

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BY-LAW NO. 401

Being a by-law to impose Development Cost Charges under the provisions of Section 983 of the Municipal Act for Westbank Sewage Works

Whereas pursuant to Section 983(2) of the Municipal Act the Regional Board may, by by-law, impose development cost charges under the terms and conditions of Section 983 and 984:

AND WHEREAS by Supplementary Letters Patent dated January 22, 1987, the Regional District was empowered to undertake the function of sewage treatment and disposal;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds for the Regional District to pay the capital cost of providing, altering, or expanding sewage facilities in order to serve, directly, or indirectly, the development in respect of which the charges are imposed:

AND WHEREAS a development cost charge is not payable where:

- (a) the development does not impose new capital cost burdens on the Regional District,
- (b) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the municipality or Regional District, or
- (c) subject to Section 983(7), the local government has, for off-site services or park land, imposed a charge or requirement for items for which a development cost charge is payable under Section 983(2).

AND WHEREAS in fixing development cost charges imposed by this by-law the Regional Board has taken into consideration future land use patterns and development the phasing of works and services and the provision of park land described in an official community plan and whether the charges:

- (a) are excessive in relation to the capital cost of prevailing standards or service in the Regional District;
- (b) will deter development in the Regional District;
- (c) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality or Regional District

AND WHEREAS in the opinion of the Regional Board the charges imposed by this by-law are related to capital costs attributable to projects involved in the capital budget of the Regional District;

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan in open meeting assembled enacts as follows:

1. Every person within that part of land hereinafter described in Schedule "B" attached hereto and forming part of this Bylaw, who obtains:

- (a) approval of the subdivision of a parcel of land under the Land Title Act or the Condominium Act, or
- (b) a building permit authorizing the construction or alteration of buildings or structures for a purpose other than the construction of three (3) or less self-contained dwelling units, or
- (c) a building permit authorizing construction, alteration, or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Fifty Thousand Dollars (\$50,000) or another amount that the Minister may prescribe

shall pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the Regional District the applicable development cost charges as set out in Schedule "A" hereto.

2. This by-law may be cited as "Westbank Sewage Specified Area Development Cost Charge By-law No. 401, 1989."

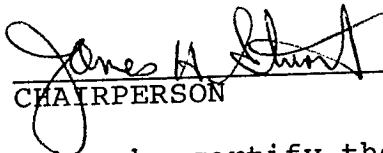
READ A FIRST TIME THIS 2nd DAY OF October, 1989.

READ A SECOND TIME THIS 2nd DAY OF October, 1989.

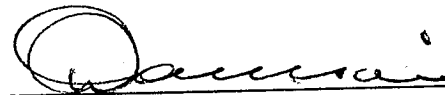
READ A THIRD TIME THIS 2nd DAY OF October, 1989.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES THIS 16th DAY OF October, 1989.

RECONSIDERED AND ADOPTED THIS 16th DAY OF October, 1989.



 CHAIRPERSON



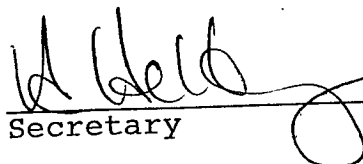
 SECRETARY

I hereby certify the foregoing to be a true and correct copy of By-law No. 401, cited as "Westbank Sewage Specified Area Development Cost Charge By-law No. 401, 1989" as read a third time this 2nd day of October, 1989.

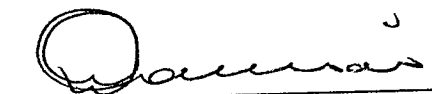
I hereby certify the foregoing to be a true and correct copy of By-law No. 401, cited as "Westbank Sewage Specified Area Development Cost Charge By-law No. 401, 1989" as reconsidered and adopted by the Regional Board on the 16th day of October, 1989.

Dated at Kelowna, B.C. this 3rd day of Oct., 1989.

Dated at Kelowna, B.C. this 27th day of October 1989.



 Secretary



 Secretary

DEVELOPMENT COST CHARGES BYLAW

SCHEDULE "A"

