

## DISTRICT OF LAKE COUNTRY

### BYLAW 1233

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#### A BYLAW TO AMEND DEVELOPMENT COST CHARGES

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The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Development Cost Charge Bylaw 950, 2016 is hereby amended by:

1.1. In Section 1, Definitions, subsection 1.2, Aadding the following definitions in alphabetical order:

**“Accessory Dwelling Units (ADUs)”** means an additional residential structure containing **Dwelling Units** separate from the primary-principal dwelling. Examples include; but are not limited to coach houses, garden suites, and accessory garage suites. but does not include a Secondary Suite. See “Secondary Suites” for additional Dwelling Units within the primary dwelling.

**“Secondary Suite”** means a self-contained dwelling unit located within a single family detached dwelling unit. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing or boarding and lodging houses. For the purposes of this bylaw, a Secondary Suite located within a principal dwelling is not considered a separate or Accessory Dwelling Unit and has been accounted for in the development cost charge calculation.

1.2. In Section 1, Definitions, subsection 1.2, deleting and replacing the definition of “Single Detached Residential” with the following:

“Single Detached – Residential” means housing on a single titled lot that contains one single family dwelling unit including mobile or modular homes and a Secondary Suite.

1.2.1.3. In Section 3. Exemptions, amending itemssubsection:

(a) 3.1(b) by deleting and replacing “\$50,000” with “\$100,000” and removing the word “or” at the end of the section;

~~(b)~~ 3.1(c) adding the word “or” at the end of the section;

~~(c)~~ 3.1 by adding the following new section (d) immediately following section (c):

“(d) Secondary Suites that are constructed within the principal dwelling.”

~~(d)~~(b) 3.2 by deleting and replacing “\$50,000” with “\$100,000”.

1.3.1.4. In Section 4. Calculation of Applicable Charges, deleting subsection 4.2 and replacing it with the following: amending items:

~~(a)~~ 4.2(a) by removing the word “sewer”;

~~(b)~~ 4.2(c) by deleting the text “District’s Water DCC Sector” and replacing with “District’s Sanitary Sewer DCC Sector” and replacing the word “water” at the end of item (c) with the word “sewer”;

~~(c) 4.2 by adding the following new section (d) immediately following section (c):~~  
~~“(d) those located within the following District Water Service Area Bylaws as amended from time to time: ———~~  
~~(i) Lake Country Water Service Area Bylaw 695, 2008-~~  
~~(ii) Coral Beach Water System Specified Area Establishment Bylaw 076, 1996-~~  
~~(iii) Lake Pine Local Service Area Establishment Bylaw 736, 2010”~~

“4.2 Development cost charge rates are paid as follows:

- (a) All development within the District of Lake Country shall pay mobility and parks development cost charges;
- (b) All development within the Drainage DCC Sector boundary as shown on Schedule B of this bylaw, shall pay drainage development cost charges;
- (c) All development connected to a community sewer system shall pay sewer development cost charges; and
- (d) All development located within the areas established by:
  - a. Lake Country Water Service Area Bylaw 695, 2008,
  - b. Coral Beach Water System Specified Area Establishment Bylaw 076, 1996, and
  - c. Lake Pine Local Service Area Establishment Bylaw 736, 2010,shall pay water development cost charges.

~~1.4.1.5. Deleting Schedule A in its entirety and replacing it with Schedule A (Municipal-Wide DCCs), attached hereteto and forming part of this Bylaw.~~

~~1.5.1.6. Deleting Schedule B in its entirety and replacing it with Schedule B (Drainage DCC Sector), attached hereteto and forming part of this Bylaw.~~

~~1.6.1.7. Deleting Schedule C (Water DCC Sector Boundary) in its entirety and replacing it with Schedule C; (Lake Country Business Park, Area Specific DCCs) attached hereteto and forming part of this bylaw.~~

~~1.7. — Adding Schedule D in its entirety, attached hereto.~~

2. This bylaw may be cited as “Development Cost Charge (DCC) Amendment ~~(DCC)~~ Bylaw 1233, 2024”

READ A FIRST TIME this 21<sup>st</sup> day of May, 2024.

