Development Cost Charges Background Study

District of Squamish

February 2025

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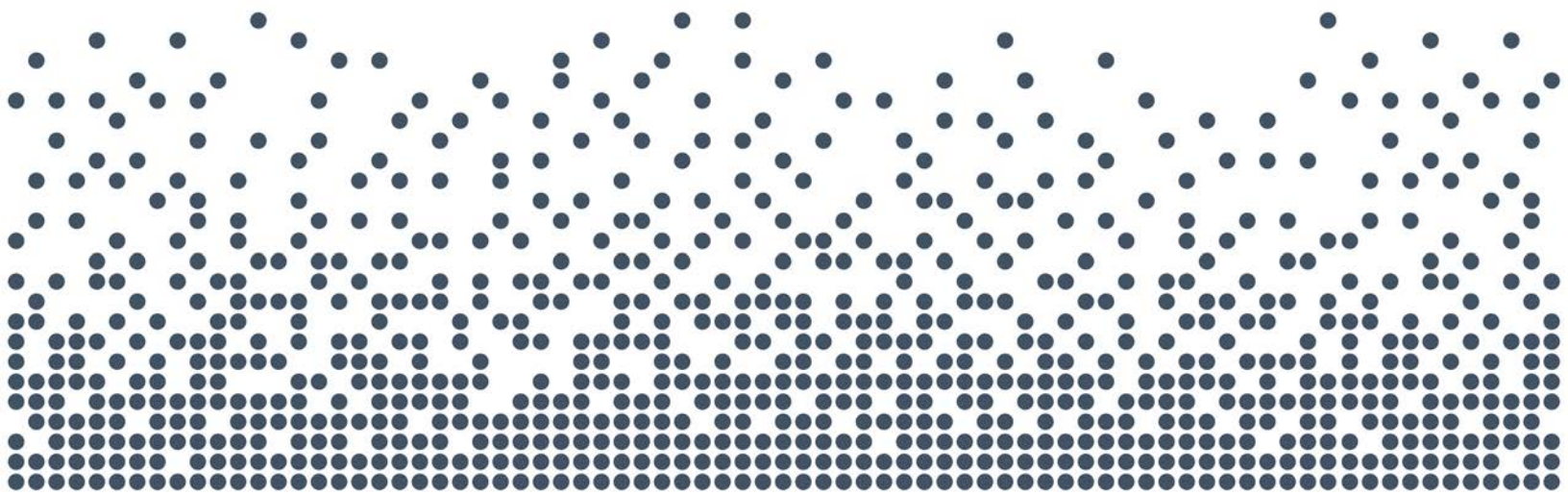
List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
BC	British Columbia
BTE	Benefit to existing
DCC	Development cost charges
LGA	*Local Government Act*
GFA	Gross floor area
FSW	Floor space per worker
OCP	Official Community Plan
PPU	Persons per unit
sq.m	Square metres



Executive Summary

Executive Summary

1. The report provided herein represents the Development Cost Charge (DCC) Background Study for the District of Squamish in accordance with the *Local Government Act* and the DCC Best Practices Guide. The contents of this report include the following:

    - Chapter 1 – Summary of the process and overview of the legislative requirements of the Act;
    - Chapter 2 – Review of current DCC policies of the District;
    - Chapter 3 – Summary of the residential and non-residential growth forecasts for the District;
    - Chapter 4 – Approach to calculating the DCC;
    - Chapter 5 – Identification of future capital requirements to service growth (including related deductions and allocations) and DCC calculations by service;
    - Chapter 6 – Summary of the DCC calculation;
    - Chapter 7 – DCC policy recommendations and rules; and
    - Chapter 8 – Bylaw implementation.

2. DCCs are a revenue tool that municipalities in British Columbia can utilize to recover costs for growth-related capital expenditures arising from new development. The methodology is detailed in Chapter 4; a simplified summary is provided below.

    1) Identify amount, type and location of growth;

    2) Identify servicing needs to accommodate growth;

    3) Identify capital costs to provide services to meet the needs;

    4) Deduct:

        - Grants, subsidies and other contributions;
        - Post-period benefit;
        - Benefit to existing development; and
        - Municipal assist factor.

5) Allocate net costs based on a weighted metric (e.g., trips, impervious area equivalent, etc.) to each land use category; and

6) Calculate the DCC based on the net costs allocated to each land use.

3. The growth forecast (Chapter 3), on which the DCC is based, projects the following population, residential units, employment, and non-residential floor area for the 2024 to 2041 forecast period:

Table ES-1
Summary of Growth Forecast

Measure	Incremental Growth 2024 to 2041
Population Increase	26,000
Residential Unit Increase	11,300
Employment Increase	7,900
Non-Residential Gross Floor Area Increase (sq.m)	449,290

4. On September 6, 2022, the District of Squamish adopted Bylaw No. 2911. The bylaw imposes DCCs on residential and non-residential uses. The District is undertaking a DCC public process and anticipates passing a new bylaw. An initial presentation to the Committee of the Whole occurred on November 26, 2024. The initial stakeholder presentation with representatives from the development community was held on November 27, 2024. The draft report and other background information will be available on the District's public engagement site. Further engagement sessions are anticipated in Q1 2025.

5. The District's DCCs currently in effect are summarized in Table ES-2 below. This report has undertaken a recalculation of the charges based on future identified needs. It is noted that the costs and calculations undertaken herein are based on 2024 dollars. Charges have been provided on a District-wide basis for all services.

Table ES-2
Current DCC Rates

Development Type	Unit	Transportation	Drainage	Sewer	Water	Parks	Total
Low Density Residential (Single Detached)	Per lot	$9,516	$2,648	$4,095	$1,884	$3,473	**$21,616**
Low Density Residential (Small Lot)	Per lot	$7,963	$1,222	$3,213	$1,479	$2,726	**$16,603**
Medium Density Residential (Townhouse)	Per dwelling unit	$4,141	$1,102	$2,384	$1,097	$2,023	**$10,747**
High Density Residential (Apartment)	Per dwelling unit	$3,106	$503	$1,762	$811	$1,495	**$7,677**
Commercial	Per square metre of gross floor area	$95.56	$6.95	$10.37	$4.77	$0	**$117.64**
Institutional	Per square metre of gross floor area	$79.63	$8.15	$8.29	$3.82	$0	**$99.89**
Industrial	Per square metre of gross floor area	$47.78	$12.94	$12.44	$5.72	$0	**$78.88**

6. Considerations by Council – The Background Study represents the service needs arising from residential and non-residential growth over the forecast periods for the following services:

    - Transportation;
    - Drainage;
    - Water;
    - Sewer;
    - Parks; and
    - Solid waste and recycling facilities.

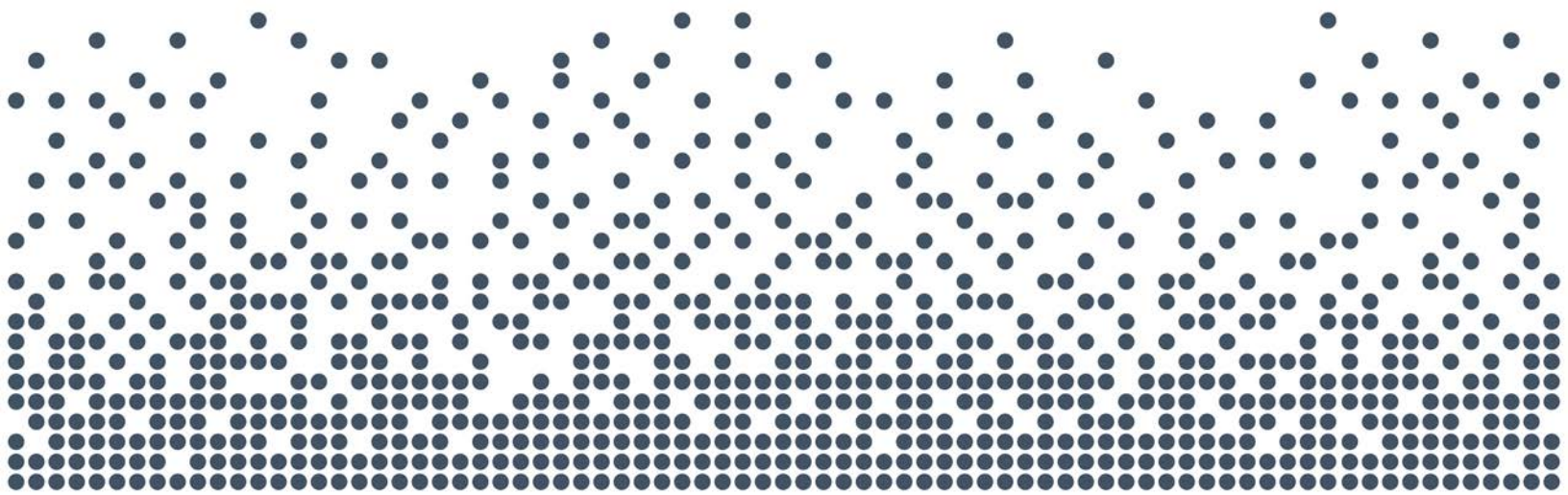
    Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These decisions may include:

    - Adopting the charges and policies recommended herein; and
    - Considering additional recommended policies for the bylaw.

The rates presented below are submitted to Council for its consideration to be subsequently approved by the Inspector of Municipalities.

