

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4249**

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**A BYLAW TO AMEND BYLAW 2758  
“DEVELOPMENT COST CHARGES BYLAW (JUAN DE FUCA WATER DISTRIBUTION),  
NO. 1, 2000”**

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The Board of the Capital Regional District in open meeting assembled enacts as follows:

1. Bylaw No. 2758, “Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000”, is hereby amended as follows:
  - (a) By deleting section 2 in its entirety and replacing it with the following:
    2. The following schedules attached to this bylaw form an integral part of this bylaw and are enforceable in the same manner as this bylaw.
      - a) Schedule A – Service Area Langford (“Schedule A”);
      - b) Schedule B – Service Area Sooke (“Schedule B”);
      - c) Schedule C – Service Area View Royal (“Schedule C”);
      - d) Schedule D – Service Area Colwood (“Schedule D”);
      - e) Schedule E – Service Area Metchosin (“Schedule E”);
      - f) Schedule F – Service Area Highlands (“Schedule F”);
      - g) Schedule G – Development Cost Charge Rates (“Schedule G”).
  - (b) By deleting Schedule A and Schedule B in their entirety and inserting Schedule A attached hereto and forming a part of this Bylaw.
  - (c) By deleting Schedule C in its entirety and replacing it with Schedule B attached hereto and forming a part of this Bylaw.
  - (d) By deleting Schedule D in its entirety and replacing it with Schedule C attached hereto and forming a part of this Bylaw.
  - (e) By deleting Schedule E in its entirety and replacing it with Schedule D attached hereto and forming a part of this Bylaw.
  - (f) By deleting Schedule F in its entirety and replacing it with Schedule E attached hereto and forming a part of this Bylaw.
  - (g) By deleting Schedule G in its entirety and replacing it with Schedule F attached hereto and forming a part of this Bylaw.
  - (h) By deleting Schedule H in its entirety and replacing it with Schedule G attached hereto and forming a part of this Bylaw.
  - (i) By deleting the definition “**ELEMENTARY SCHOOL**” in its entirety;
  - (j) By deleting the definition “**INSTITUTIONAL RESIDENTIAL**” in its entirety;
  - (k) By adding the definition “**LOW DENSITY RESIDENTIAL** means a parcel which is used or may be used for one *dwelling unit* or any building containing one *dwelling unit*.”

- (l) By deleting the definition “**MEDIUM DENSITY MULTI-FAMILY**” and replacing it with the following:

**MEDIUM DENSITY MULTI-FAMILY** means any multi-family residential development which has two *dwelling units* or more per parcel and a gross density of not more than 50 *dwelling units* per hectare.

- (m) By deleting the definition “**MULTI-FAMILY RESIDENTIAL**” and replacing it with the following:

**MULTI-FAMILY RESIDENTIAL** means a parcel which is used or may be used for two or more *dwelling units* or a building containing two or more *dwelling units*.

- (n) By deleting the definition “**NON RESIDENTIAL USE**” and replacing it with the following:

**NON RESIDENTIAL USE** means the use of any building, structure or any portion thereof that is not a residential use, including but not limited to *commercial, industrial and institutional*.

- (o) By deleting the definition “**RESIDENTIAL USE**” and replacing it with the following:

**RESIDENTIAL USE** means *low density residential, multi-family residential, medium density multi-family and high density multi-family* uses.

- (p) By deleting the definition “**SECONDARY SCHOOL**” in its entirety;

- (q) By deleting the definition “**SINGLE FAMILY RESIDENTIAL**” in its entirety;

- (r) By deleting the definition “**THREE FAMILY RESIDENTIAL**” in its entirety;

- (s) By deleting the definition “**TWO FAMILY RESIDENTIAL**” in its entirety;

- (t) Deleting section 5 in its entirety and replacing it with the following:

5. (1) A person who applies for and obtains approval of a subdivision of residential land other than Medium Density Multi-Family or High Density Multi-Family in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to subdivision of the land.

(2) A person who applies for and obtains a building permit for a Medium Density Multi-Family or High Density Multi-Family *dwelling unit* in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to the issuance of the building permit.

(3) A person who applies for and obtains a building permit for the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units; must pay the *development cost charge* as outlined in Schedule G.

