 mm		1,150,000		1,150,000	575,000	575,000	5,750	580,750	569,250
SD - 8	Jacks Rd	Clark Dr West at Ware Rd	Culvert Upgrade	600	225,000		225,000	112,500	112,500	1,125	113,625	111,375
SD - 9	Jacks Rd	E&N Railway at Ware Rd	Culvert Upgrade	1,000	250,000		250,000	125,000	125,000	1,250	126,250	123,750
SD - 10	Huddlestone Rd	Rossiter Ave / Lancewood Ave	Drainage Enclosure: 630 m of 1050 mm		1,386,000		1,386,000	693,000	693,000	6,930	699,930	686,070
SD - 11	Huddlestone Rd	Harwood / Andrea / Philip	Drainage Enclosure: 1,240 m of TBD		2,480,000		2,480,000	1,240,000	1,240,000	12,400	1,252,400	1,227,600
SD - 12	Huddlestone Rd	Andrea Cres	Detention Pond Storage Improvements		450,000		450,000	225,000	225,000	2,250	227,250	222,750
SD - 13	Sebastion Rd	Lantzville Rd at Harper Rd	Culvert Upgrade	600	250,000		250,000	125,000	125,000	1,250	126,250	123,750
SD - 14	Knarston Cr	Stone Rd Area	Retention Pond		300,000		300,000	90,000	210,000	2,100	92,100	207,900
SD - 15	Storm Drainage Master Plan Update				150,000		150,000	75,000	75,000	750	75,750	74,250
SD - 16	DCC Study Update				15,000		15,000	3,750	11,250	113	3,863	11,138
			Totals		**8,176,000**	**$0**	**$8,176,000**	**$4,062,750**	**$4,113,250**	**$41,133**	**$4,103,883**	**$4,072,118**

DCC Reserve Fund Total	**$588,134**
Net DCC Recoverable (Total - Reserves)	**$3,483,984**
Total Impervious Area, m^2	**544,450**
DCC per m^2 of Impervious Area	**$6.40**

DCC Category	New Development (Quantity)	(Unit)	Per Unit Impervious Area m^2	Total Imp. Area m^2
Single Family	676	lots	540	365,040
Multi-Family	164	dwelling units	383	62,812
Cong. Care	300	dwelling units	58.5	17,550
Commercial	35,500	m^2 of gross building area	1.35	47,925
Institutional	10,730	m^2 of gross building area	0.99	10,623
Industrial	4.5	ha of gross site area	9,000	40,500
		Total Impervious Area, m^2:		544,450

DCC Category	Per Unit Imp. Area, m^2	x	DCC per m^2 of Imp Area	DCC CHARGE
Single Family	540	x	$6.40	**$3,456**
Multi-Family	383	x	$6.40	**$2,451**
Cong. Care	59	x	$6.40	**$374**
Commercial	1	x	$6.40	**$8.60**
Institutional	1	x	$6.40	**$6.30**
Industrial	9,000	x	$6.40	**$57,592**

Notes:

1. The projects listed include those from the 2018 DCC Study that have not yet been carried out.
2. Culvert upgrade costs based on District of Lantzville culvert replacement/upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

9 SANITARY SEWER DCCs

9.1 Proposed Projects

The proposed sanitary sewer projects consist of those from the existing DCC Bylaw that have not yet been carried out and as shown in the *District of Lantzville OCP, Map 7 – Proposed Sanitary Sewer System Phasing* and which was based on the *District of Lantzville Feasibility Study, Sanitary Sewer Servicing Report, May 2005* by Koers & Associates Engineering Ltd.

The location of each sanitary sewer project is presented on **drawing 2251-02**.

Sanitary Sewer DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

9.2 Calculation Unit

Sanitary sewer DCCs were calculated based on the common unit of equivalent population served for each land-use category.

Single Family, Multi-Family, Congregate Care
As noted in **3.3 Future Population** and **3.4 Dwelling Units**, over the next 20 years, 680 dwelling units are projected to be constructed to accommodate the projected population increase of 1,735; equating to an average population density of 2.55 capita per dwelling unit (1,735÷680). For this study, the following population densities per dwelling unit have been used:

- Single Family Residential: 2.7 capita per lot
- Multi-Family Residential: 2.4 capita per unit
- Congregate Care: 1.1 capita per unit

Commercial Development
An equivalent sewage flow population density is assumed to be 30 persons per hectare. Allowing for 50% site coverage for building floor area, results in an equivalent population density of 0.006 persons per m^2 of gross building floor area (30 people/ha ÷ 50% ÷10,000 m^2/ha = 0.006).

Industrial Development
An equivalent sewage flow population density is assumed to be 50 persons per hectare. Allowing for 50% site coverage for building floor area, results in an equivalent population density of 0.010 persons per m^2 of gross building floor area (50 people/ha ÷50%÷10,000 m^2/ha = 0.010].

Industrial Development
An equivalent population density is assumed to be 10 persons per hectare.

LEGEND

Symbol	Description
W-8 (PROJECT NUMBER)	WATER
Ⓡ (RESERVOIR)	
(GRAVITY)	SANITARY SEWER (PHASE F)
F-1	FIRE PROTECTION FACILITIES

PROJECT NO.	2251
DRAWN	–
DESIGNED	CH
DATE	JULY 28, 2025
SCALE	N.T.S.

CLIENT

DISTRICT OF LANTZVILLE

PROJECT

DEVELOPMENT COST CHARGE 2025 STUDY

TITLE

DCC PROJECT LOCATIONS (SANITARY, WATER & FIRE)

DRAWING No.	REV.	SHEET
2251–02	–	2/2

File: 2251-01 & -02, July 28, 2025.dwg Plot Time: Jul 29, 2025 – 10:45am User: rcave

Table 12 shows the equivalent population data used for the sanitary sewer DCC calculations.

Table 12 - Sanitary Sewer Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,7300 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

9.3 Cost Charge Calculation

Table 13 - Sanitary Sewer DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve Fund balance.

The DCC per sanitary sewer Equivalent Population is calculated by dividing the Net DCC Recoverable by the Total Equivalent Population of 2,914.