Table ES-3
Schedule of DCCs

Development Type	Unit	Transportation	Drainage	Sewer	Water	Parks	Solid Waste and Recycling Facilities	Total
Low Density Residential (Single Detached)	Per lot	$23,358	$2,323	$3,677	$1,163	$5,164	$2,698	**$38,382**
Low Density Residential (Small Lot)	Per lot	$18,249	$1,067	$2,873	$909	$4,035	$2,108	**$29,240**
Medium Density Residential (Townhouse)	Per dwelling unit	$15,098	$962	$2,377	$752	$3,338	$1,744	**$24,271**
High Density Residential (Apartment)	Per dwelling unit	$12,642	$439	$1,990	$630	$2,795	$1,460	**$19,956**
Commercial	Per square metre of gross floor area	$188.59	$6.07	$9.94	$3.15	$0	$20.93	**$228.67**
Institutional	Per square metre of gross floor area	$101.03	$7.11	$7.95	$2.52	$0	$11.21	**$129.83**
Industrial	Per square metre of gross floor area	$58.93	$11.30	$11.93	$3.77	$0	$6.54	**$92.48**



Report

Chapter 1
Introduction

1. Introduction

1.1 Purpose of this Document

The District of Squamish has experienced considerable growth in recent years. Between 2016 and 2021, the District has grown in population by approximately 22%. As of the 2021 Census, the District now has over 25,000 people. By 2041, it is anticipated that the District will have a population of over 50,000. Continued growth places demand on the District to provide the necessary infrastructure to facilitate future development.

Many municipalities across Canada seek to recover the cost of growth-related infrastructure by imposing capital charges. These charges are referred to as Development Cost Charges, Development Charges, Off-site Levies, Impost Fees, etc. but all seek to recover the capital costs related to providing infrastructure to accommodate development and redevelopment. Within British Columbia, the *Local Government Act* (LGA) provides the authority to construct infrastructure and impose Development Cost Charges (DCCs) on the development that requires such capital works to be constructed.

The District of Squamish currently imposes DCCs on new development to recover the broader system-wide and localized capital costs associated with growth. These capital costs are in addition to the direct servicing costs that are incurred by developers for the construction of works as part of a subdivision (e.g., internal roads, sewers, watermains, sidewalks, parks, etc.) through the Subdivision and Development Control Bylaw.

This background study provides an update to the existing DCC rates and has been prepared pursuant to provincial legislation and utilizing the Provincial DCC Best Practices Guide to inform the calculations. In addition to the DCC calculations, this report provides recommendations on DCC policies for consideration by the District of Squamish.

The District retained Watson & Associates Economists Ltd. (Watson) to undertake the DCC study process. Watson has worked with District staff in preparing the DCC analysis and policy recommendations.

This report has been prepared to document the rationale and statutory requirements applicable to the District's DCC as summarized in Chapter 4. It also addresses the developed "rules" (contained in Chapter 7) and the proposed bylaw to be made available as part of the approval process (Appendix B).

In addition, the report is designed to set out sufficient background on the legislation (Section 1.4), Squamish's current DCC policies (Chapter 2) and the policies underlying the proposed bylaw, to make the exercise understandable to those who are involved.

Finally, the report addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The calculation of the charge and overall summary are presented in Chapters 5 and 6. A full discussion of the statutory requirements for the preparation of a background study and calculation of a DCC is provided herein.

1.2 Summary of the Process

As part of the study process, Watson and District staff presented the preliminary findings and rates to Council as well as stakeholders. The purpose of these meetings was to present the progress of the study and to solicit input. The meetings were also held to answer questions regarding the study's purpose, methodology, preliminary calculations, and policy information. Further, the draft background study and other information related to the study process have been posted on the District's website.

The draft background study and proposed DCC bylaw have been prepared for public review for January 2025. Subsequently, the process to be followed in finalizing the report and recommendations includes:

- undertake final stakeholder meetings and consider observations and comments arising from these meetings;
- present the findings of the report at a public hearing and consider input from that meeting;
- finalize the report and request Council consideration of the bylaw; and
- submit the final report and information package to the Inspector of Municipalities for their review and approval.

Table 1-1 outlines the proposed schedule to be followed with respect to the DCC bylaw adoption process.

Table 1-1
District of Squamish
Schedule of Key DCC Process Dates

Schedule of Study Milestone	Date(s)
1. Data collection, staff review, engineering work, preliminary DCC calculations and policy work	May to November 2024
2. Initial Committee of the Whole Meeting	November 26, 2024
3. Initial Stakeholder Meeting	November 27, 2024
4. Refinements to capital project costs	December 2024
5. Establishment of Public Engagement Webpage	February 2025
6. Background study and proposed bylaw available to public	February 2025
7. Report and Bylaw for 1st reading	Anticipated Q1 2025
8. Public/Stakeholder information meeting	Anticipated Q1 2025
9. Bylaw revisions (if needed)	Anticipated Q1 2025
10. 2nd and 3rd reading of DCC Bylaw by Council	Anticipated Q1 2025
11. Submission of DCC Bylaw and supporting documentation to Inspector of Municipalities	Anticipated Q1 2025
12. 4th reading of DCC Bylaw by Council and Bylaw adoption	Dependent on Inspector of Municipalities approval timelines

Note: specific dates will be updated in the final report.

1.3 Summary of Consultation Process

Although not a mandatory requirement of the LGA, the DCC Best Practices Guide suggests that public/stakeholder consultation is one of the guiding principles in

establishing DCCs. As part of this DCC study process, a consultation process was undertaken with the District's Council, the development community, and the public.

Draft DCC rates were presented at the District Committee of the Whole Meeting on November 26, 2024, to solicit input and feedback prior to proceeding to the next stage of the process. In addition, the draft rates were presented to the development community on November 27, 2024. This meeting was held to provide the development community with an opportunity to raise concerns, ask questions, and provide feedback.

This draft DCC study, which includes the capital projects, the growth forecast, and the calculated DCC rates, is posted to the District's website. A video presentation explaining DCCs and the calculations was also posted to the website to provide further information to stakeholders and interested members of the public. Subsequently, a public meeting to solicit feedback will be scheduled.

Comments received through the public and stakeholder consultation process will be considered prior to the finalization of the DCC program and third reading of the DCC Bylaw by Council.

1.4 Legislative Framework

The LGA is the primary legislation which provides municipalities in BC with the authority to impose DCCs. More specifically, the authority is provided in Division 19 – Development Costs Recovery. The various aspects of the legislation are discussed below:

1.4.1 Definition of Capital Costs and Eligible Services

As per section 559(2) of the Act, DCCs may be imposed for capital costs that are required to service new development related to the following services:

- Sewage;
- Water;
- Drainage;
- Fire protection;
- Police;
- Highway facilities (other than off-street parking facilities);

- Solid waste and recycling facilities;
- Providing and improving park land; and
- Employee housing in a resort region.

Note: fire protection, police, highway facilities and solid waste and recycling facilities are newly eligible under the LGA through Bill 46: *Housing Statutes (Development Financing) Amendment Act, 2023*, which received Royal Assent on November 30, 2023.

Eligible capital costs relate to providing, constructing, altering or expanding facilities related to the above services. In addition, the definition of capital costs also provides for planning, engineering, and legal costs directly related to the work. Further, interest costs directly related to the work may also be incorporated into the calculation.

1.4.2 Development Triggers and Timing of Collection

The LGA allows for DCCs to be payable and collected either at the time of the approval of subdivision or at the time of building permit issuance.

1.4.3 Bylaw Approval

Section 560 of the LGA requires that a DCC bylaw must be approved by the Inspector of Municipalities prior to adoption. As part of this approval process the Inspector reviews the following components of the bylaw:

- Capital costs included in the DCC need to be linked/included in the Financial Plan;
- The local government needs to provide proper consideration with respect to:
    - Future land use patterns and development;
    - Phasing of works and services;
    - Provision of park land described in an official community plan;
    - How capital costs are affected by development designed to result in a low environmental impact;
- Whether the proposed charges are excessive relative to prevailing standards;
- Whether the charges will deter development, discourage the construction of reasonably priced housing, or discourage development designed to result in a low environmental impact.

1.4.4 Legislated Exemptions

DCCs are not payable for places of public worship, as per section 561(1) of the LGA.

Local governments may also include discretionary exemptions within their bylaws to exempt the following developments from DCCs:

- Contain fewer than 4 self-contained dwelling units;
- Self-contained dwelling units in a building where each unit is not larger than 29 square metres; and
- If the value of the work related to a building permit does not exceed $50,000.

1.4.5 Reductions/Waivers of DCCs

Municipalities may, by bylaw, reduce or waive DCCs for the following eligible developments:

- Not-for-profit rental housing, including supportive living housing;
- For-profit affordable rental housing;
- Subdivision of small lots designed to result in low greenhouse gas emissions; and
- Development designed to result in a low environmental impact.

1.4.6 DCC Rate Structures

DCCs can be structured to vary with respect to one or more of the following:

- Zones or areas of the municipality;
- Uses;
- Capital costs as they relate to different classes of development; and
- Sizes or numbers of lots or units in a development.

1.4.7 Reserve Funds

As per section 566 of the LGA, DCC revenue must be deposited in separate reserve funds for each service. These funds may then only be utilized to pay for the capital costs of eligible services, and principal and interest payments related to debt incurred for eligible capital costs.

1.4.8 Annual Reporting

Local governments must prepare an annual report before June 30th of each year. The report must include revenues, expenditures, beginning and ending reserve fund balances, and waivers/reductions granted throughout the year.

Chapter 2
Current District of Squamish Development Cost Charges Policy

2. Current District of Squamish Development Cost Charges Policy

2.1 Schedule of Charges

The District of Squamish currently imposes DCCs under Bylaw No. 2911. This bylaw was adopted on September 6, 2022, and imposes DCCs for residential and non-residential uses.

The following services are covered under Bylaw No. 2911:

- Transportation;
- Drainage;
- Water;
- Sewer; and
- Parks.