(4) A person who obtains a *Commercial, Industrial or Institutional* building permit in a *service area* within a *Member Municipality* or the *Electoral Area* must pay the *development cost charge* applicable under Schedule G prior to the issuance of the building permit.

(5) A *development cost charge* is not payable where the development is subject to an exemption, waiver or reduction under the *Local Government Act* or another enactment of the Province or the *District*.

(u) Deleting section 6 in its entirety and replacing it with the following:

6. *Development cost charges* imposed under this bylaw shall be calculated in accordance with the rates prescribed in Schedule G.

(v) Deleting section 7 in its entirety and replacing it with the following:

7. In calculating the *development cost charges* under this part, the *development cost charges* for a *comprehensive development* shall be calculated separately for each part of the *comprehensive development* designated respectively to *residential uses and non residential uses* and shall be the sum total of the *development cost charges* for each of those uses, calculated in accordance with Schedule G.

(w) By renumbering sections 21 to 23 to sections 22 to 24, respectively.

(x) By adding section 21 as follows:

21. DCC credits shall only be issued in accordance with a DCC credit policy approved by the *District*.

2. This Bylaw may be cited as "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), Bylaw No. 1, 2000, Amendment Bylaw No. 9, 2018".

READ A FIRST TIME THIS                      19th              day of              September                      2018

READ A SECOND TIME THIS                      19th              day of              September                      2018

READ A THIRD TIME THIS                      19th              day of              September                      2018

APPROVED BY THE INSPECTOR  
OF MUNICIPALITIES THIS                      21st              day of              November                      2018

ADOPTED THIS    day of    2018

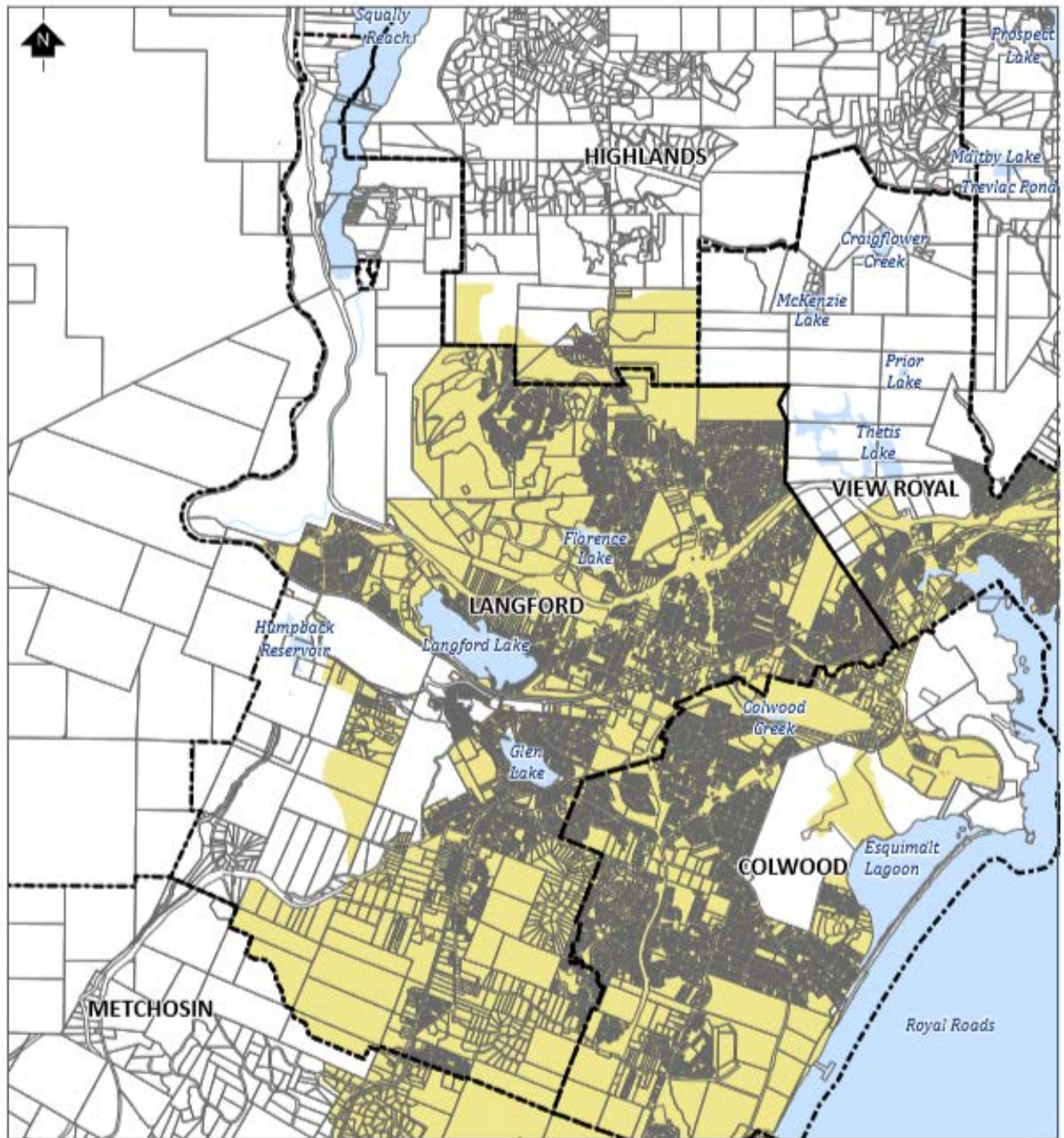
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CHAIR