The Sanitary Sewer DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

TABLE 13

SANITARY SEWER DCCs

Date: July 28, 2025

File: 2251

Project No.	Description	Total Length (m)	Unit Cost $/m	Total Expenditure ($)	Government Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
S - 1	OCP Map 8 Phase F: Blackjack, Clark, Aulds, Elm roads Catchment Area	8,400	1,250	10,500,000		10,500,000	5,355,000	5,145,000	51,450	5,406,450	5,093,550
S - 2	Sanitary Master Plan Update			100,000		100,000	50,000	50,000	500	50,500	49,500
S - 3	DCC Study Update			15,000		15,000	3,750	11,250	113	3,863	11,138
	Totals			**$10,615,000**	**$0**	**$10,615,000**	**$5,408,750**	**$5,206,250**	**$52,063**	**$5,460,813**	**$5,154,188**

DCC Reserve Fund Total	**$734,717**
Net DCC Recoverable (Total - Reserves)	**$4,419,471**
Total Equivalent Population (TEP)	**2,914**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$1,516.63**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$1,516.63	**$4,095**
Multi-Family	2.4	x	$1,516.63	**$3,640**
Cong. Care	1.1	x	$1,516.63	**$1,668**
Commercial	0.006	x	$1,516.63	**$9.10**
Institutional	0.010	x	$1,516.63	**$15.20**
Industrial	10	x	$1,516.63	**$15,166**

Notes:

1. The project listed includes the one remaining from the 2018 DCC Study that has not yet been carried out.
2. Unit costs derived from the most recently completed (Year 2019) District of Lantzville sanitary sewer extension project (Phase III).
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

10 WATER SYSTEM DCCs

10.1 Water Service Areas

As per Council's decision at the July 16, 2025 Council Meeting, Water DCCs are to be imposed as follows:

- Municipal Wide Water DCC
- Winds Area Specific Water DCC
- Clark Area Specific Water DCC

Development within Winds Area and the Clark Area would be charged the Municipal Wide Water DCC as well as the Area Specific Water DCC.

10.2 Municipal Wide Water DCC

10.2.1 Proposed Works

The proposed water system projects consist of those from the existing DCC Bylaw that have not yet been carried out and are consistent with the *District of Lantzville Water Master Plan, November 2017* and *District of Lantzville OCP, Map 6 – Water Service Area*.

The location of each water project is presented on **drawing 2251-02** along with the extent of the Winds Water Local Service Area and the Clark Water Local Service Area.

10.2.2 Calculation Unit

Waterworks DCCs were calculated based on the same common unit basis as sanitary sewer, i.e., the equivalent population served for each land-use category as discussed in **9.2 Calculation Unit**. The resulting equivalent populations serviced for each land-use is summarized in **Table 14a**.

Table 14a - Municipal Wide Water Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,7300 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

10.2.3 Cost Charge Calculations

Table 15a - Municipal Wide Water DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve fund balance.

The Water DCCs per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent Population of 2,914.

The Water DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

TABLE 15a

Date: July 28, 2025

MUNICIPAL WIDE WATER DCCs

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 1	Storage Reservoir	Harwood Dr 158 m HGL, Cell 2 & 3 (1,300 m^3 each)				3,100,000		3,100,000	1,550,000	1,550,000	15,500	1,565,500	1,534,500
W - 2	Main Upgrade/Extension	Phillip Rd, Aulds Rd to Harby Rd West	300	1,200	1,700	2,040,000		2,040,000	204,000	1,836,000	18,360	222,360	1,817,640
W - 7	Main Upgrade	Industrial Way (Metro Rd to west end)	250	475	1,400	665,000		665,000	465,500	199,500	1,995	467,495	197,505
W - 8	Main Upgrade	Huddlestone Rd, Lantzville Rd to Ellesmere Rd	200	175	1,250	218,750		218,750	175,000	43,750	438	175,438	43,313
W - 9	Main Extension	Owen Rd, Lantzville Rd to Rosalyn Cres	200	650	1,100	715,000		715,000	679,250	35,750	358	679,608	35,393
W - 10	Main Upgrade	Lantzville Rd, 7542 Lantzville Rd to Superior Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 11	Main Upgrade	Lantzville Rd, Superior Rd to 7780 Lantzville Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 12	Main Upgrade	Lantzville Rd, 7780 Lantzville to 7896 Lantzville Rd	200	500	1,250	625,000		625,000	562,500	62,500	625	563,125	61,875
W - 13	Water System Master Plan Update					150,000		150,000	75,000	75,000	750	75,750	74,250
W - 14	DCC Study Update					15,000		15,000	3,750	11,250	113	3,863	11,138
		Totals				**$8,778,750**	**$0**	**$8,778,750**	**$4,840,000**	**$3,938,750**	**$39,388**	**$4,879,388**	**$3,899,363**

DCC Reserve Fund Total	**$1,049,525**
Net DCC Recoverable (Total - Reserves)	**$2,849,838**
Total Equivalent Population (TEP)	**2,914**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$977.98**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$977.98	**$2,641**
Multi-Family	2.4	x	$977.98	**$2,347**
Cong. Care	1.1	x	$977.98	**$1,076**
Commercial	0.006	x	$977.98	**$5.90**
Institutional	0.010	x	$977.98	**$9.80**
Industrial	10	x	$977.98	**$9,780**

Notes:

1. The projects list includes those from the 2018 DCC Study that have not yet been carried out.
2. Unit costs derived from District of Lantzville water system upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

10.3 Winds Water Local Service Area

10.3.1 Service Area & Water Projects

The service area for the Winds Area Specific DCC and the water system projects associated with it are shown in **Figure 3**.

The watermains would provide service to properties along:

- Vandenhoek Rd
- Superior Rd
- Harley Dr
- Beliveau Rd
- Northwind Dr
- Southwind Dr
- Eastwind Dr
- Westwind Dr

10.3.2 Existing & Future Development

The amount and type of existing and future development within the service area for each land-use category was provided by the District and is summarized in **Table 14b**.

Table 14b - Winds Area Specific Water Equivalent Population Demand Summary

Land Use Category	Development	Equivalent Population Density	Equivalent Population
Estimated New Development			
Multi Family	12 units	2.4	29
Commercial	35,000 m^2	0.006	210
Industrial	4 ha	10	35
Total Equivalent New Population			274
Existing Development			
Multi Family	138 units	2.7	373
Total Equivalent Existing Population			647

10.3.3 Cost Charge Calculation

Table 15b - Winds Area Specific Water DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount. The funding sources includes the allowance of maximum funding amount ($5,733,746) that the federal and provincial governments have committed to under the *Investing in Canada - Green Infrastructure, Environmental Quality Program* for the Winds Area water project.

The Wind Area Specific Water DCCs per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent New Population of 274.

The Wind Area Specific Water DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

Development within the Winds Water Service Area would be charged these DCCs in addition to the Municipal Wide Water DCCs (**Table 15a**).