READ A SECOND TIME AS AMENDED this 16<sup>th</sup> day of July, 2024.

READ A THIRD TIME this 9<sup>th</sup> day of September, 2024.

Certified correct at third reading.

September 13, 2024

Dated at Lake Country, B.C.

Original signed by Reyna Seabrook

Corporate Officer

THIRD READING RESCINDED and READ A THIRD TIME AS AMENDED this x day of x, 2025.

Certified correct at third reading.

Bylaw 1233, 2024

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| Dated at lake Country, B.C. Corporate Officer

Approved by the Inspector of Municipalities the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Inspector of Municipalities

| ADOPTED this xx day of xx, 20254.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A to Bylaw 1233, 2024

**SCHEDULE A**  
Municipal-Wide DCCs

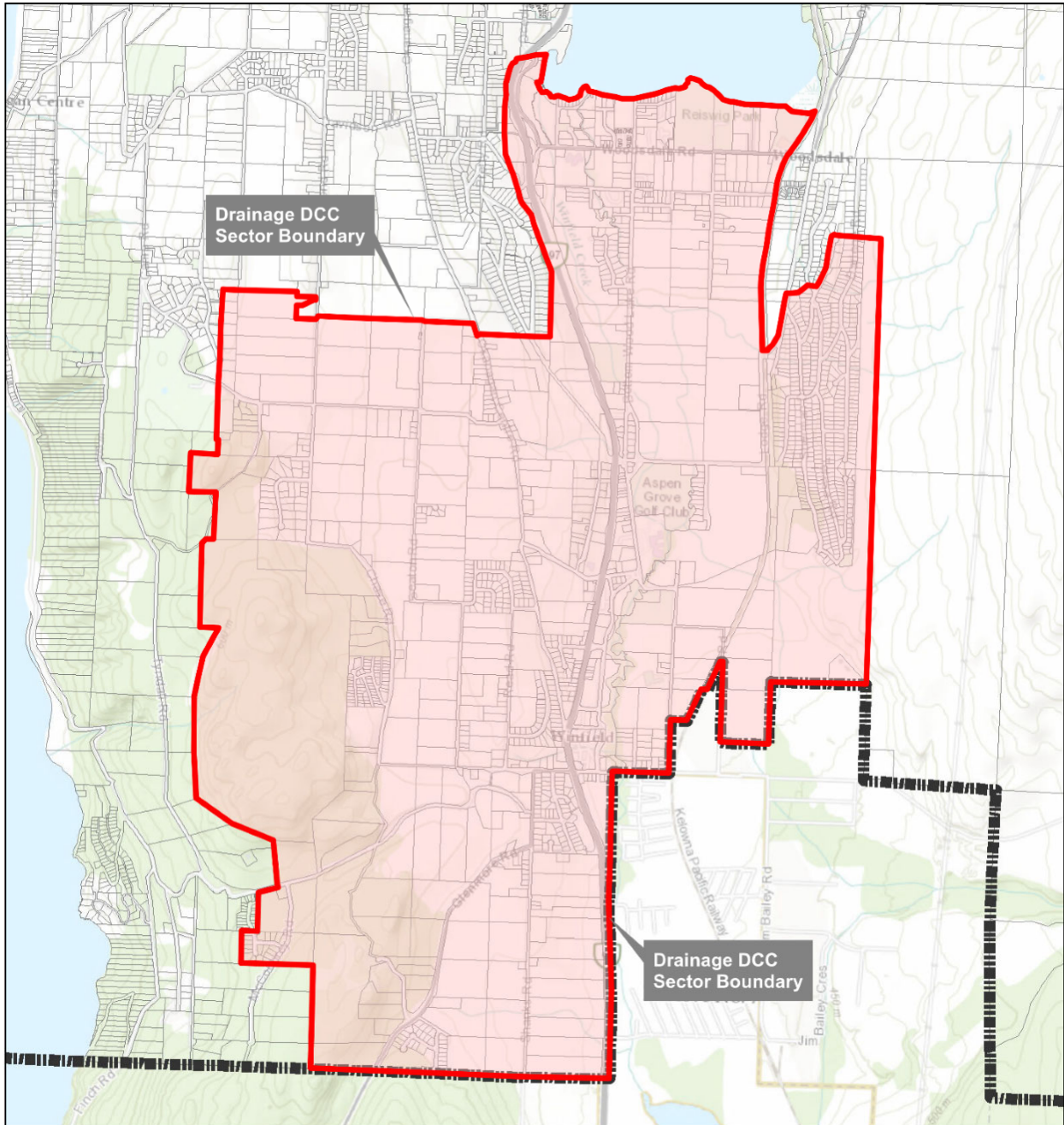
Land Use Category	Collection Basis	Mobility	Water	Sewer	Drainage	Parks	Total
Single Detached Residential	Per Lot	\$10,252	\$11,953	\$11,862	\$389	\$12,790	\$47,246
Multi-Family Residential	Per Unit	\$6,664	\$7,770	\$7,710	<del>\$254</del> <u>253</u>	\$12,790	<del>\$35,488</del> <u>187</u>
Accessory Dwelling Unit	Per Unit	\$3,332	\$3,885	\$3,855	\$127	\$0	\$11,199
Commercial	Per Gross Floor Area in m <sup>2</sup>	\$34.45	\$40.16	\$39.86	\$1.31	\$22.24	\$138.02
Industrial	Per Gross Floor Area in m <sup>2</sup>	\$34.45	\$40.16	\$39.86	\$1.31	\$14.48	\$130.26
Institutional	Per Gross Floor Area in m <sup>2</sup>	\$34.45	\$40.16	\$39.86	\$1.31	\$22.24	\$138.02