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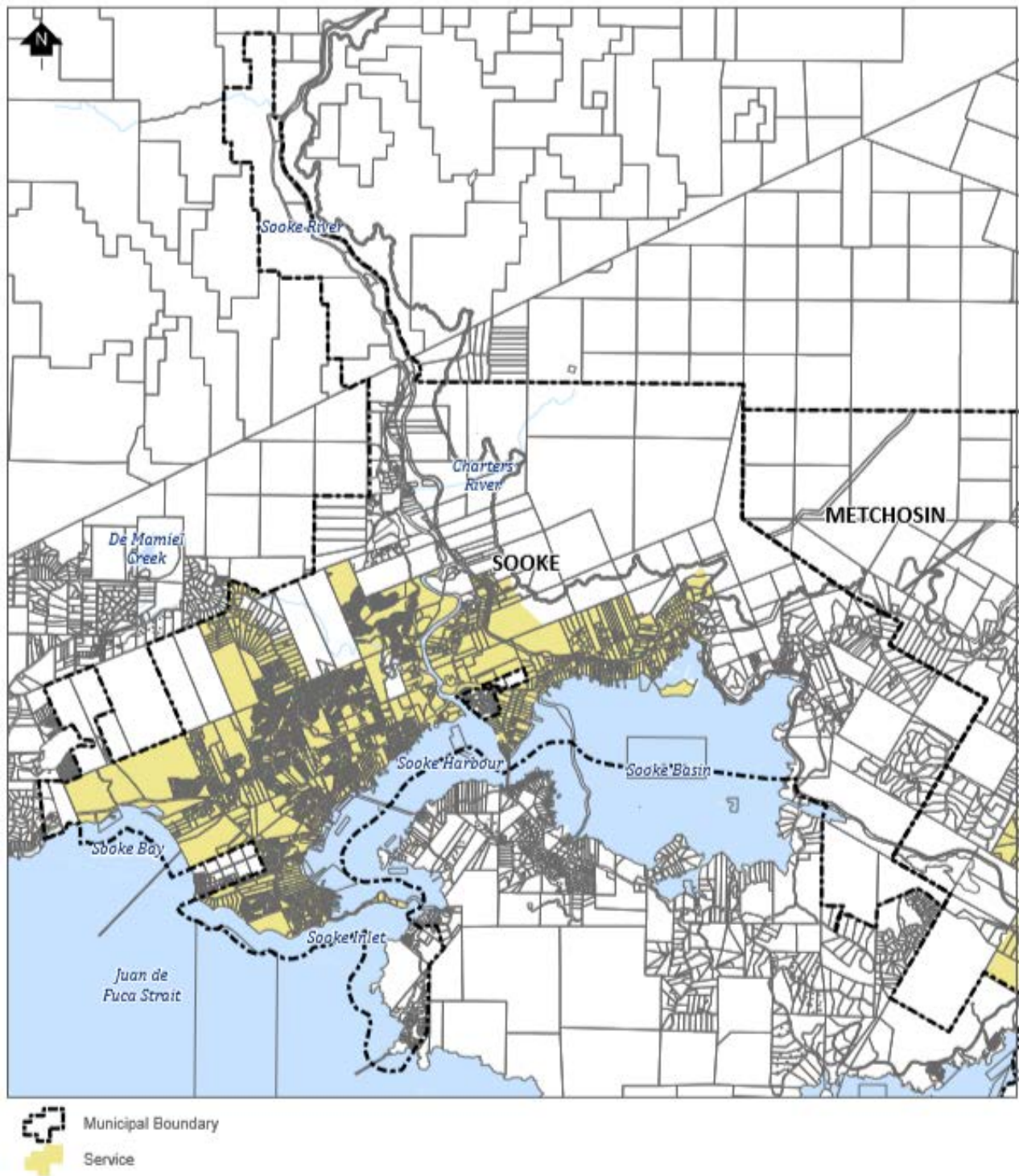
CORPORATE OFFICER