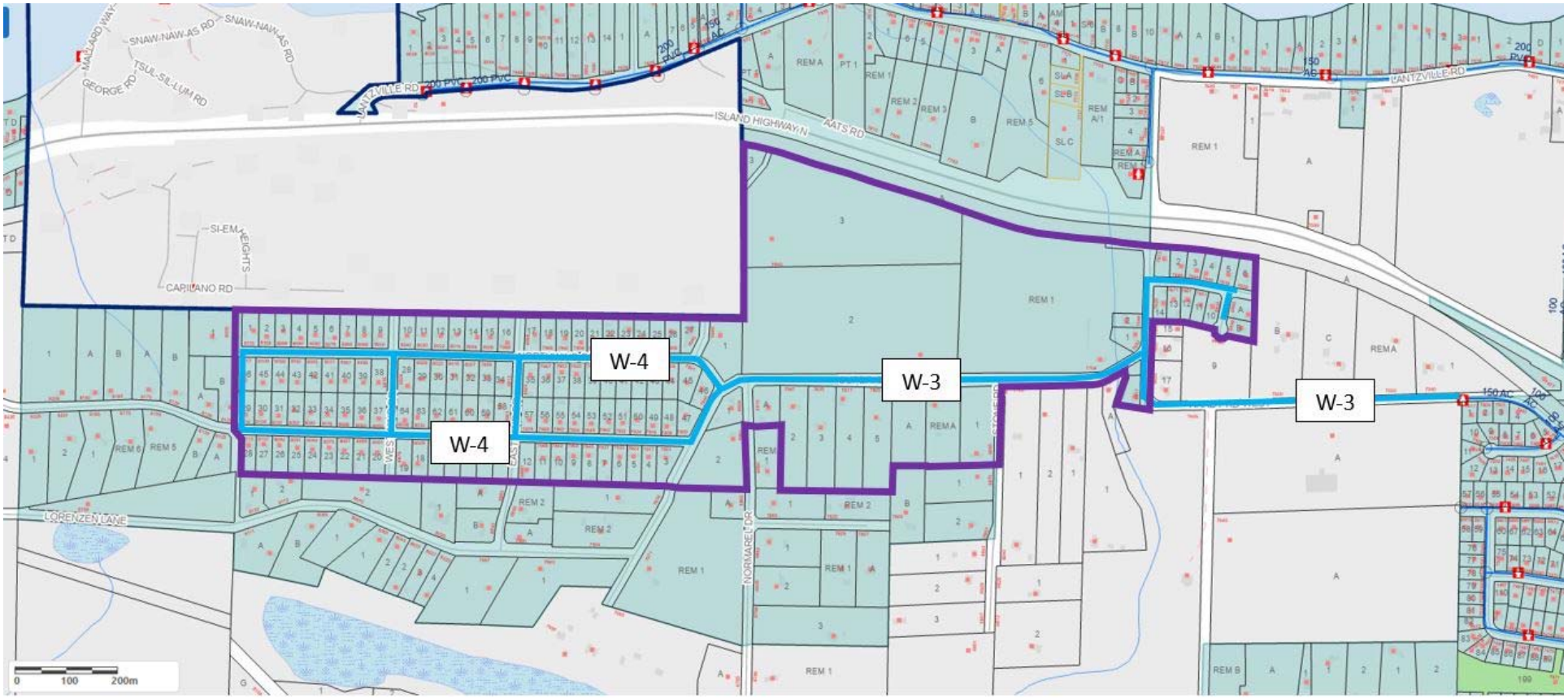

Figure 3 – Winds Area Specific Water DCC

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-3 W-4

TABLE 15b

WINDS AREA SPECIFIC WATER DCCs

Date: July 28, 2025

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users (%)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 3	Main Extension	Harby Rd West & Superior Rd	300	1,525	1,220	1,860,000	1,481,218	378,782	58%	218,271	160,511	1,605	219,876	158,906
W - 4	Main Extension	Northwind/Southwind/Superior/Harley/Beliveau	250 / 200	2,580	2,070	5,340,000	4,252,528	1,087,472	58%	626,650	460,822	4,608	631,258	456,213
		Totals				**$7,200,000**	**$5,733,746**	**$1,466,254**		**$844,921**	**$621,333**	**$6,213**	**$851,135**	**$615,119**
										DCC Reserve Fund Total				
										Net DCC Recoverable (Total - Reserves)				**$615,119**
										Total Equivalent Population (TEP)				**274**
										DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)				**$2,244.96**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	0	lots	2.7	0
Multi-Family	12	dwelling units	2.4	29
Cong. Care	0	dwelling units	1.1	0
Commercial	35,000	m^2 building gross floor area	0.006	210
Institutional	0	m^2 building gross floor area	0.01	0
Industrial	4	ha of gross site area	10	35
		Total Equivalent Population:		274

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$2,244.96	**$6,061**
Multi-Family	2.4	x	$2,244.96	**$5,388**
Cong. Care	1.1	x	$2,244.96	**$2,469**
Commercial	0.006	x	$2,244.96	**$13.50**
Institutional	0.010	x	$2,244.96	**$22.40**
Industrial	10	x	$2,244.96	**$22,450**

Notes:

1. **Allowance made for Government Grant ($5,733,746) from the Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Program**
2. Cost estimates are Class C Preliminary 40% design drawings dated May 24, 2024 by Koers (file: 2322)
3. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
4. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

10.4 Clark Water Local Service Area

10.4.1 Service Area & Water Projects

The service area for the Clark Area Specific DCC and the water system projects associated with it are shown in **Figure 4**. The watermains would provide service to properties along:

- Clark Dr West
- Parklands Pl
- Blackjack Dr
- Alger Rd
- Clark Dr
- Aulds Rd
- Arbutus Cres
- Elm Rd
- Yew Cul-De-Sac
- David Pl
- Hase Pl

10.4.2 Existing & Future Development

The amount and type of existing and future development within the service area for each land-use category was provided by the District and is summarized in Table **14c**.

Table 14c - Clark Area Specific Water Equivalent Population Demand Summary

Land Use Category	Development	Equivalent Population Density	Equivalent Population
Estimated New Development			
Single Family	124 lots	2.7	335
Multi Family	48 units	2.4	115
Institutional	5,730 m^2	0.01	57
Total Equivalent New Population			507
Existing Development			
Single Family	157 lots	2.7	424
Multi Family	30 units	2.4	72
Institutional	4,200 m^2	0.01	42
Total Equivalent Existing Population			538

10.4.3 Cost Charge Calculation

Table 15c - Clark Area Specific Water DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount.