The table below provides the DCCs currently in effect:

Table 2-1
District of Squamish
Current DCC Rates

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single Detached Residential *(per lot)*	**Single Detached Small Lot Residential** *(per lot)*	**Medium Density Residential - Townhouse** *(per dwelling unit)*	**High Density Residential - Apartment** *(per dwelling unit)*	**Commercial** *(per sq.m of gross floor area)*	**Institutional** *(per sq.m of gross floor area)*	**Industrial** *(per sq.m of gross floor area)*
Transportation	$9,516	$7,963	$4,141	$3,106	$95.56	$79.63	$47.78
Drainage	$2,648	$1,222	$1,102	$503	$6.95	$8.15	$12.94
Water	$1,884	$1,479	$1,097	$811	$4.77	$3.82	$5.72
Sewer	$4,095	$3,213	$2,384	$1,762	$10.37	$8.29	$12.44
Parks	$3,473	$2,726	$2,023	$1,495	$0.00	$0.00	$0.00
Total	**$21,616**	**$16,603**	**$10,747**	**$7,677**	**$117.65**	**$99.89**	**$78.88**

2.2 Timing of Collection and Payment of DCCs

The LGA allows municipalities to collect DCCs at subdivision approval or building permit issuance. The following provides the District's current timing of collection based on development type:

- Single detached residential units: Subdivision approval and/or building permit issuance.
- Other residential land use categories: building permit issuance.
- Non-residential land uses: building permit issuance.

2.3 Redevelopment Allowance

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential DCC in place at the time the DCC is payable; and/or
- the gross floor area of the building demolished/converted multiplied by the current non-residential DCC in place at the time the DCC is payable.

2.4 Exemptions

DCCs are not payable with respect to the following developments:

- The construction, alteration or extension of a building or part of a building that is, or will, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- The construction, alteration, or extension of self-contained dwelling units in a building, the area of each self-contained dwelling unit is no larger than 29 sq.m, and each dwelling unit will be put to no other use than residential use;
- The value of work authorized by a building permit does not exceed $50,000;
- A DCC has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality;

2.5 DCC Waivers/Reductions

Further to the above exemptions, the District also provides discretionary DCC waivers for the following developments (i.e., DCCs are not payable):

- Not-for-profit rental housing subject to a housing agreement under section 483 of the LGA; and
- For-profit affordable rental housing subject to a housing agreement under section 483 of the LGA.

These exemptions have been provided through amending bylaw 3021, 2023, which amended the existing DCC bylaw.

2.6 DCC Reserve Funds

As part of the requirements under the LGA, local governments must prepare a report related to the amount of DCCs received, the expenditures from the DCC reserve funds, and the opening and closing balances in the DCC reserve funds.

The following table provides for the existing reserve fund balances as of December 31, 2023 (note: certain adjustments have been made to the reserve fund balance to reflect funding from the reserve funds throughout 2024 for projects which are no longer reflected on the capital project listing):

Table 2-2
District of Squamish
Reserve Fund Balance Summary

Service	Unadjusted December 31, 2023 Balance	Adjustments for Projects Funded in 2024 that are not on Capital Project Listing	Adjusted December 31, 2023 Balance
Drainage	$4,438,319	($1,022,000)	$3,416,319
Parks	$4,060,106	($2,342,400)	$1,717,706
Roads	$5,936,757	($1,242,400)	$4,694,357
Sewer	$288,432	($325,000)	($36,568)
Water	$1,401,382	($3,580,000)	($2,178,618)
Total	**$16,124,997**	**($8,511,800)**	**$7,613,197**

Chapter 3
Anticipated Development in the District of Squamish

3. Anticipated Development in the District of Squamish

3.1 Methodology

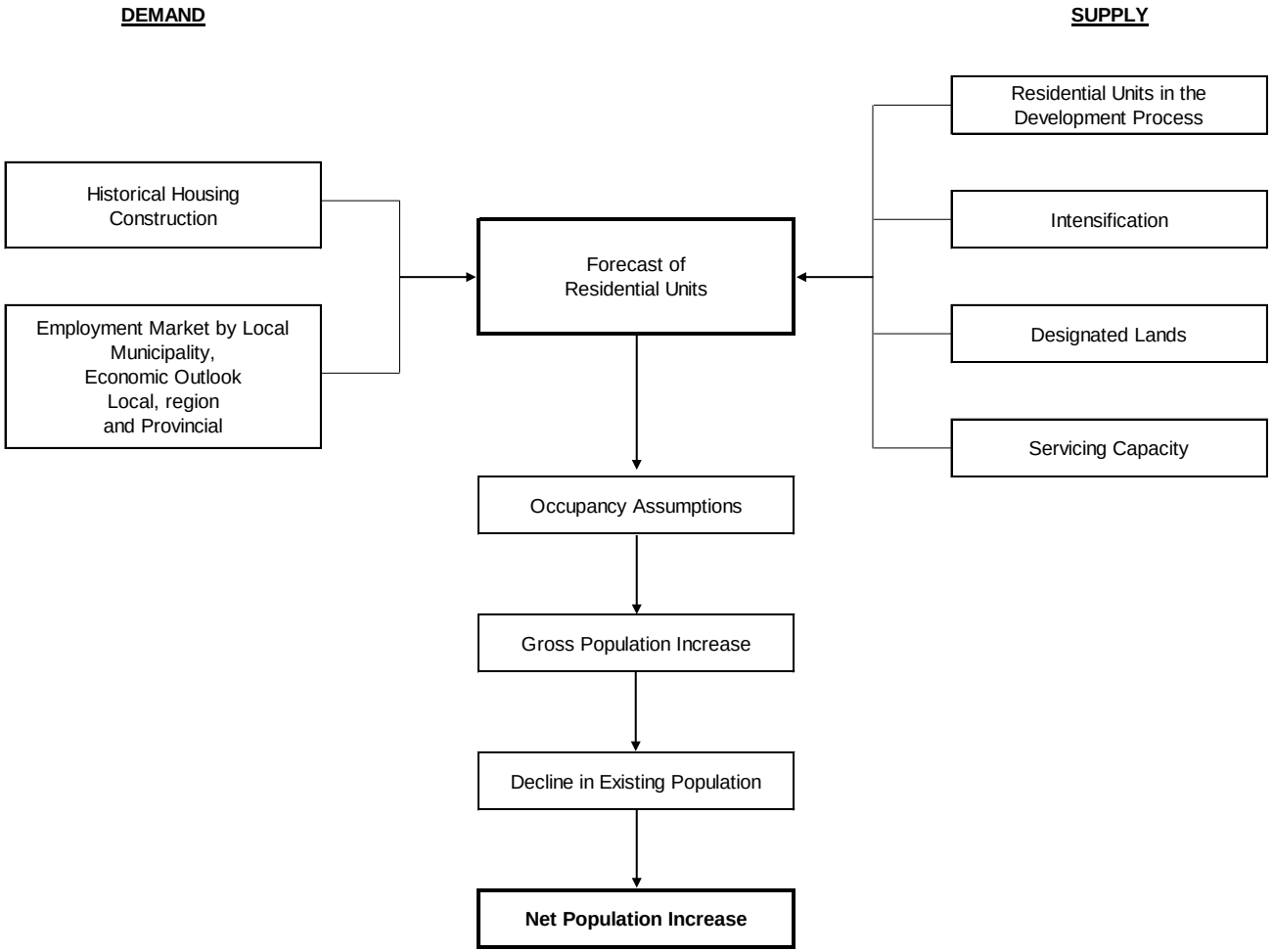
Chapter 4 provides the methodology for calculating the DCC utilized in this study. Figure 4-1 presents the methodology graphically. The first box of the schematic notes that calculating the DCC requires an estimate of the anticipated amount, type and location of development for the area which the DCC is imposed.

The residential and non-residential growth forecast utilized in the DCC calculations, and presented herein, was informed by the growth identified for the recently completed water and transportation master plans in addition to the District's Official Community Plan (OCP). Utilizing the same growth forecast as the master plans provides alignment between the anticipated development and the capital infrastructure required to service the growth. A review of capital needs for other DCC-eligible services was also undertaken to ensure alignment with the growth forecast. Further discussion is provided in Chapter 5.

3.2 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts derived by Watson is provided in Appendix A. The methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the District and describes the basis for the forecast.

Figure 3-1
District of Squamish
Population and Household Forecast Model



The population in the District of Squamish (excluding census undercount) is anticipated to reach approximately 52,700 by mid-2041, resulting in an increase of approximately 26,000 persons[1].

Provided below is a summary of the key assumptions and findings regarding the District of Squamish DCC growth forecast:

3.2.1 Residential Growth Forecast

- The housing unit mix for the District was derived from a detailed review of historical development activity, as well as active residential development applications and discussions with District staff regarding anticipated development trends for the District of Squamish.
- Based on the above indicators, the 2024 to 2041 household growth forecast for the District is comprised of a unit mix of 12% low density units (single detached and semi-detached), 2% low density units on small lots (single detached and semi-detached) 24% medium density (multiples except apartments) and 62% high density (apartments).
- Over the forecast period, the District is anticipated to average approximately 665 new housing units per year.
- Population in new units is based on historical development activity, anticipated units (see unit mix discussion above) and average persons per unit (PPU) by dwelling type for new units.
- The average PPU assumed for new housing units by age and type of dwelling is based on Statistics Canada 2021 custom Census data for the District of Squamish. The total calculated PPU for all density types has been adjusted accordingly to account for the PPU trends which have been recently experienced in both new and older units.

The anticipated residential growth across the various housing types is summarized in Table 3-1 below:

[1] The population figures used in the calculation of the DCC exclude the net Census undercount, which is estimated at approximately 5.3%. Population figures presented herein have been rounded.