## Schedule A – Langford

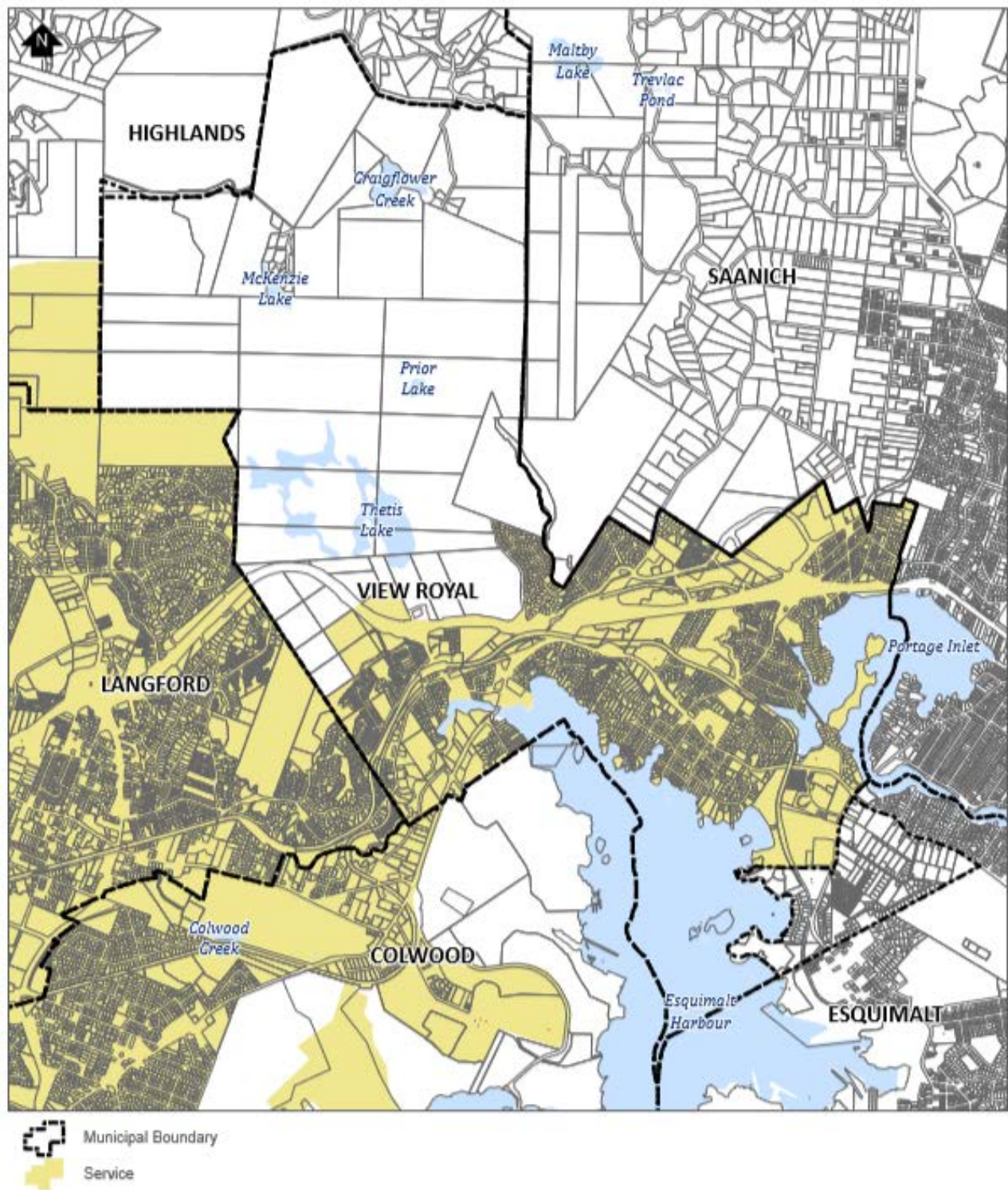




## Schedule B – Sooke

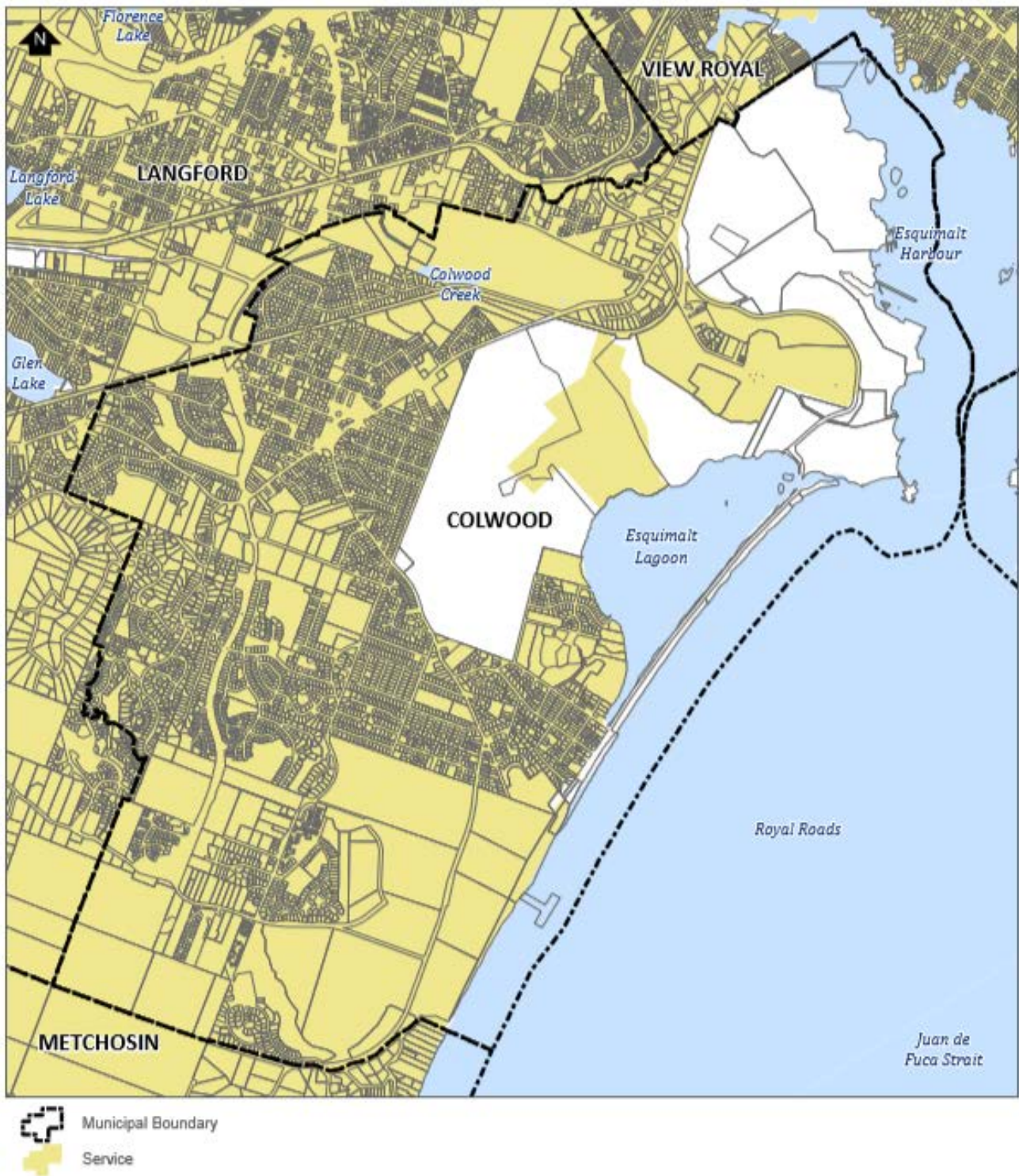


## Schedule C – View Royal