The Water DCCs per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent Population of 507.

The Water DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

Development within the Clark Water Service Area would be charged these DCCs in addition to the Municipal Wide Water DCCs (**Table 15a**).

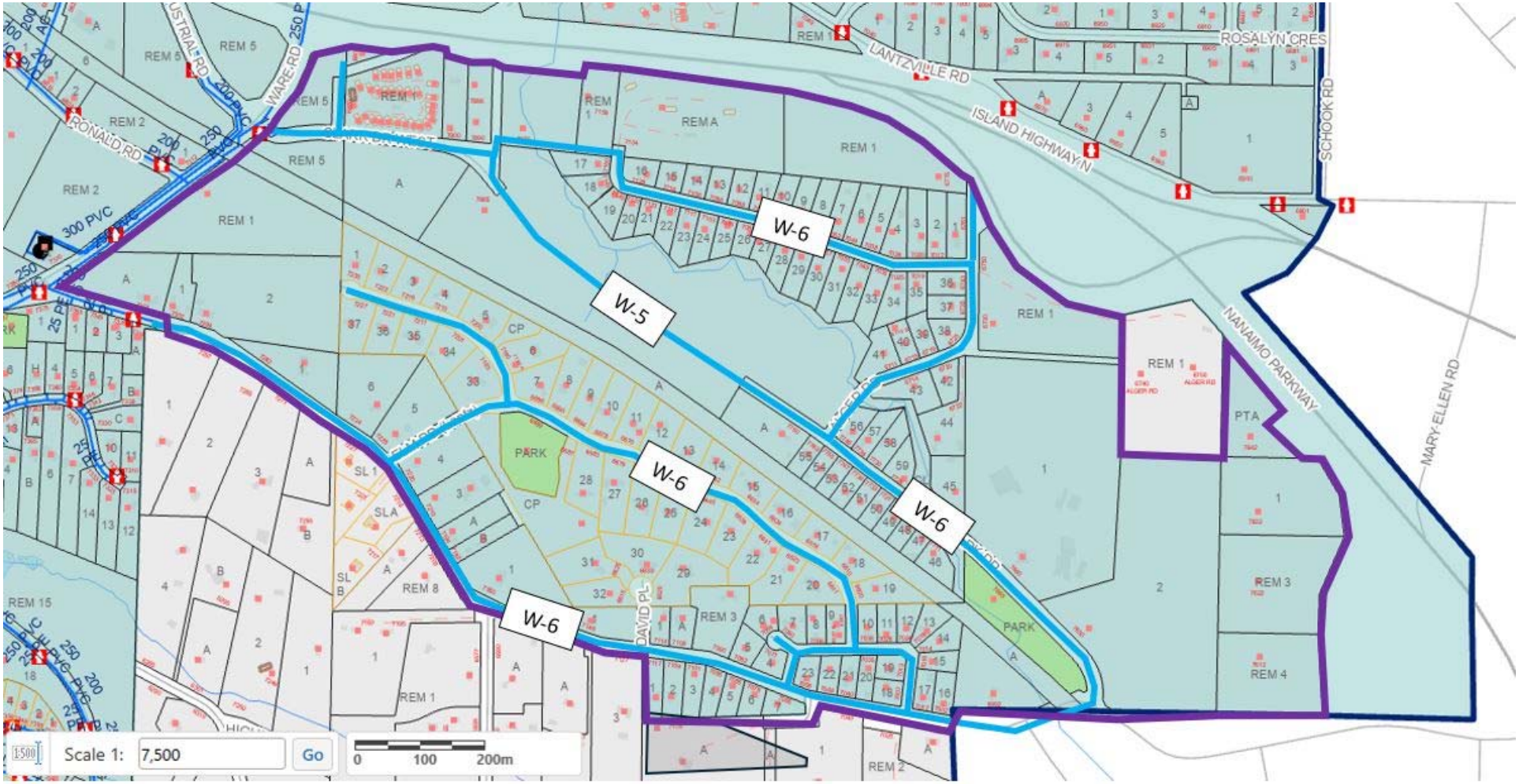

Figure 4 – Clark Area Specific Water DCC

OCP Map No. 6 – Water Service Area

Proposed Water Area Specific and Local Water Service Area Boundary (purple line)

Proposed Watermain Extension (light blue line)

Proposed Watermain Extension DCC Project No. W-5 W-6

TABLE 15c

CLARK AREA SPECIFIC WATER DCCs

Date: July 28, 2025

File: 2251

Project No.	Description / Project Type	Location	Pipe Diameter (mm)	Pipe Length (m)	Unit Cost ($/m	Total Expenditure ($)	Govern't Grant ($)	Net Expenditure ($)	Benefit to Existing Users (%)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
W - 5	Main Extension	Clark Dr, Ware Rd to Alger Rd	250	1,050	1,250	1,312,500		1,312,500	51%	675,718	636,782	6,368	682,086	630,414
W - 6	Main Extension	Clark Dr Water Service Area (AW)	250 / 200	5,600	1,100	6,160,000		6,160,000	51%	3,171,368	2,988,632	29,886	3,201,255	2,958,745
		Totals				**$7,472,500**	**$0**	**$7,472,500**		**$3,847,086**	**$3,625,414**	**$36,254**	**$3,883,340**	**$3,589,160**

DCC Reserve Fund Total	
Net DCC Recoverable (Total - Reserves)	**$3,589,160**
Total Equivalent Population (TEP)	**507**
DCC per Equivalent Population (Net DCC Recoverable ÷ TEP)	**$7,079.21**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	124	lots	2.7	335
Multi-Family	48	dwelling units	2.4	115
Cong. Care	0	dwelling units	1.1	0
Commercial	0	m^2 building gross floor area	0.006	0
Institutional	5,730	m^2 building gross floor area	0.01	57
Industrial	0	ha of gross site area	10	0
		Total Equivalent Population:		507

DCC Category	Equivalent Population Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$7,079.21	**$19,114**
Multi-Family	2.4	x	$7,079.21	**$16,990**
Cong. Care	1.1	x	$7,079.21	**$7,787**
Commercial	0.006	x	$7,079.21	**$42.50**
Institutional	0.010	x	$7,079.21	**$70.80**
Industrial	10	x	$7,079.21	**$70,792**

Notes:

1. **Allowance made for Government Grant ($5,733,746) from the Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Program**
2. Unit costs derived from District of Lantzville water system upgrading projects completed over the past several years.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

11 PARKS & OPEN SPACE DCCs

11.1 Proposed Works

Development cost charges can be imposed only in relation to growth induced needs for park and open space and cannot be imposed to make up past deficiencies. For this reason, future park requirements were established in direct relation to projected population growth. It is proposed that all park land cost charges be attributable to residential land uses.