Table 3-1
District of Squamish
Summary of Residential Growth Forecast

Housing Type	Growth in Units (2024-2041)	PPU Assumption	Growth in Population
Single & Semi-Detached	1,299	3.699	4,805
Single & Semi-Detached – Small Lots	177	2.890	512
Medium Density Residential (Townhouse)	2,764	2.391	6,609
High Density Residential (Apartment)	7,048	2.002	14,110
Total	**11,288**		**26,035**

As summarized in the table above, the District is anticipated to add approximately 11,290 units and 26,040 additional people by 2041.

3.2.2 Non-Residential Growth Forecast

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the District divided by the number of residents. Additional details related to the non-residential growth forecast are provided in Appendix A.
- Total employment, excluding work at home and no fixed place of work for the District of Squamish is anticipated to reach approximately 15,530 by mid-2041. This represents an employment increase of approximately 7,900 for the forecast period.
- Square footage estimates are based on the following employee floor space per worker (FSW) assumptions:
    - Commercial: 35 sq.m per employee
    - Institutional: 65 sq.m per employee
    - Industrial: 111 sq.m per employee
- The District-wide incremental gross floor area (GFA) is anticipated to increase by approximately 449,300 sq.m over the forecast period to mid-2041.

- In terms of percentage growth, the 2024 to 2041 incremental GFA forecast by sector is broken down as follows:
    - Commercial: 36%
    - Institutional: 24%
    - Industrial: 40%

The anticipated non-residential growth is summarized in Table 3-2 below:

Table 3-2
District of Squamish
Summary of Non-Residential Growth Forecast

Non-Residential Development Type	Growth in Non-Residential GFA (sq.m) (2024-2041)	Average FSW Assumption	Growth in Employment
Commercial	161,496	35	4,644
Institutional	106,002	65	1,630
Industrial	181,496	111	1,628
Total	**449,289**		**7,902**

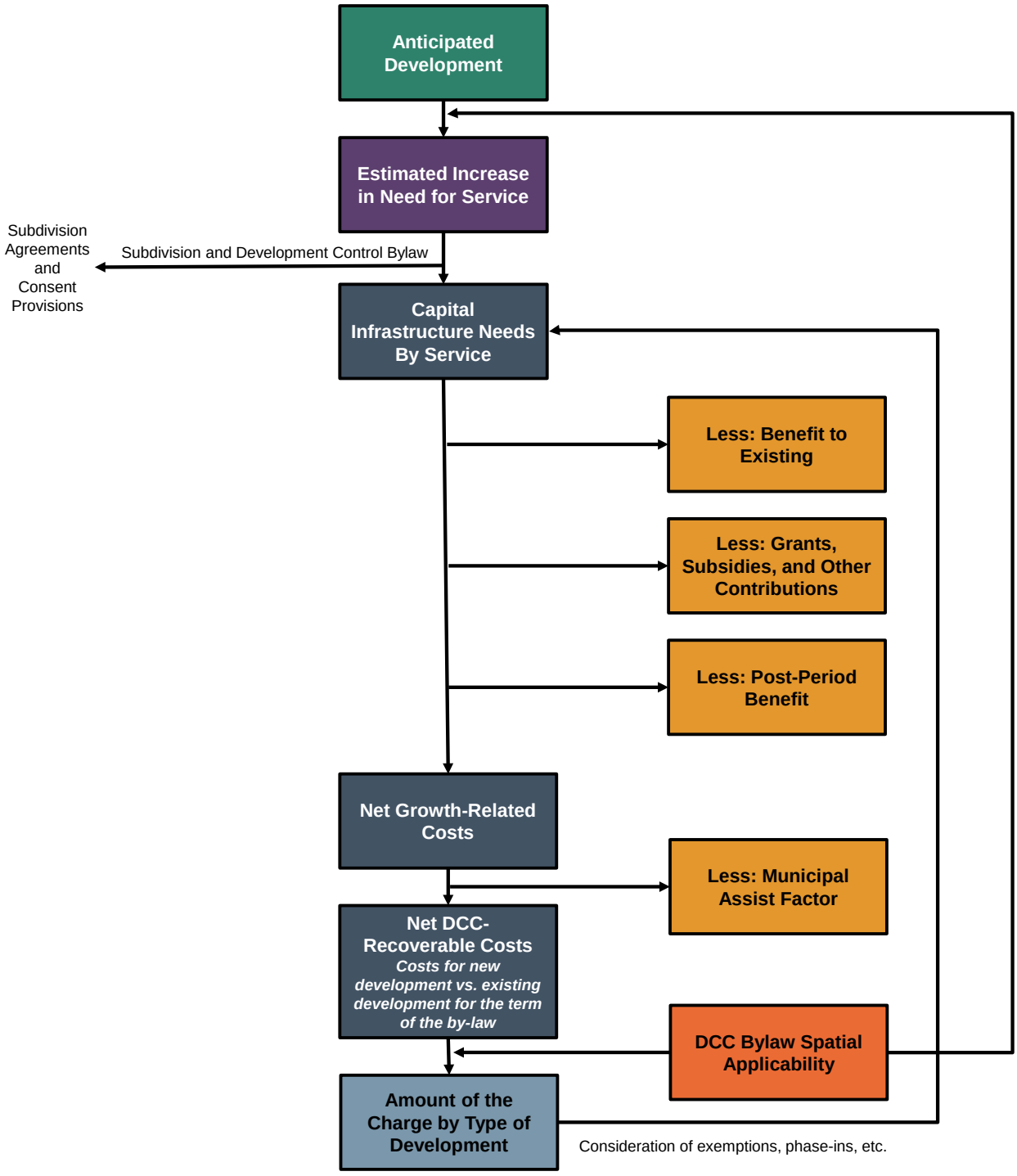
Chapter 4
The Approach to the Calculation of the Development Cost Charge

4. The Approach to the Calculation of the Development Cost Charge

4.1 Introduction

This chapter addresses the methodology utilized in calculating a DCC for the District of Squamish. The methodology reflects the guidance provided in the DCC Best Practices Guide and is illustrated schematically in Figure 4-1.

Figure 4-1
District of Squamish
The Process of Calculating a Development Cost Charge for the District of Squamish



4.2 Services Potentially Involved

Section 559(2) of the LGA specifies the services for which a DCC can be imposed for. The following table provides the listing of eligible services and those for which a DCC has been calculated herein:

Table 4-1
District of Squamish
Summary of Services Included in Development Cost Charge Calculation

Service	Inclusion in the DCC Calculation?
Transportation (including highway facilities cost-shared with the Province)	✓
Drainage	✓
Water	✓
Sewer	✓
Parks	✓
Fire Protection	
Police	
Solid Waste and Recycling Facilities	✓

4.3 Increase in the Need for Service

The DCC calculation commences with an estimate of "the increase in the need for service attributable to the anticipated development" for each service to be covered by the bylaw. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, it is expressed within this study on a project-specific basis (i.e., the listing of capital works to service the development lands).

4.4 Subdivision and Development Control Bylaw

Some of the need for services generated by additional development consists of local services related to a plan of subdivision as well as building permit issuance. As such, they will be required as a condition of subdivision agreements or conditions of approval. These types of costs are outlined in the District's Subdivision and Development Control Bylaw.

4.5 Capital Forecast

The capital costs necessary to provide the increased services are estimated. Adjustments to the capital costs are then applied to ensure that the costs included in the DCC reflect the net growth-related costs necessary to facilitate the anticipated growth in the District. These adjustments are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The following table provides the sources of information utilized to develop the capital forecast by service:

Table 4-2
District of Squamish
Summary of Capital Forecast Sources

Service	Source of Capital Projects and Cost Estimates
Transportation	• Draft 2025 Transportation Master Plan
Drainage	• 2022 DCC capital project list (based on existing Integrated Stormwater Master Plan) • District Financial Plan • Updated cost estimates provided by staff through capital forecasting process
Water	• 2024 Water Master Plan
Sewer	• 2022 DCC capital project list (based on existing sanitary sewer master plan) • District Financial Plan

Service	Source of Capital Projects and Cost Estimates
	• Updated cost estimates provided by staff through capital forecasting process
Parks	• 2022 DCC capital project list • District Financial Plan • Updated cost estimates provided by staff through capital forecasting process
Solid Waste and Recycling Facilities	• District Financial Plan • Cost estimates provided by staff through capital forecasting process

In order for an increase in need for service to be included in the DCC calculation, it is recommended that District Council indicate that it intends to ensure that such an increase in need will be met by including the appropriate works within its annual capital budget process. Timing of works should be staged based upon communication with the development community and prioritization of servicing to meet the anticipated demands.

4.6 Reserve Funds

Section 566(1) of the LGA states that a local government must establish a special DCC reserve fund for each service for which DCCs are imposed.

There is generally no explicit requirement to net the outstanding reserve fund balance as part of making the DCC calculation; however, it is recommended that the existing reserve fund balances be used to net-down the capital costs identified, respective of each service. This can be done as categorizing the reserve fund balance as a benefit to existing development (as those developments that have paid into the reserve funds would then be considered existing development).

The existing reserve fund balances were provided in Section 2.6 of this report. The adjusted balance of $7.61 million across all DCC services has been incorporated into the calculations herein.

4.7 Deductions

The DCC methodology utilized requires that the following deductions be made to the increase in the need for service. These relate to:

- benefit to existing development;
- anticipated grants, subsidies and other contributions;
- post-period benefit; and
- municipal assist factor.

The requirements behind each of these reductions are addressed as follows:

4.7.1 Reduction for Benefit to Existing Development

The benefit to existing (BTE) amount represents the non-growth portion of a project. Some projects that are proposed to address growth may also provide inherent benefit to existing service areas or existing deficient infrastructure.