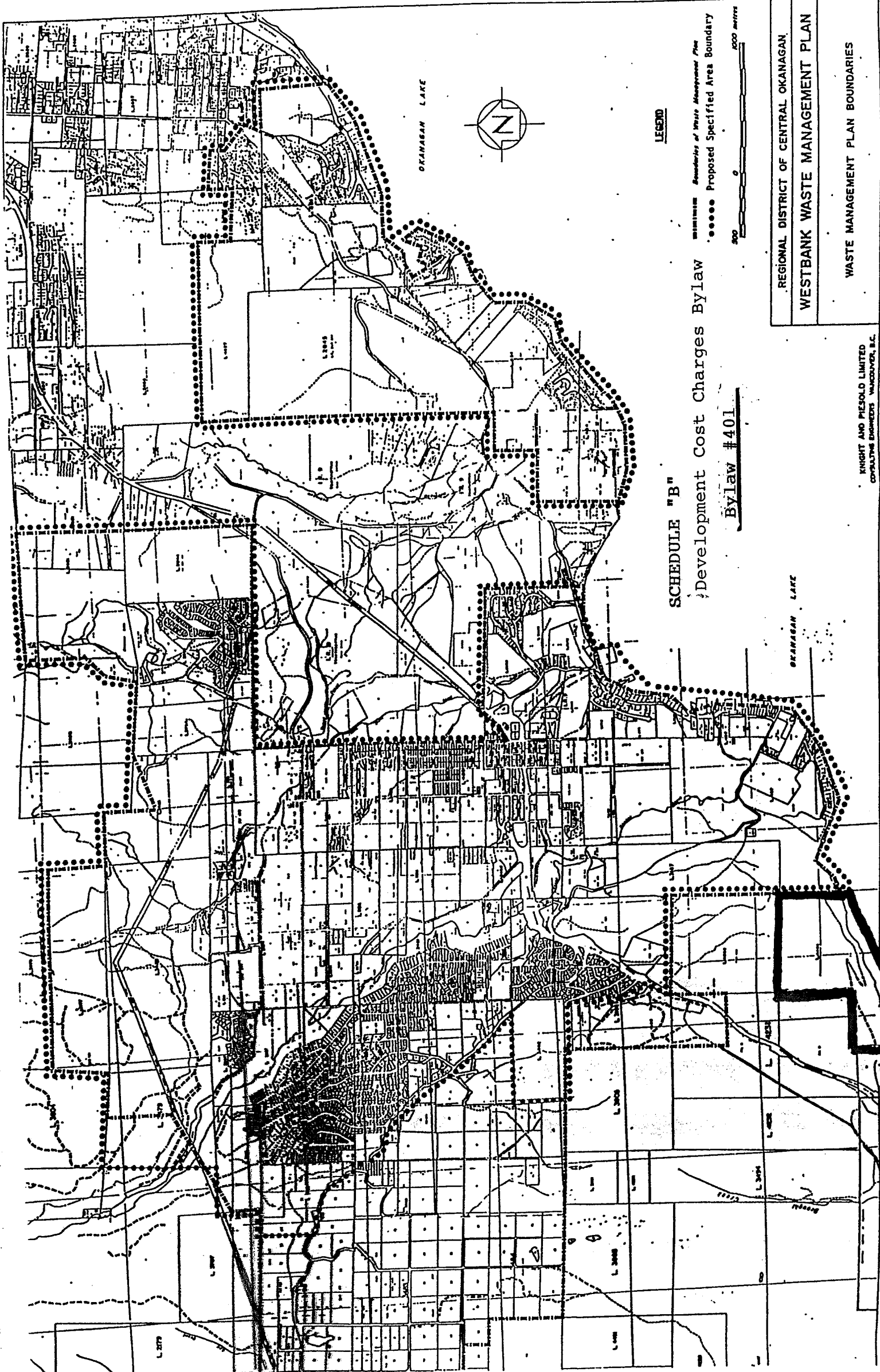
The capital charge for various usages are established as follows:

Residential units including apartments, condominiums, duplexes, mobile home parks	240 imperial gallons per residential unit	\$1,231.20 /per unit
Hospitals with laundry	250 imperial gallons per bed	1,282.50 /per bed
Hospitals without laundry	150 imperial gallons per bed	769.50 /per bed
Institutions, work camps, rest homes, residential schools	50 imperial gallons per bed	256.50 /per bed
Nursing homes	150 imperial gallons per bed	769.50 /per bed
Motels, hotels	70 imperial gallons per unit	359.10 /per unit
	100 imperial gallons per housekeeping unit	513.00 /per unit
Campsites	100 imperial gallons per unit	513.00 /per unit
	150 imperial gallons per unit (year round use)	769.50 /per unit
Theatres/Drive-in	5 imperial gallons per car space	25.65 /per car space
Fixed seat assembly (theatres, churches)	2 imperial gallons per seat	10.26 /per seat
Restaurants, dining rooms, dining lounges	21 imperial gallons per sq. metre of dining area	107.73 /per sq. metre
Banquet and meeting rooms	3.5 imperial gallons per square metre of floor space	17.95 /per sq. metre
Beer parlours, cabarets, neighborhood pubs	32 imperial gallons per square metre	164.16 /per sq. metre
Swimming pools	4.5 imperial gallons per person	23.08 /per person
Summer Camps	35 imperial gallons per bed	179.55 /per bed
Office buildings	20 imperial gallons per worker	102.60 /per worker
Factories with showers	20 imperial gallons per worker per shift	102.60 /per worker per shift
Factories without showers	10 imperial gallons per worker per shift	51.30 /per worker per shift

DEVELOPMENT COST CHARGES BYLAW

SCHEDULE "A"

Schools, primary and elementary	15 imperial gallons per student	76.95 /per student
Schools, high	20 imperial gallons per student	102.60 /per student
Service stations	125 imperial gallons per single hose pump	641.25 /per single hose pump
	250 imperial gallons per double hose pump	1,282.50 /per dble hose pump
Shopping centres (excluding cafes and laundries)	.15 imperial gallons per sq. foot of enclosed sales area	.76 /per sq. foot
Laundry	350 imperial gallons per laundry machine	1,795.50 /per laundry machine



SCHEDULE "B"

Development Cost Charges Bylaw

Bylaw #401

LEGEND

- MINIMUM Boundaries of Waste Management Plan
 - Proposed Specified Area Boundary
- 500 1000 METERS

REGIONAL DISTRICT OF CENTRAL OKANAGAN
WESTBANK WASTE MANAGEMENT PLAN
WASTE MANAGEMENT PLAN BOUNDARIES

KNIGHT AND PIESOLD LIMITED
CONSULTING ENGINEERS VANCOUVER, B.C.