The proposed parks & open space projects consist of those from the existing DCC Bylaw that have not yet been carried out and in part are based on the *District of Lantzville Parks, Trails and Recreation Plan, March 2008*.

Parks & Open Space DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

11.2 Calculation Unit

Parks & Open Space DCCs were calculated based on equivalent population served for each land-use category but with no contribution for commercial, institutional, or industrial/public utility land-use in accordance with the BPG.

The methodology for determining the equivalent population factor for each land use category is as presented previously in **9.2 Calculation Unit**. The resulting equivalent populations serviced for each land-use is summarized in **Table 16**.

Table 16 - Parks & Open Space Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300 units	1.1	330
	Total Equivalent Population		**2,549**

11.3 Cost Charge Calculations

Table 17 - Parks & Open Space DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverablp33e amount after subtraction of the DCC Reserve Fund balance.

The Unit DCC per Equivalent Population is calculated by dividing the Net DCC Recoverable amount by the Total Equivalent Population of 2,549.

The Parks & Open Space DCC per land-use is arrived at by multiplying Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

TABLE 17

PARKS & OPEN SPACE DCCs

Date: July 28, 2025

File: 2251

Project No.	Description	Total Expenditure ($)	Benefit to Existing Users ($)	Total Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
P - 1	Waterfront Park Acquisitions	1,400,000	700,000	700,000	7,000	707,000	693,000
P - 2	Parkland Improvements [1]	145,000	101,500	43,500	435	101,935	43,065
P - 3	Trails	120,000	84,000	36,000	360	84,360	35,640
P - 4	Trails (North)	25,000	17,500	7,500	75	17,575	7,425
P - 5	Trails (Fernmar-west end; south to power line, east to Aulds/Owen)	125,000	87,500	37,500	375	87,875	37,125
P - 6	Trails (Sywash Ridge, Fernmar - mid to Andrea Cres)	40,000	28,000	12,000	120	28,120	11,880
P - 7	Trails (Saxon Cross, Joy Way - Rossiter Ave to Lynn Dr)	35,000	24,500	10,500	105	24,605	10,395
P - 8	E&N Phase 2 Trailway (Ware to Phillip)	3,050,000	2,135,000	915,000	9,150	2,144,150	905,850
P - 9	Parks Master Plan Update	50,000	25,000	25,000	250	25,250	24,750
P - 10	DCC Study Update	15,000	3,750	11,250	113	3,863	11,138
	Totals	**$5,005,000**	**$3,206,750**	**$1,798,250**	**$17,983**	**$3,224,733**	**$1,780,268**

Description Notes:

1 The Parkland Improvements noted above entail projects as defined by the Local Government Act, **Use of development cost charges**, 566 (2) (b) (ii): "providing fencing, landscaping, drainage and irrigation, trails, restrooms, change rooms and playground and play field equipment on park land,"

DCC Reserve Fund Total	**$555,011**
Net DCC Recoverable (Total - Reserves)	**$1,225,257**
Total Equivalent Population, Total (TEP)	**2,549**
DCC per Equivalent Population (DCC ÷ TEP)	**$480.68**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	-	
Institutional	10,730	m^2 of gross building area	-	
Industrial	4.5	ha of gross site area	-	
		Total Equivalent Population:		2,549

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$480.68	**$1,298**
Multi-Family	2.4	x	$480.68	**$1,154**
Cong. Care	1.1	x	$480.68	**$529**
Commercial	n/a	x	$0.00	**$0**
Institutional	n/a	x	$0.00	**$0**
Industrial	n/a	x	$0.00	**$0**

Notes:

1. The projects listed are those from the 2018 DCC Study that have not yet been carried out.
2. Waterfront Park Acquisitions cost based on the more than doubling of land values since 2018.
3. Cost estimate are Class D and as such were developed without detailed design drawings or geotechnical information.
4. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
5. Cost estimates do not include any allowance for interest on long-term debt.
6. DCC Reserve Fund Total as of July 28, 2025.

12 FIRE PROTECTION FACILITIES DCCs

12.1 Proposed Works

The District of Lantzville has indicated that plans have been developed for a new combined Firehall and Public Works Building with a gross floor area of 2,040 m^2.

The proposed firehall would replace the District's existing firehall building which is located on provincially owned land at 7580 Superior Road. The provincial government has indicated that a fire protection project that entails the replacement of an existing facility has a higher benefit to existing users and should be allocated accordingly; only the portion of the project that services growth should be allocated to new development (*BC Interim Guidance, Development Finance Tools Update: Development Cost Charges/Levies and Amenity Cost Charges, March 2024*, by Ministry of Housing [page 7]).

In accordance with Bill 46, DCCs can be imposed only in relation to growth induced needs for fire protection facilities, i.e., the proposed firehall portion of the building.

Fire Protection Facilities DCCS are to be imposed on a municipal wide basis, in keeping with the BPG.

12.2 Calculation Unit

Fire Protection Facilities DCCs were calculated based on equivalent population served for each land-use category.

Fire Protection Facilities DCCs were calculated based on the same common unit basis as the water system, i.e., the equivalent population served for each land-use category as discussed in **9.2 Calculation Unit**. The resulting equivalent populations serviced for each land-use is summarized in **Table 18**.

Table 18 - Fire Protection Facilities Space Equivalent Population Demand Summary

Land Use Category	Estimated New Development	Equivalent Population Density	Equivalent Population
Single Family	676 units	2.7	1,825
Multi Family	164 units	2.4	394
Congregate Care	300	1.1	330
Commercial	35,500 m^2	0.006	213
Institutional	10,730 m^2	0.010	107
Industrial	4.5 ha	10	45
	Total Equivalent Population		**2,914**

12.3 Cost Charge Calculations

The estimated cost for the construction of the firehall portion of the building was established in the document entitled:

- *Class D Estimate – Rev1 (Reduced Area), Option of Probable Costs), Lantzville Public Works and Fire Hall, June 25, 2022 by SSA Quantity Surveyors Ltd.*

The estimated cost did not include any allowances for: Site Acquisition; Loose Furniture; Furnishings and Equipment; Fire Fighting Equipment; Financing Costs; GST; or DCC Charges.