The general guidelines used by Watson to consider BTE include the following:

- The repair or unexpanded replacement of existing assets that are in need of repair;
- An increase in average service level (improvement of water pressure as an example);
- The elimination of a chronic servicing problem not created by growth; and
- Providing services where none previously existed (generally considered for water or wastewater services).

The BTE components are also associated with upgrades to existing systems or facilities necessary to maintain service levels to existing residential and non-residential users.

The following sections provide a high-level overview of the policy approach taken to determine BTE for each of the services:

4.7.1.1 Transportation

In general, transportation network expansions, capacity improvements and intersection upgrades benefit new development; however, it is recognized that certain works would

also provide a benefit to existing residents and workers who will be able to use the enhanced transportation system. The following provides the general allocations of projects to new versus existing development:

- **Active transportation infrastructure:** it is recognized that new active transportation infrastructure adds capacity to the overall network; however, as part of the DCC, recognition has been provided that some active transportation will provide new links for existing residents and workers. As a result, a 10% BTE deduction has been applied to recognize this.
- **Ministry of Transportation and Infrastructure projects:** these are projects that are cost-shared with the Ministry of Transportation and Infrastructure. It is assumed that any non-growth related components would be funded by the Province, and as such, no BTE deduction has been applied to these projects.
- **Intersection improvements:** a 15% BTE deduction has been applied to intersection upgrades to recognize that these works will increase the level of service for existing residents and workers.
- **Other:** for projects that cannot be classified within the above framework, certain project specific deductions have been made to account for any benefit to existing development.

4.7.1.2 Drainage

The drainage works identified in Chapter 5 of this report are based on the 2022 DCC listing as the Drainage Master Plan has not been updated. Given that the project list identified in the previous study has been carried forward, the BTE deductions have remained consistent with the 2022 DCC calculations.

4.7.1.3 Water

For water infrastructure, benefits to the existing service area could consist of any combination of increase to transmission/distribution capacity, water main network connectivity (looping), pressure zone connectivity or addressing infrastructure age/condition. The District's 2024 Water Master Plan has included infrastructure projects that address both growth and existing needs or deficiencies.

In the case where linear growth infrastructure is replacing existing infrastructure, the age of the existing infrastructure (essentially representing condition), would be used to determine BTE.

BTE = age of existing pipe / expected service life

This approach has been utilized to calculate the BTE where any existing pipes are being replaced and upsized as a result of growth (note: costs related specifically to upsizing are considered 100% growth-related).

For projects where additional capacity or new infrastructure (e.g., new reservoirs/wells) is being constructed to accommodate future development, a 0% BTE has been applied, given that the full benefit is attributable to new development.

Note: a project from the prior DCC study has been included in this study. The BTE calculation has been maintained to reflect that both existing and future development would benefit from the upgrade works.

4.7.1.4 Sewer

The approach to determine BTE for sewer infrastructure is similar to the approach for water related works. The following provides the BTE rationale for the various sewer projects:

- **Planning Studies:** the BTE for studies that benefit both existing and future development is based on the ratio of existing population relative to future population. The BTE for the sewer master plan is based on the portion of the study related to assessing existing infrastructure and undertaking the wastewater rate study.
- **Wastewater Treatment:** upgrades to the wastewater treatment plant related to increasing capacity for future growth are considered 100% growth-related. Any costs related to other upgrades required for meeting compliance and regulation standards have not been included in the cost estimates.
- **Gravity Sewers:** the BTE calculation is based on the same approach utilized for watermain infrastructure (e.g., new sewers are considered 100% growth-related, whereas the BTE for upsizing of existing sewers takes into account the age of the existing pipe).
- **New Forcemains and Pump Station Upgrades:** 100% growth-related given that the project would not proceed if it was not for new development occurring.

4.7.1.5 Parks

Project-specific deductions for BTE have been made based on discussions with staff on the scope of the work. New infrastructure and parks are generally considered to be 100% growth-related. Upgrades to existing amenities or parks are considered to benefit both existing residents and new development and therefore, deductions have been made to account for this benefit to existing residents. The listing of trails and walkways is based on the 2022 DCC project listing and given that the project list identified in the previous study has been carried forward, the BTE deductions have remained consistent with the 2022 DCC calculations.

4.7.1.6 Solid Waste and Recycling Facilities

The only project that has been identified for solid waste and recycling facilities is a landfill expansion. Given that the costs included in the DCC calculation are only related to expanding the landfill to accommodate new development, this is considered to be 100% growth-related.

4.7.2 Reduction for Anticipated Grants, Subsidies and Other Contributions (Other Deductions)

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets grants as a measure to offset impacts on taxes.

In the capital listings provided in Chapter 5, these reductions are provided in the Other Deductions column. The deductions provided in the transportation listing relate to projects that are cost-shared with the Ministry of Transportation and Infrastructure. The deduction is the portion of the costs that are to be funded by the Ministry. There are no other anticipated grants, subsidies or other contributions across the remaining services included in the DCC calculation.

4.7.3 Reduction for Post-Period Benefit

For projects which provide a benefit related to development beyond the forecast period utilized for the DCC calculation, a deduction is made in relation to that benefit. For

example, where a water treatment plant is being expanded to provide for growth over a 30-year period, however the DCC calculation only includes the growth forecasted over a 20-year period, a deduction is made for the growth not included in the calculation as part of the 10 years outside of the forecast.

Given that the growth forecast utilized in the calculation of the DCC aligns with the growth targeted in the master plans to develop the capital project listing, a deduction related to development beyond the forecast period is not required.

4.7.4 Reduction for Municipal Assist Factor

Section 933(2) of the LGA states that the purpose of DCCs is to provide funds to "assist" the local government to pay the costs of municipal parks and infrastructure. Although not explicit in the legislation, there is an implicit requirement for an "assist factor" wherein 100% of the growth-related costs cannot be charged to new development. The municipal assist factor is only applied to the net growth-related costs, after all other deductions have been made. This factor can be set anywhere from 1% to 99% and can be varied across the individual services.

The municipal assist factors applied to the draft DCC calculations were reviewed with the Committee of the Whole and the development community. The following provides the assist factors, by service:

Table 4-3
District of Squamish
Municipal Assist Factors

Service	Municipal Assist Factor
Transportation	1%
Drainage	1%
Water	1%
Sewer	1%
Parks	1%
Solid Waste and Recycling Facilities	1%

These municipal assist factors are consistent with the factors that were applied in the previous DCC study. These factors are in alignment with the DCC Best Practices Guide and represent the existing community's financial support towards the financing of services for new development. Any increase in the municipal assist factor must be paid through non-DCC revenue sources (e.g., taxes).

4.8 Allocation of Development

This step involves relating the costs involved to anticipated development for the forecast period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges. The allocations of growth-related costs between the various types of development are described in Chapter 5 for each service.

Chapter 5
DCC Eligible Cost Analysis and DCC Calculation by Service

5. DCC Eligible Cost Analysis and DCC Calculation by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for DCCs. The calculation process set out in Chapter 4 was followed in determining DCC eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects the District's current intention. However, over time, District projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.2 Capital Costs for Development Cost Charge Calculation

This section evaluates the development-related capital requirements for the services required to service the growth identified in Chapter 3 of this report. Each service component is evaluated to determine the total infrastructure costs, which determines the potential DCC recoverable cost.

5.2.1 Transportation

The District is currently undertaking a Transportation Master Plan which identifies capital needs to accommodate growth to align with the 2041 target. The growth forecast presented in Chapter 3 aligns with the growth forecast utilized to inform these capital needs. The capital plan presented below is in draft at the time of writing and is subject to change. If there are any changes to the capital plan prior to bylaw passage, the associated changes will be made to the DCC calculations and bylaw.

Through the Transportation Master Plan, the District has identified a number of roads, bridges, and active transportation projects required for growth over the forecast period. These works include constructing new roads, building new active transportation infrastructure, and the portion of the District's costs related to Ministry of Transportation and Infrastructure projects.

Based on the Transportation Master Plan, the following provides a summary of the capital costs and associated deductions included in the DCC calculation:

- The total gross cost included in the calculations is $301.94 million.
- The benefit to existing development is approximately $23.49 million which includes the existing reserve fund balance of $4.69 million.
- With respect to the Ministry of Transportation and Infrastructure projects, a deduction in the amount of $59.90 million has been made to account for the portion of the projects not funded by the District.
- As a result, the net growth-related cost is $218.55 million.
- A municipal assist factor of 1% has been utilized in the calculations for transportation. As a result, $2.23 million in growth-related costs are to be funded by the District.
- The DCC recoverable amount is approximately $216.32 million.