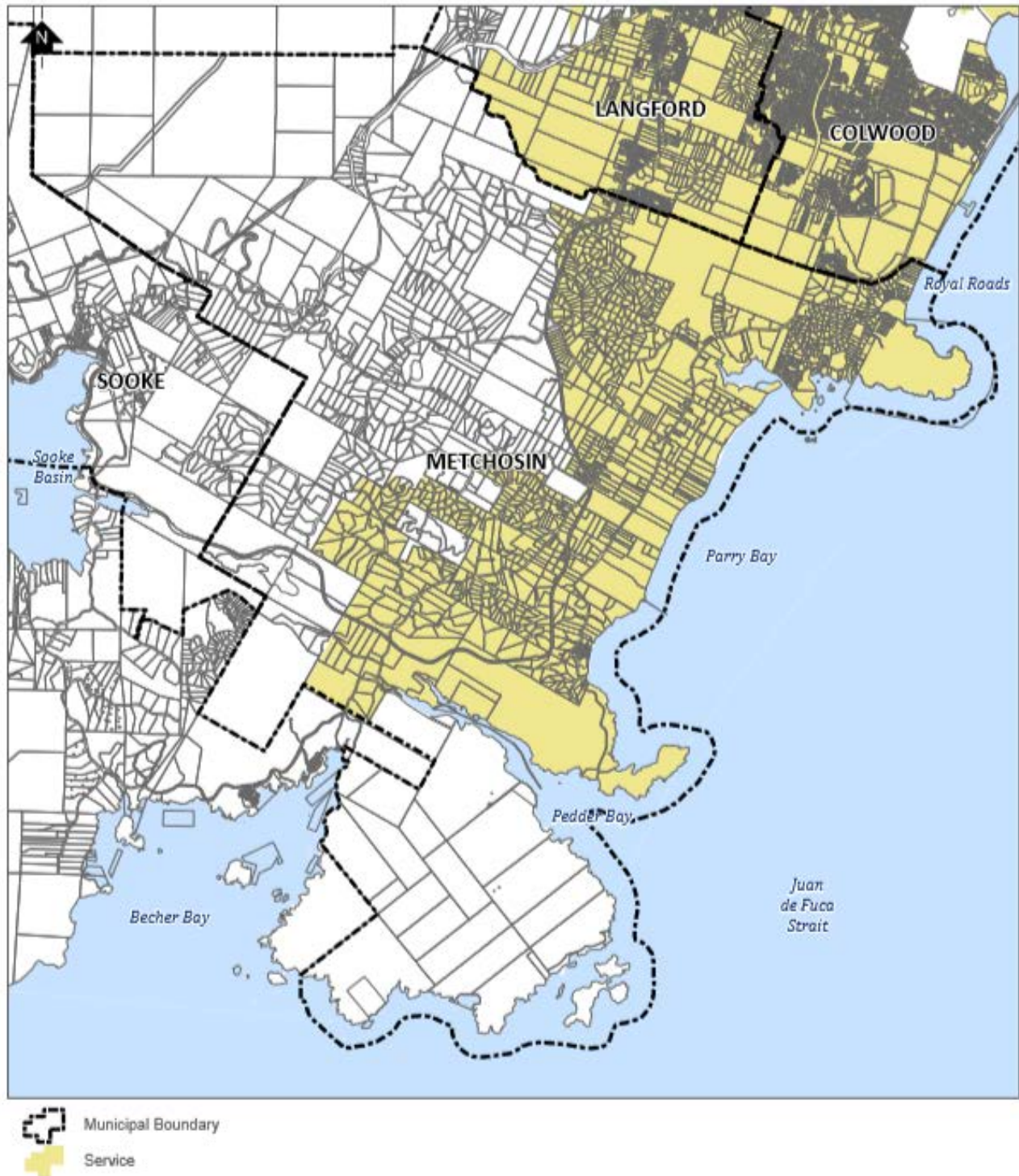




## Schedule D – Colwood

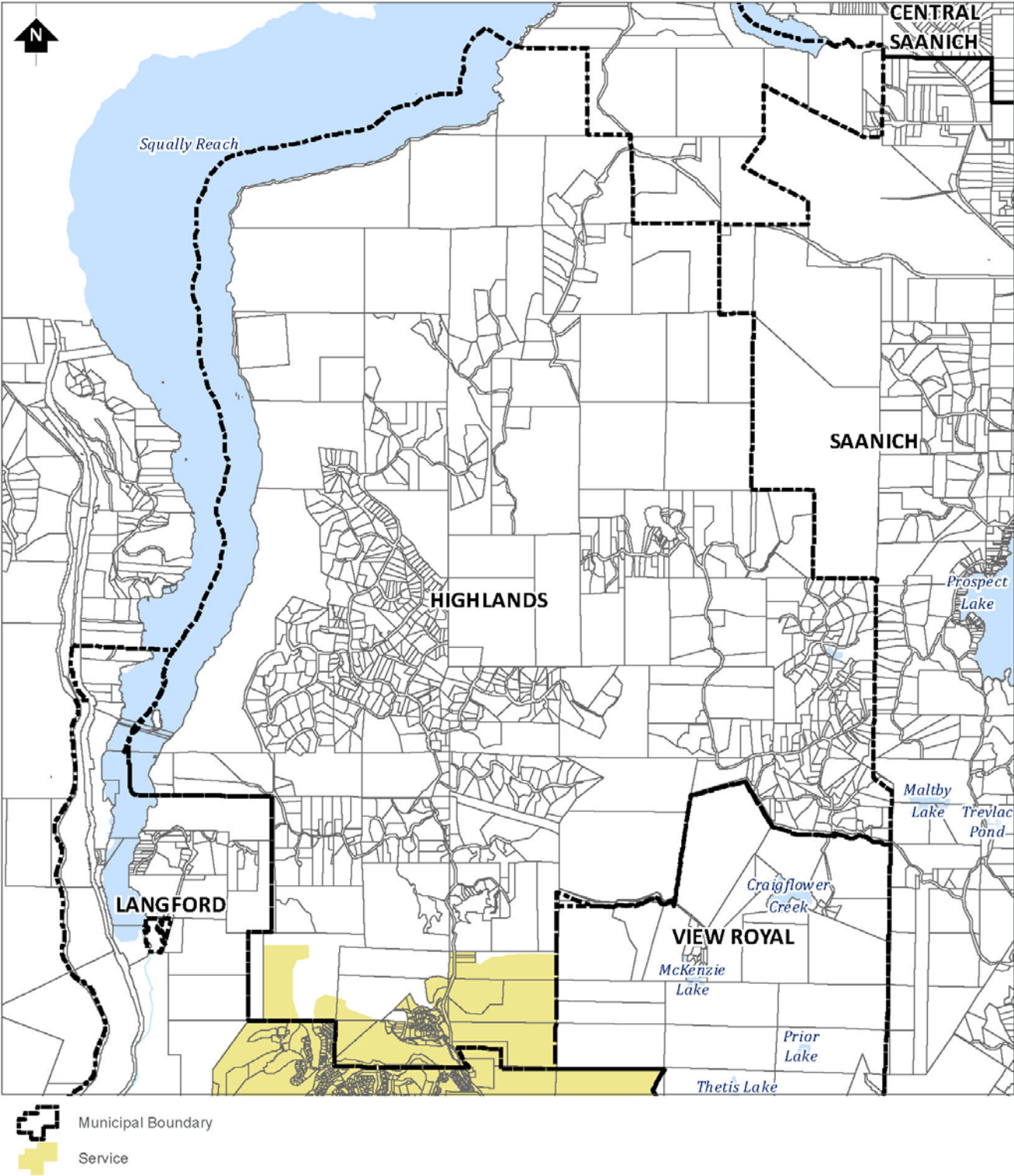


## Schedule E – Metchosin





# Schedule F – Highlands



## SCHEDULE G

### Development Cost Charge Rates

Description	Prescribed DCC Rates
Low Density Residential	\$2,922 per lot
Medium Density Multi-family	\$2,557 per unit
High Density Multi-family	\$1,644 per unit
Commercial	\$10.74 per m <sup>2</sup>
Industrial	\$5.82 per m <sup>2</sup>
Institutional	\$23.74 per m <sup>2</sup>