The estimated cost was updated to current (July 2025) dollars based on the increase in the ENR CCI from June 2022.

Table 19 - Fire Protection Facilities DCCs lists all applicable projects and costs, and the resulting Net DCC Recoverable amount after subtraction of the DCC Reserve Fund balance.

The Unit DCC per Equivalent Population is calculated by dividing the Net DCC Recoverable by the Total Equivalent Population of 2,914.

The Fire Protection Facilities DCC per land-use is arrived at by multiplying the Equivalent Population Density per land-use by the DCC per Equivalent Population for each land-use.

TABLE 19

FIRE PROTECTION FACILITIES DCCs

Date: July 28, 2025

File: 2251

Project No.	Description	Total Expenditure ($)	Government Grant ($)	Net Expenditure ($)	Benefit to Existing Users ($)	Net Expenditure - Benefit to Existing Users ($)	1% Assist Factor ($)	Existing Users Cost ($)	Recoverable DCC ($)
F - 1	Fire Hall	14,200,000		$ 14,200,000	10,650,000	3,550,000	35,500	10,685,500	3,514,500
F - 2	DCC Study Update	5,000		$ 5,000	1,250	3,750	38	1,288	3,713
	Totals	**$14,205,000**	**$0**	**$14,205,000**	**$10,651,250**	**$3,553,750**	**$35,538**	**$10,686,788**	**$3,518,213**

DCC Reserve Fund Total	**$0**
Net DCC Recoverable (Total - Reserves)	**$3,518,213**
Total Equivalent Population (TEPD)	**2,914**
DCC per Equivalent Population (DCC ÷ TEPD)	**$1,207.35**

DCC Category	New Development (Quantity)	(Unit)	Equivalent Population Density	Equivalent Population
Single Family	676	lots	2.7	1,825
Multi-Family	164	dwelling units	2.4	394
Cong. Care	300	dwelling units	1.1	330
Commercial	35,500	m^2 of gross building area	0.006	213
Institutional	10,730	m^2 of gross building area	0.01	107
Industrial	4.5	ha of gross site area	10	45
		Total Equivalent Population:		2,914

DCC Category	Equivalent Pop. Density	x	DCC per Equiv Pop.	DCC CHARGE
Single Family	2.7	x	$1,207.35	**$3,260**
Multi-Family	2.4	x	$1,207.35	**$2,898**
Cong. Care	1.1	x	$1,207.35	**$1,328**
Commercial	0.006	x	$1,207.35	**$7.20**
Institutional	0.010	x	$1,207.35	**$12.10**
Industrial	10	x	$1,207.35	**$12,073**

Notes:

1. Cost estimate (Class D) from *Options of Probable Costs, Lantzville Public Works & Fire Hall (Rev 1, Reduced Area), June 25, 2022* by SSA Quantity Surveyors Ltd.
2. Cost estimates are as of July 2025 when the ENR CCI was 13,893.
3. Cost estimates do not include any allowance for interest on long-term debt.

13 SUMMARY OF DCCs

13.1 Summary

To receive expedient approval of the amended DCC bylaw, the Ministry of Community Services publication *Development Cost Charge - Best Practices Guide* should be followed in amending the bylaw preparation, including stakeholder consultation and public notifications.

The completed 'Ministry Submission Summary Checklist' a copy of which is presented in **Appendix A**, should be completed and forwarded with the amended bylaw for the Ministry's review and approval.

The DCCs are established on a "Build-out" basis.

A major bylaw amendment with a full review of the DCC methodology should be completed once every five years. This report and the proposed DCC are a major amendment.

A minor bylaw amendment should be carried out once every two to three years to accommodate inflationary costs and changes in construction costs.

In-stream protection is to be provided to a completed subdivision application, and for "precursor applications" for a building permit, a development permit and rezoning applications.

Section 563 of the *Local Government Act* provides municipal governments with the ability to waive or reduce DCCs within a broad range of "eligible developments".

When a DCC bylaw is implemented or amended, those parties paying DCCs will be affected by the new or amended charges. As project funding is generally arranged in the early stages of a development, sometimes even in advance of obtaining rezoning, cost increases can have a significant impact on a project's viability. As such a "grace period" is recommended before new or amended DCCs are brought in. The "grace period" is a length of time providing notification before the new or amended DCCs are adopted. The "grace period" is provided by the municipality as an acknowledgement to the development industry the impact DCCs may have on their business.

Table 20 - DCC Summary, Proposed & Current provides a summary of the proposed DCC for each land-use category.

Table 21 - Existing Users Annual Cost Summary provides a summary of the cost of the DCC program to existing system users.

TABLE 20
DCC Summary, Proposed & Current

Date: July 28, 2025
File: 2251

Current DCC Rates	DCC Category	Function	Proposed DCC Rates		
			Municipal Wide	Area Specific Water	
				Winds [1, 2]	Clark [2]
$1,868.00	**Single Family per unit**	Roads	$2,889		
$1,374.00		Storm	$3,456		
$5,030.00		Sanitary	$4,095		
$7,934.00		Water	$2,641	$6,061	$19,114
$1,494.70		Park	$1,298		
		Fire Protection	$3,260		
$17,700.70		**Total**	**$17,639**	**$6,061**	**$19,114**
$1,140.00	**Multi-Family per unit**	Roads	$1,763		
$975.00		Storm	$2,451		
$3,982.00		Sanitary	$3,640		
$6,281.00		Water	$2,347	$5,388	$16,990
$1,183.00		Park	$1,154		
		Fire Protection	$2,898		
$13,561.00		**Total**	**$14,253**	**$5,388**	**$16,990**
$396.00	**Congregate Care Facility per unit**	Roads	$613		
$149.00		Storm	$374		
$2,305.00		Sanitary	$1,668		
$3,637.00		Water	$1,076	$2,469	$7,787
$685.00		Park	$529		
		Fire Protection	$1,328		
$7,172.00		**Total**	**$5,588**	**$2,469**	**$7,787**
$70.00	**Commercial per m^2 of gross building area**	Roads	$108.30		
$3.00		Storm	$8.60		
$13.00		Sanitary	$9.10		
$20.00		Water	$5.90	$5.90	$42.50
		Park			
		Fire Protection	$7.20		
$106.00		**Total**	**$139.10**	**$5.90**	**$42.50**
$33.00	**Institutional per m^2 of gross building area**	Roads	$50.40		
$3.00		Storm	$6.30		
$21.00		Sanitary	$15.20		
$33.00		Water	$9.80	$22.40	$70.80
		Park			
		Fire Protection	$12.10		
$90.00		**Total**	**$93.80**	**$22.40**	**$70.80**
$24,869.00	**Industrial per ha of gross site area (1 ha = 10,000 m^2)**	Roads	$38,449		
$22,906.00		Storm	$57,592		
$20,957.00		Sanitary	$15,166		
$33,060.00		Water	$9,780	$22,450	$70,792
		Park			
		Fire Protection	$12,073		
$101,792.00		**Total**	**$133,060**	**$22,450**	**$70,792**