Table 5-1
Infrastructure Costs Included in the Development Cost Charges Calculation
Transportation

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Extents	Facility	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
	Active Transportation:											
1	Government Road	Ross Road - Brackendale Elementary	Bi-directional bike lanes & sidewalk one side	2024-2040	4,368,000	436,800	3,931,200		-	3,931,200	39,312	3,891,888
2	Government Road	Depot Road - Eagle Run Drive	Bi-directional bike lanes & sidewalk one side	2024-2040	6,242,600	624,300	5,618,300		-	5,618,300	56,183	5,562,117
3	Government Road	Eagle Run Drive - Mamquam Elementary	Bi-directional bike lanes & sidewalk one side	2024-2040	15,288,000	1,528,800	13,759,200		-	13,759,200	137,592	13,621,608
4	Government Road	Mamquam Elementary - Mamquam River	Bi-directional bike lanes & sidewalk one side	2024-2040	6,588,400	658,800	5,929,600		-	5,929,600	59,296	5,870,304
5	Depot Road	Government Road - Highway 99	Uni-directional sidewalks and bike lanes	2024-2040	6,967,600	696,800	6,270,800		-	6,270,800	62,708	6,208,092
6	Garibaldi Way	Mamquam Road - Government Road	Uni-directional sidewalks and bike lanes	2024-2040	9,096,300	909,600	8,186,700		-	8,186,700	81,867	8,104,833
7	Diamond Road	Garibaldi Way - Diamond Head Road Diamond Head Road - end	Uni-directional sidewalks & bike lanes	2024-2040	3,348,800	334,900	3,013,900		-	3,013,900	30,139	2,983,761
8	Mamquam Road	Highlands Way South - Highway 99	Uni-directional sidewalks and bike lanes	2024-2040	7,553,000	755,300	6,797,700		-	6,797,700	67,977	6,729,723
9	Diamond Head Road	Mamquam Rd - Garibaldi Way	Uni-directional sidewalks and bike lanes	2024-2040	5,824,000	582,400	5,241,600		-	5,241,600	52,416	5,189,184
10	Government Road, Queens Way, Bowen Avenue, &	Centennial Way - Carson Pl	Uni-directional sidewalks and bike lanes	2024-2040	26,845,000	2,684,500	24,160,500		-	24,160,500	241,605	23,918,895
11	Discovery Way	Pioneer Way - Industrial Way	Uni-directional sidewalks and bike lanes	2024-2040	4,617,350	461,700	4,155,650		-	4,155,650	41,557	4,114,094
12	Discovery Trail	Pioneer Way - Industrial Way	MUP	2024-2040	3,094,000	309,400	2,784,600		-	2,784,600	27,846	2,756,754

Table 5-1 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Extents	Facility	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
13	Discovery Trail	Industrial Way - existing extents of Discovery Trail	MUP	2024-2040	1,419,600	142,000	1,277,600		-	1,277,600	12,776	1,264,824
14	Commercial Way	Queens Way - Highway 99	Uni-directional bike lanes	2024-2040	2,290,200	229,000	2,061,200		-	2,061,200	20,612	2,040,588
15	Industrial Way	Queens Way - Highway 99	Uni-directional sidewalks and bike lanes	2024-2040	2,236,800	223,700	2,013,100		-	2,013,100	20,131	1,992,969
16	Finch Drive (west)	Highway 99 - Loggers Lane	Uni-directional sidewalks and bike lanes	2024-2040	3,845,200	384,500	3,460,700		-	3,460,700	34,607	3,426,093
17	Cleveland Avenue	Highway 99 - Bailey Street	Uni-directional bike lanes	2024-2040	2,238,600	223,900	2,014,700		-	2,014,700	20,147	1,994,553
18	Third Avenue	Bailey Street - Vancouver Street	Uni-directional sidewalks and bike lanes	2024-2040	10,513,290	1,051,300	9,461,990		-	9,461,990	94,620	9,367,370
19	Victoria Street	Third Avenue - Loggers Lane	Uni-directional sidewalks and bike lanes	2024-2040	2,366,000	236,600	2,129,400		-	2,129,400	21,294	2,108,106
20	Pemberton Avenue	Laurelwood bridge - Fourth Avenue	Uni-directional sidewalks and bike lanes	2024-2040	2,847,200	284,700	2,562,500		-	2,562,500	25,625	2,536,875
21	Unnamed Pathway	Laurelwood Road - Totem Drive	MUP	2024-2040	1,456,000	145,600	1,310,400		-	1,310,400	13,104	1,297,296
22	Westway Avenue	Valley Drive - Cherry Drive	Uni-directional sidewalks and bike lanes	2024-2040	17,267,000	1,726,700	15,540,300		-	15,540,300	155,403	15,384,897
23	Valleycliffe Trail	Westway Avenue - Clarke Drive	Quick-build MUP (Westway Avenue - bridge) Permanent-build MUP (bridge - Clarke Drive)	2024-2040	2,124,000	212,400	1,911,600		-	1,911,600	19,116	1,892,484
24	Government Road Active Transportation Bridge at Mamquam River	n/a	Bi-directional active transportation bridge on east side of existing bridge	2024-2040	2,500,000	250,000	2,250,000		-	2,250,000	22,500	2,227,500

Table 5-1 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Extents	Facility	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
	Road Projects											
25	Pioneer Way Extension	Discovery Way to Centennial Way	Two lane road c/w sidewalk & bike lane on west side of R.O.W.	2024-2040	4,103,823	-	4,103,823		-	4,103,823	41,038	4,062,784
26	Pioneer Way & Centiennial Way Protected Roundabout	Pioneer Way & Centiennial Way	Protected roundabout	2024-2040	2,657,721	398,700	2,259,021		-	2,259,021	22,590	2,236,431
27	Third Avenue to Buckley Avenue Connection	Third Avenue - Buckley Avenue	Traffic signal and two lane connection c/w bike lanes and sidewalks between Buckley Avenue and Third Avenue	2024-2040	5,450,000	-	5,450,000		-	5,450,000	54,500	5,395,500
28	Pemberton - Laurelwood Bridge	Laurelwood Road - Pemberton Avenue	Two lane bridge c/w sidewalks and bike lanes connecting Laurelwood Road with Pemberton Avenue	2024-2040	20,000,000	-	20,000,000		-	20,000,000	200,000	19,800,000
29	Downtown Entrance Realignment	n/a	Realign Cleveland Avenue with Loggers Lane including new roundabout at intersection with Pemberton Avenue	2024-2040	10,177,500	1,017,800	9,159,700		-	9,159,700	91,597	9,068,103
30	Loggers Lane Urbanization	Permberton Avenue - new Oceanfront road	2 lane road; sidewalk one side; bi-directional bike lanes one side	2024-2040	8,925,000	-	8,925,000		-	8,925,000	89,250	8,835,750
31	Garibaldi Way / Tantalus Road Signalization	n/a	Traffic signal c/w pedestrian & cyclist protection & priority	2024-2040	4,594,080	-	4,594,080		-	4,594,080	45,941	4,548,139

Table 5-1 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Extents	Facility	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
	Ministry of Transportation and Infrastructure Projects											
32	Highway 99 Mamquam River Active Transportation Bridge	n/a	Widened active transportation bridge	2024-2040	15,436,929	-	15,436,929	11,577,697	-	3,859,232	38,592	3,820,640
33	Highway 99 Active Transportation Overpass	Adventure Centre - Third Avenue	New active transportation overpass	2024-2040	5,232,150	-	5,232,150	3,924,113	-	1,308,038	13,080	1,294,957
34	Highway 99 & Dowad Drive Intersection Reconfiguration	n/a	Protected T-intersection	2024-2040	13,127,468	-	13,127,468	9,845,601	-	3,281,867	32,819	3,249,048
35	Highway 99 & Garibaldi Way Highway Widening & Intersection Reconfiguration	n/a	Third NB GP lane c/w intersection reconfiguration w/ greater active transportation facilities	2024-2040	12,519,714	-	12,519,714	9,389,786	-	3,129,929	31,299	3,098,629
36	Highway 99 & Mamquam Road Highway Widening & Intersection Reconfiguration	n/a	Third NB GP lane c/w intersection reconfiguration w/ greater active transportation facilities	2024-2040	12,884,366	-	12,884,366	9,663,275	-	3,221,092	32,211	3,188,881
37	Highway 99 & Industrial Way Intersection Reconfiguration	n/a	Implementing recommendations of Hwy 99 Corridor Study	2024-2040	11,547,309	-	11,547,309	8,660,482	-	2,886,827	28,868	2,857,959
38	Highway 99 & Cleveland Avenue Intersection Reconfiguration	n/a	Implementing recommendations of Hwy 99 Corridor Study	2024-2040	9,116,297	-	9,116,297	6,837,223	-	2,279,074	22,791	2,256,283
	Intersection Upgrades											
39	Government Road & Depot Road Intersection	n/a	Intersection Upgrade	2024-2040	2,658,000	398,700	2,259,300		-	2,259,300	22,593	2,236,707

Table 5-1 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Extents	Facility	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
40	Government Road & Mamquam Road Intersection Reconfiguration	n/a	Intersection Upgrade	2024-2040	4,600,000	690,000	3,910,000		-	3,910,000	39,100	3,870,900
41	Cleveland Avenue & Vancouver Street Intersection	n/a	Intersection Upgrade	2024-2040	2,658,000	398,700	2,259,300		-	2,259,300	22,593	2,236,707
42	Loggers Lane & Finch Drive Intersection Reconfiguration	n/a	Intersection Upgrade	2024-2040	2,658,000	398,700	2,259,300		-	2,259,300	22,593	2,236,707
43	Laurelwood Road & Channel Road Intersection	n/a	Intersection Upgrade	2024-2040	2,658,000	398,700	2,259,300		-	2,259,300	22,593	2,236,707
	Reserve Fund Adjustment					4,694,357	(4,694,357)		-	(4,694,357)		(4,694,357)
						-	-		-	-	-	-
	Total				**301,941,297**	**23,489,357**	**278,451,940**	**59,898,175**	**-**	**218,553,765**	**2,232,481**	**216,321,284**

Note: Additional projects have been identified in the Transportation Master Plan, however, these projects have been determined to benefit growth outside of the forecast period and are not included in the above listing

Based on the net DCC recoverable amount, Table 5-2 below provides for the DCC calculation for transportation.

To calculate the DCC by service, the costs are first allocated to residential and non-residential development based on the incremental growth in population relative to employment. An % residential benefit and % non-residential benefit has been applied towards the capital costs provided above, based on the incremental growth in population to employment over the 2024 to 2041 forecast period (Table 5-2a).