**Notes:**

- ~~1. All development in the District shall pay development cost charges for mobility and parks.~~
- ~~2. Development cost charges for drainage will be paid only by those located in the District's Drainage DCC Sector, as defined by the Drainage DCC Sector map (Schedule "B").~~
- ~~3. Development cost charges for sewer will be paid only by those located within the District's Sewer DCC Sector, as defined by the Sewer DCC Sector map (Schedule "C").~~
- ~~4. Development cost charges for water will be paid only by those located within the District's Water Service Area, as defined by: Water Service Area Bylaw 695, 2008; Coral Beach Water System Specified Area Establishment Bylaw 076, 1996; and Lake Pine Local Service Area Establishment Bylaw 736, 2010, all as amended from time to time.~~
- ~~5. 'Single Detached Residential' includes housing on a single titled lot that contains one single family dwelling unit, this includes mobile or modular homes.~~
- ~~6. 'Multi-family Residential' includes housing on a single lot other than a strata lot that contains three or more dwelling units.~~
- ~~7. 'Accessory Dwelling Unit' includes housing that is separate from the primary dwelling and located on the same lot, including but not limited to: coach houses, garden suites and accessory garage suites.~~
- ~~8. A secondary suite which is located within the principal dwelling (i.e. not in an Accessory Dwelling Unit) has been accounted for in the DCC calculation, and as such no additional DCC will be levied.~~
- ~~9. The charge per square metre for the non-residential categories is based on the gross floor area.~~
- ~~9. The metric conversion rate is 1.0 m<sup>2</sup> to 10.76 ft<sup>2</sup>.~~