Category	20 Yr Projected Growth	
Single Family	676	lots
Multi Family	164	units
Congregate Care	300	units
Commercial	35,500	floor space, m^2
Institutional	10,730	floor space, m^2
Industrial	4.5	lot size, ha

Notes:

1 Winds Area Specific Water DCCs calculations include the Government Grant funding from the *Investing in Canada Infrastructure - Green Infrastructure, Environmental Quality Program* to provide water service to the Winds area.

2 The Winds Area Specific Water DCC is an additional DCC applied to all development within the *Winds Water Service Area (**Figure 3**).*

3 The Clark Area Specific Water DCC is an additional DCC applied to all development within the *Clark Water Service Area (**Figure 4**).*

TABLE 21

Existing Users Annual Cost Summary

Date: July 28, 2025

File: 2251

DCC Function	Benefit to Existing Users ($)	Assistance Factor ($)	Existing Users Total Cost ($)	Time Frame (Years)	Averaged Annual Cost ($ per year)
Transportation	$9,550,603	$74,414	$9,625,017	20	$481,251
Storm Drainage	$4,062,750	$41,133	$4,103,883	20	$205,194
Sanitary	$5,408,750	$52,063	$5,460,813	20	$273,041
Water	$9,532,008	$81,855	$9,613,863	20	$480,693
Parks & Open Space	$3,206,750	$17,983	$3,224,733	20	$161,237
Fire Protection Facilities	$10,651,250	$35,538	$10,686,788	20	$534,339
Total	$42,412,110	$302,984	$42,715,095	20	$2,135,755

Notes:

1. Assistance Factor = 1%.

APPENDIX A

Ministry Submission Summary Checklist

Development Cost Charge Submission Summary Checklist

(to be completed by local government)

DCC BYLAW No. 154, 2018
District of Lantzville

Is this a:
- ☐ New DCC Bylaw
- ☒ **Major DCC Bylaw Amendment**
- ☐ Minor DCC Bylaw Amendment

Please complete the following checklist by marking the appropriate boxes and providing references to background material and other information required for approval of a Development Cost Charge (DCC) bylaw by the Inspector of Municipalities.

If DCCs are established on a basis other than those set out in the Development Cost Charges Best Practices Guide, please provide a brief explanation for the approach being used. If space is insufficient, please reference pages in the information submitted to the Inspector of Municipalities where these matters are described or append additional pages as necessary.

No.	DCC Recommended Best Practice	Submission Page Reference
1	Did the development of this DCC bylaw include: ☐ A full public consultation process as described in the DCC Best Practices Guide? ☐ Input from stakeholders? ☐ Council/board input only? Why? District of Lantzville to answer	District of Lantzville to provide
2	Are DCCs established: ☒ Municipal-wide basis? ☒ Area specific basis? **(Two Water Area Specific DCCs are proposed in addition to a municipal wide Water DCC)** Why? **Per DCC Best Practices Guide. The Two Water Area Specific DCCs are proposed so that those who will benefit from the provision of the service will pay for the service.**	**Technical Report page 12, 21, 23, 25, 27, Figure 3, Figure 4, 33, 34**
3	Is the DCC program: ☒ Revolving program Years to Renewal? ☐ Build out program Years to Completion? ☐ Other? Why? **Same as current DCC Bylaw No. 145 (2018) – 20 years**	**Technical Report page 12**
4	Are DCCs for single-family land uses being collected: ☒ At the time of subdivision? ☒ At the time of building permit issuance?	District to provide copy of proposed bylaw

No.	DCC Recommended Best Practice	Submission Page Reference
	Why? **Per DCC Best Practices Guide. Collection at subdivision approval creates an orderly flow of funds to allow for completion of the required work in a timely manner.** **Redevelopment over $100,000 value to be collected at Building Permit State**	District to provide reference page in proposed DCC Bylaw
5	Are residential DCC categories established on the basis of: ☒ Density gradient? ☐ Building form? ☐ Other? Why? **This is the traditional approach, with established records of average population per type of dwelling unit available to assist in the projection estimates.**	**Technical Report Table 4, 6, 8, 10, 12, 14, 16, 18**
6(a)	Are residential DCCs imposed on the basis of: ☒ Development units? ☐ Floor space? ☒ Other? Why? **Historical number of units by type are available and unit projection information is available from several sources including Census Canada and BCStats.**	**Technical Report Table 4, 6, 8, 10, 12, 14a, 14b, 14c, 16, 18**
6(b)	Are commercial and institutional DCCs imposed on the basis of: ☒ Floor space? ☐ Other? Why? **In accordance with Best Practice Guide. Facilitates straightforward calculation at the Building Permit stage.**	**Technical Report Table 8, 10, 12, 14a, 14b, 14c, 16, 18**
6(c)	Are industrial DCCs imposed on the basis of: ☒ Gross site area? ☐ Other? Why? **In accordance with Best Practice Guide. Facilitates straightforward calculation.**	**Technical Report Table 8, 10, 12, 14a, 14b, 14c, 16, 18**
7(a)	Does the DCC bylaw clearly allow DCCs to be levied at the building permit stage on fewer than four (4) self-contained dwelling units according to section 561 (6) of the *Local Government Act*? ☐ Yes. Bylaw section #___ ☐ No. DCCs will not be levied on building permits for fewer than four (4) self-contained dwelling units.	District to provide reference page in proposed DCC Bylaw. Current Bylaw includes charges for fewer than 4 dwelling units (see 2.2)
7(b)	Does the DCC bylaw provide an exemption for the value of work authorized by permit that is greater than $50,000? ☒ Yes. Bylaw section #___ ☐ No	District if the current Bylaw amount ($100,000) is to be used. District to provide reference page in proposed DCC Bylaw.
7(c)	Does the DCC bylaw provide an exemption for self-contained dwelling units with an area authorized by building permit that is greater than 29 square metres? ☐ Yes. Bylaw section #___	District to provide reference page in proposed DCC