For residential development, the net DCC eligible costs are divided by the total "gross" (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge per unit type.

With respect to non-residential development, the total costs are first allocated to commercial, industrial, and institutional growth based on the share of incremental growth in employment between the three sections (Table 5-2b). The cost per sq.m of gross floor area is then divided by the associated growth in gross floor area to provide a DCC per sq.m.

Table 5-2c summarizes the DCC calculation for both residential and non-residential development.

Table 5-2
District of Squamish
Calculation of Transportation DCC

Table 5-2a
Allocation of DCC Eligible Costs to Residential and Non-Residential Development

Share of DCC Eligible Costs	%	$
DCC Eligible Capital Cost	**100%**	**216,321,284**
Residential Share	76%	164,404,176
Non-Residential Share	24%	51,917,108

Table 5-2b
Allocation of Non-Residential DCC Costs

Share of DCC Eligible Costs	%	$
DCC Eligible Capital Cost	**100%**	**51,917,108**
Commercial	59%	30,511,649
Institutional	21%	10,709,300
Industrial	21%	10,696,159

Table 5-2c
Summary of Transportation DCC Calculation

Development Type		Share of DCC Eligible Costs	Population/GFA Growth	DCC Per Capita/Non-Residential GFA
Residential		$164,404,176	26,035	$6,315
Non-Residential				
Commercial		$30,511,649	161,791	$188.59
Institutional		$10,709,300	106,002	$101.03
Industrial		$10,696,159	181,496	$58.93
By Residential Unit Type	**PPU**			
Single Family - Low Density	3.699	$23,358		
Single Family - Small Lot	2.890	$18,249		
Medium Density - Townhouse	2.391	$15,098		
High Density - Apartment	2.002	$12,642		

5.2.2 Drainage

The District has identified various drainage works that are required for growth over the forecast period. These works include new pump stations, upgrades to linear infrastructure and water quality improvements, as identified through the District's Integrated Stormwater Master Plans.

- The total gross cost included in the calculations is $26.47 million.
- The benefit to existing development is approximately $13.55 million which includes the existing reserve fund balance of $4,44 million.
- As a result, the net growth-related cost is $12.92 million.
- A municipal assist factor of 1% has been utilized in the calculations for drainage. As a result, $174,000 in growth-related costs related to drainage are to be funded by the District over the forecast period.
- The DCC recoverable amount is approximately $12.75 million.

Table 5-3
Infrastructure Costs Included in the Development Cost Charges Calculation
Drainage

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Source of Cost Estimate	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
1	New Whittaker Slough Pump Station	Phase 2 ISMP	Short Term	5,960,000	-	5,960,000		-	5,960,000	59,600	5,900,400
2	Loggers East Stormwater Improvements	2024-2028 Financial Plan	Short Term	4,400,000	2,200,000	2,200,000		-	2,200,000	22,000	2,178,000
3	Harris Slough Pump Station Upgrades	2021 DCC Calculations	Long Term	2,610,000	1,487,700	1,122,300		-	1,122,300	11,223	1,111,077
4	Eagle Run Pump Station Upgrade	2021 DCC Calculations	Long Term	1,830,000	1,043,100	786,900		-	786,900	7,869	779,031
5	Dryden Creek Pump Station	2021 DCC Calculations	Medium Term	7,180,000	4,092,600	3,087,400		-	3,087,400	30,874	3,056,526
6	Penninsula Treatment Wetland at Mamquam Blind Channel	2021 DCC Calculations	Medium Term	340,000	-	340,000		-	340,000	3,400	336,600
7	Penninsula Treatment Wetland at Road 'O'	2021 DCC Calculations	Long Term	340,000	-	340,000		-	340,000	3,400	336,600
8	Water Quality Improvement Projects (oil-grit, oil-water separators at high priority outfalls)	LWMP	Short Term	1,310,000	-	1,310,000		-	1,310,000	13,100	1,296,900
9	Upgrade to Linear Infrastructure	Phase 2 ISMP	Short Term	2,000,000	-	2,000,000		-	2,000,000	20,000	1,980,000
10	Oil-Grit Separator - Industrial Park	2021 DCC Calculations	Short Term	500,000	285,000	215,000		-	215,000	2,150	212,850
	Reserve Fund Adjustment				4,438,319	(4,438,319)		-	(4,438,319)		(4,438,319)
					-	-		-	-	-	-
					-	-		-	-	-	-
					-	-		-	-	-	-
					-	-		-	-	-	-
	Total			**26,470,000**	**13,546,719**	**12,923,281**	**-**	**-**	**12,923,281**	**173,616**	**12,749,665**

Based on the net DCC recoverable amount identified above, Table 5-4 provides for the DCC calculation for drainage.

The equivalency utilized to calculate the DCC for drainage is based on an impervious area equivalent factor. Given that the project listing is based on the existing Integrated Stormwater Management Plans, which were included as part of the 2022 DCC calculations, the factors have not changed relative to the previous DCC study.

The impervious area equivalent factor is applied to the forecasted number of units for residential development and the incremental GFA for non-residential development. This provides for the total forecasted impervious equivalent area for all development types.

The total forecasted impervious equivalent area is divided into the total DCC eligible capital costs to provide the DCC per impervious equivalent area.

In order to calculate the DCC per unit type/sq.m of GFA, the DCC per impervious equivalent area is multiplied by the impervious area equivalent factor for each development type as provided in the table below:

Table 5-4
District of Squamish
Calculation of Drainage DCC

Development Type	Forecasted Development	Impervious Area Equivalent Factor	Forecasted Impervious Equivalent Area
Residential (per dwelling unit)			
Single Family Low Density	1,299	1.11	1,442
Single Family Small Lot	177	0.51	90
Medium Density	2,764	0.46	1,271
High Density	7,048	0.21	1,480
Non-Residential (per sq.m of GFA)			
Commercial	161,791	0.0029	469
Institutional	106,002	0.0034	360
Industrial	181,496	0.0054	980
Total Forecasted Impervious Equivalent Area			**6,093**

DCC Eligible Capital Cost	$12,749,665
Total Forecasted Equivalent Factor	6,093
DCC per Forecasted Impervious Equivalent Area	**$2,092**
Residential DCC (by Unit Type)	
Single Family Low Density	$2,323
Single Family Small Lot	$1,067
Medium Density	$962
High Density	$439
Non-Residential DCC (per sq.m of GFA)	
Commercial	$6.07
Institutional	$7.11
Industrial	$11.30

5.2.3 Sewer

The District has identified various sewer works through the District's existing sanitary Sewer Master Plan and Liquid Waste Management Plan. These works include upsizing of the existing Mamquam wastewater treatment plant, upgrades to gravity sewers and pump station upgrades.

- The total gross cost included in the calculations is $32.38 million.
- The benefit to existing development is approximately $1.58 million.
- An additional $36,000 has been included in the calculations to account for the existing reserve fund deficit.
- As a result, the net growth-related cost is $30.80 million.
- A municipal assist factor of 1% has been utilized in the calculations for sewer services. As a result, $307,700 in growth-related costs related to sewer are to be funded by the District over the forecast period.
- The DCC recoverable amount is approximately $30.49 million.

Table 5-5
Infrastructure Costs Included in the Development Cost Charges Calculation
Sewer

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
	Planning Studies									
1	Flow Monitoring Program	Short Term	86,000	49,000	37,000		-	37,000	370	36,630
2	Sewer Master Plan Update (including hydraulic modelling)	Short Term	630,000	94,500	535,500		-	535,500	5,355	530,145
	Wastewater Treatment									
3	Mamquam WWTP Upsize for Future Growth	Short Term	14,800,000	-	14,800,000		-	14,800,000	148,000	14,652,000
	Gravity Sewers									
4	Chiefview & Tantalus Sewer Upgrade	Short Term	2,600,000	1,040,000	1,560,000		-	1,560,000	15,600	1,544,400
5	450mm dia Tantalus Rd Main (Tantalus Pl to Chiefview Rd)	Short Term	842,000	163,100	678,900		-	678,900	6,789	672,111
6	Decommission Harris Rd. highway crossing & replace 200mm sewers on Harris Rd. east of Highway with new 200mm sewers to flow east to Tantalus	Short Term	190,000	66,400	123,600		-	123,600	1,236	122,364
7	525mm Gravity Sewer Bypass/Decommission Easter Seal Lift Station	Medium Term	8,000,000	-	8,000,000		-	8,000,000	80,000	7,920,000
8	Mamquam Road/Highway 99 Crossing Sewer Upgrade	Medium Term	2,359,000	168,000	2,191,000		-	2,191,000	21,910	2,169,090
	Forcemains									
9	300mm dia. Queens Way PS Forcemain Twinning (Bypassing Queens Way Pump Station)	Medium Term	2,650,000	-	2,650,000		-	2,650,000	26,500	2,623,500
	Pump Stations									
10	Mamquam (M11) Lift Station Pump Upgrade	Medium Term	190,000	-	190,000		-	190,000	1,900	188,100
	Reserve Fund Adjustment		36,568	-	36,568		-	36,568		36,568
	Total		**32,383,568**	**1,581,000**	**30,802,568**	**-**	**-**	**30,802,568**	**307,660**	**30,494,908**

Based on the net DCC recoverable amount identified above, Table 5-6 provides for the DCC calculation for sewer.

The equivalency utilized to calculate the DCC for sewer is based on persons per equivalent unit. For residential development, the future anticipated PPU's, as identified in Chapter 3 of this report have been utilized. An equivalency has been calculated for non-residential development.

The persons per equivalent unit is applied to the forecasted number of units for residential development and the incremental GFA for non-residential development. This provides for the total forecasted equivalent population for all development types.