Schedule B to Bylaw 1233, 2024

SCHEDULE B  
Drainage DCC Sector



Lake Country Development  
Cost Charge Bylaw

Drainage DCC Sector

Legend



Boundary of Drainage DCC Sector

DLC Boundary



Coordinate System:  
NAD 1983 UTM Zone 11N

Data Sources:  
Data provided by -  
District of Lake Country

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

Project #: 1577.0066.01  
Author: BP  
Checked: JS  
Status: FINAL  
Revision: A  
Date: 2016 / 2 / 22



**Schedule C to Bylaw 1233, 2024**

**SCHEDULE C  
Sewer DCC Sector**



**District of Lake Country Sewer DCC Boundary**

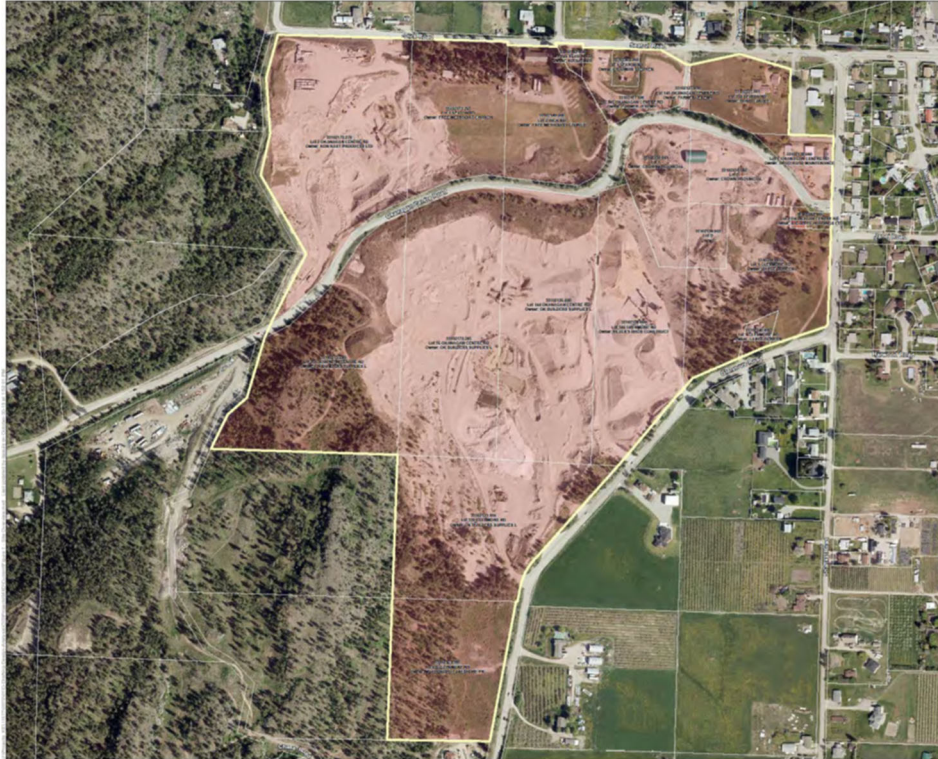
**Legend**

-  Sewer DCC Boundary
-  Lake Country Boundary



Schedule ~~DC~~ to Bylaw 1233, 2024

**SCHEDULE ~~DC~~**  
**Lake Country Business Park**  
**Area-Specific DCCs**



Land Use Category	Collection Basis	Mobility	Water	Sewer	Drainage	Parks	Total
Commercial	Per Gross Floor Area in m <sup>2</sup>	\$45.50	\$14.16	\$7.41	\$0	\$0	\$67.07
Industrial	Per Gross Floor Area in m <sup>2</sup>	\$45.50	\$14.16	\$7.41	\$0	\$0	\$67.07

**Notes:**

- 2.1. All development in the subject area identified above shall pay the Area-Specific development cost charges for mobility, water and sewer as noted in the table above, in addition to the Municipal-Wide development cost charges identified in Schedule A.
- 3.2. Development cost charges are payable based on land use category. Where the land use category is not specified, then no area-specific DCCs are levied for development in that land use category, but the municipal-wide DCCs identified in Schedule A are still payable.