No.	DCC Recommended Best Practice	Submission Page Reference
	☒No	Bylaw if exemption is being granted. Current Bylaw does not include an exemption.
8	Is the DCC program consistent with: ☒ *Local Government Act*? ☐ Regional Growth Strategy (if any)? ☒ Official Community Plan? **(Water & Sanitary Sewer, OCP Maps 6 & 7)** ☒ Master Servicing/Management Plans? **(Interim Housing Needs Report Nov 2024; Transportation Review 2013; Storm Drainage Study March 2007; Sanitary Sewer Study May 2005; Water Master Plan Nov 2017; Parks & Trail Plan March 2008; Public Works & Fire Hall Probable Cost June 2022)** ☐ Affordable Housing Policy? District to answer ☐ Five-Year Financial Plan? District to answer If not selected, why not?	**Technical Report page 3** - **page 25, 27** **page 15, Table 6, 21, 23, 25, 27, 33, 34** - -
9	Are DCC recoverable costs, consistent with policy in the Best Practices Guide, clearly identified in the information submitted with the DCC bylaw: ☒ Cost allocation between new and existing? ☒ Grant assistance? **Winds area water grant allowed for.** ☒ Developer contribution? ☒ Assist factor? ☐ Interim financing? **No. Interim financing has not been specifically included.** ☐ Other? **No allowance for long-term debt. No allowance for inflation.** If not selected, why not?	**Technical Report pages: 2, 6, 18 Tables 9, 11, 13, 15a, 15b, 15c, 17, 19**
10	Confirm all projects in the DCC program are owned or controlled by this local government and will be capitalized on its financial statements. ☒ Yes ☐ No If No, please explain.	**Technical Report Tables 9, 11, 13, 15a, 15b, 15c, 17, 19**
11	Is capital cost information provided for: ☒ Roads? ☒ Storm drainage? ☒ Sanitary sewer? ☒ Water? ☒ Fire protection? ☐ Police? ☐ Solid waste and recycling? ☒ Parkland? ☒parkland improvements?	**Technical Report Table 9 Table 11 Table 13 Table 15a, 15b, 15c Table 19** - - **Table 17** **Table 17**
12	Has a detailed listing of parkland improvements been included to confirm items fall within allowable categories listed in sec. 566 (2)(b)(ii) of the *Local Government Act*? ☒ Yes	**Technical Report Table 17**

No.	DCC Recommended Best Practice	Submission Page Reference
	☐ No If No, please explain.	
13	Are DCC recoverable costs which include interest clearly identified in the DCC documentation as follows: ☒ Interest on long-term debt is excluded for all projects? ☐ For specific projects, interest on long-term debt is included? If interest on long-term debt in included for specific projects, does the DCC submission include: ☐ Clear identification of which projects have interest included? ☐ Portion of project cost that is for interest cost? ☐ Council/board resolution authorizing the use of interest? ☐ Confirmation that the interest applied does not exceed the Municipal Finance Authority (MFA) rate or if borrowing has already been undertaken, the actual rate providing it does not exceed the MFA rate? ☐ Confirmation that the amortization period does not exceed the DCC program timeframe? ☐ Evidence that the current DCC reserve fund balance is insufficient for the work in question? ☐ Demonstration that the project is an exceptional circumstance (fixed capacity, out-of-sequence, or greenfield)? ☐ Evidence of public consultation and disclosure in the financial plan and DCC report regarding inclusion of interest?	**Technical Report page 18 Table 9, 11, 13, 15a, 15b, 15c, 17, 19**
14	Does the assist factor reflect: ☒ Community's financial support towards the financing of services for development? ☐ Consideration that DCCs will not deter development? ☐ Other? How does the assist factor reflect these?	**Technical Report page 18, 19**
15	Has an assist factor been provided for: ☒ Roads? Assist factor **1 %** ☒ Storm drainage? Assist factor **1 %** ☒ Sanitary sewer? Assist factor **1 %** ☒ Water? Assist factor **1 %** ☒ Fire protection? Assist factor **1 %** ☐ Police? Assist factor - ☐ Solid waste and recycling? Assist factor - ☒ Parkland? Assist factor **1 %** ☒ Parkland improvements? Assist factor **1 %**	**Technical Report page 19 Table 9 Table 11 Table 13 - Table 15a, 15b, 15c, Table 19 - - Table 17 Table 17**
16	Is a DCC monitoring system established to provide a clear basis for the tracking of projects and the financial status of DCC accounts: ☐ In place? ☐ To be set up? If no system exists or will not be established, why not?	District to answer
17	Is a suitable period of notification before a new DCC bylaw is in effect, known as a grace period: ☒ Provided for?	District to answer

No.	DCC Recommended Best Practice	Submission Page Reference
18(a)	Does the DCC bylaw set out the situations in which a DCC credit or rebate are to be given? ☐ Yes ☐ No	District to confirm if included in proposed Bylaw. **Technical Report pages 8, 9**
18(b)	if No, has council /board adopted a policy statement that clearly identifies situations in which a DCC credit or rebate should be given or would be considered by council/board? ☐ Yes ☐ No if Yes, a copy of the policy statement is included with this submission. If No, why not?	District to answer District to answer
19	In a separate bylaw, are any DCC waivers or reductions on eligible development provided, or will be provided, according to section 563 of the *Local Government Act*? ☐ No, waivers and reductions will not be provided. ☐ Yes. Bylaw #____ If yes, the amount of DCCs waived or reduced should be recovered from by existing users and not future development.	District to provide reference page in proposed DCC Bylaw
20	Has a process been established to provide for minor routine amendments to the DCC bylaw to reflect changes in construction or other capital costs: ☐ Yes? ☐ No? ☐ Other? Comments?	District to answer **Technical Report page 9**
21	Has a process to provide for major amendments to the DCC bylaw, involving a full review of DCC issues and methodology, to be completed not more than once every five years: ☐ Been established? ☐ Not considered necessary? ☐ Other? Comments?	District to answer **Technical Report page 9**
22	Has the council/board properly considered whether the DCCs: ☐ Are excessive in relation to the capital cost of prevailing standards of service? ☐ Will deter development? ☐ Discourage the development of reasonably priced housing or serviced land? Comments?	District to answer
	Contact _____ Position _____ Phone _____ *Signed by _____ Position _____ _____ (*signature of the Head of engineering, finance or planning for the local government.) Signed by (second signature optional) _____ Position _____Date _____	District to complete