The total forecasted equivalent population is divided into the total DCC eligible capital costs to provide the DCC per equivalent population.

In order to calculate the DCC per unit type/sq.m of GFA, the DCC per equivalent population is multiplied by the PPU for residential development and the equivalent factor for non-residential development as provided in the table below:

Table 5-6
District of Squamish
Calculation of Sewer DCC

Development Type	Forecasted Development	Persons per Equivalent Unit	Forecasted Equivalent Population
Residential (per dwelling unit)			
Single Family Low Density	1,299	3.70	4,805
Single Family Small Lot	177	2.89	512
Medium Density	2,764	2.39	6,609
High Density	7,048	2.00	14,110
Non-Residential (per sq.m of GFA)			
Commercial	161,791	0.0100	1,618
Institutional	106,002	0.0080	848
Industrial	181,496	0.0120	2,178
Total Forecasted Equivalent Population			**30,679**
DCC Eligible Capital Cost	$30,494,908		
Total Forecasted Equivalent Population	30,679		
DCC per Forecasted Equivalent Population	**$994**		
Residential DCC (by Unit Type)			
Single Family Low Density	$3,677		
Single Family Small Lot	$2,873		
Medium Density	$2,377		
High Density	$1,990		
Non-Residential DCC (per sq.m of GFA)			
Commercial	$9.94		
Institutional	$7.95		
Industrial	$11.93		

5.2.4 Water

The District recently completed a new Water Master Plan to identify growth-related needs to the growth forecast horizon of 2041. Through this process, new wells, reservoirs and upgrades/upsizing to existing watermains have been identified throughout the District. The details of these projects can be found in the District's Water Master Plan document.

- The total gross cost included in the calculations is $15.56 million.
- The benefit to existing development is approximately $5.83 million.
- An additional $2.18 million has been included in the calculations to account for the existing reserve fund deficit.
- As a result, the net growth-related cost is $9.73 million.
- A municipal assist factor of 1% has been utilized in the calculations for sewer services. As a result, approximately $75,500 in growth-related costs related to water are to be funded by the District over the forecast period.
- The DCC recoverable amount is approximately $9.65 million.

Table 5-7
Infrastructure Costs Included in the Development Cost Charges Calculation
Sewer

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
1	Tantalus - Newport Ridge to Cheakamus Upgrade	2024	315,000	179,600	135,400		-	135,400	1,354	134,046
2	Upgrades/Upsizing to Existing Watermains	2025-2040	8,086,930	5,650,800	2,436,130	-	-	2,436,130	24,361	2,411,769
3	R1 - Construct a 0.74ML Reservoir for Thunderbird Zone	2035-2040	1,329,782	-	1,329,782		-	1,329,782	13,298	1,316,484
4	Water Master Planning Studies / Water Conservation Studies / Asset Management Plan	2029-2034	530,000	-	530,000		-	530,000	5,300	524,700
5	Near Term - New Well at Powerhouse Springs Well Field	2025-2029	1,041,480	-	1,041,480		-	1,041,480	10,415	1,031,065
6	Medium Term - Develop Mamquam River Well Field	2030 - 2034	2,073,720	-	2,073,720		-	2,073,720	20,737	2,052,983
	Reserve Fund Adjustment		2,178,618	-	2,178,618		-	2,178,618		2,178,618
	Total		**15,555,530**	**5,830,400**	**9,725,130**	**-**	**-**	**9,725,130**	**75,465**	**9,649,665**

Based on the net DCC recoverable amount identified above, Table 5-8 provides for the DCC calculation for water.

The equivalency utilized to calculate the DCC for water is based on persons per equivalent unit, consistent with the methodology utilized for sewer. For residential development, the future anticipated PPU's, as identified in Chapter 3 of this report have been utilized. An equivalency has been calculated for non-residential development.

The persons per equivalent unit is applied to the forecasted number of units for residential development and the incremental GFA for non-residential development. This provides for the total forecasted equivalent population for all development types.

The total forecasted equivalent population is divided into the total DCC eligible capital costs to provide the DCC per equivalent population.

In order to calculate the DCC per unit type/sq.m of GFA, the DCC per equivalent population is multiplied by the PPU for residential development and the equivalent factor for non-residential development as provided in the table below:

Table 5-8
District of Squamish
Calculation of Water DCC

Development Type	Forecasted Development	Persons per Equivalent Unit	Forecasted Equivalent Population
Residential (per dwelling unit)			
Single Family Low Density	1,299	3.70	4,805
Single Family Small Lot	177	2.89	512
Medium Density	2,764	2.39	6,609
High Density	7,048	2.00	14,110
Non-Residential (per sq.m of GFA)			
Commercial	161,791	0.0100	1,618
Institutional	106,002	0.0080	848
Industrial	181,496	0.0120	2,178
Total Forecasted Equivalent Population			**30,679**
DCC Eligible Capital Cost	$9,649,665		
Total Forecasted Equivalent Population	30,679		
DCC per Forecasted Equivalent Population	**$315**		
Residential DCC (by Unit Type)			
Single Family Low Density	$1,163		
Single Family Small Lot	$909		
Medium Density	$752		
High Density	$630		
Non-Residential DCC (per sq.m of GFA)			
Commercial	$3.15		
Institutional	$2.52		
Industrial	$3.77		

5.2.5 Parks

The District has identified a number of parks-related projects required for growth over the forecast period. This includes additional trails, walkways, new parks, and related upgrades.

- The total gross cost included in the calculations is $44.01 million.
- The benefit to existing development is approximately $7.26 million, which includes the existing reserve fund balance of $4.06 million.
- As a result, the net growth-related cost is $36.75 million.
- A municipal assist factor of 1% has been utilized in the calculations for sewer services. As a result, approximately $408,000 in growth-related costs related to parks are to be funded by the District over the forecast period.
- The DCC recoverable amount is approximately $36.35 million.

Table 5-9
Infrastructure Costs Included in the Development Cost Charges Calculation
Parks

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
1	Brennan Park: Phase upgrades to Centennial playing fields	Medium Priority	2,510,000	1,255,000	1,255,000		-	1,255,000	12,550	1,242,450
2	Hospital Hill - Smoke Bluffs Park: washroom building fully serviced (Smoke Bluffs Road)	Medium Priority	380,000	-	380,000		-	380,000	3,800	376,200
3	Downtown - Oceanfront Peninsula: Oceanfront Development Sp'akw'us Feather Park	High Priority	3,130,000	-	3,130,000		-	3,130,000	31,300	3,098,700
4	Active Park Acquisition	High Priority	23,220,000	-	23,220,000		-	23,220,000	232,200	22,987,800
5	Brennan Park Playground	Medium Priority	1,000,000	-	1,000,000		-	1,000,000	10,000	990,000
6	North Yards Park (No Name Rd) design & build	Medium Priority	400,000	-	400,000		-	400,000	4,000	396,000
7	Smoke Bluffs Park - new composting toilet in north area of park	Medium Priority	33,000	16,500	16,500		-	16,500	165	16,335
8	Smoke Bluffs Park - trail and signage upgrades	Medium Priority	15,000	7,500	7,500		-	7,500	75	7,425
9	Parks & Recreation Master Plan Review	Medium Priority	130,000	13,000	117,000		-	117,000	1,170	115,830
10	Park Master Plan - Junction Park	Medium Priority	75,000	7,500	67,500		-	67,500	675	66,825
11	Park Master Plan - Smoke Bluffs Park	Medium Priority	75,000	7,500	67,500		-	67,500	675	66,825
12	Park Master Plan - Rose Park	Medium Priority	75,000	7,500	67,500		-	67,500	675	66,825
13	Neighbourhood Park Plans	Medium Priority	90,000	9,000	81,000		-	81,000	810	80,190

Table 5-9 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
14	Capital - Pat Goode Neighbourhood Park	Medium Priority	500,000	-	500,000		-	500,000	5,000	495,000
15	Capital - Falcon Crescent (Ravenswood) Neighbourhood Park	Medium Priority	400,000	-	400,000		-	400,000	4,000	396,000
16	Capital - Crumpit Woods Phases 1 & 2 Neighbourhood Park	Medium Priority	300,000	-	300,000		-	300,000	3,000	297,000
17	Capital - Glacier View Neighbourhood Park	Medium Priority	300,000	150,000	150,000		-	150,000	1,500	148,500
18	Xwu'nekw Park amenities, including park features, water access and watercraft storage and facilities.	Medium Priority	2,000,000	-	2,000,000		-	2,000,000	20,000	1,980,000
19	Marine recreation access and amenities	Medium Priority	300,000	-	300,000		-	300,000	3,000	297,000
20	Parks Activation costs - Waterfront Landing Park and Garibaldi Springs Park.	Medium Priority	1,000,000	-	1,000,000		-	1,000,000	10,000	990,000
21	DOWNTOWN - Eaglewind Park	Medium Priority	200,000	100,000	100,000		-	100,000	1,000	99,000
22	Accessible Toilets at Turf Field, Hendrickson & Pickleball/Tennis	Medium Priority	1,500,000	-	1,500,000		-	1,500,000	15,000	1,485,000
	Trails, Walkways									
23	Throughout Squamish: Develop key trailheads with parkland improvements including (pumpout) restrooms. Tentative locations: Golf Course; University, Garibaldi Highlands; Dowad Drive, Don Ross/Brackendale, Raven's Plateau	Short Term Priority	1,570,000	894,900	675,100		-	675,100	6,751	668,349
24	Downtown: Mamquam Blind Channel Waterfront Walkway (municipally owned land)	Short Term Priority	630,000	359,100	270,900		-	270,900	2,709	268,191
25	Throughout Squamish: Corridor Trail: improvements and expansion	Short Term Priority	630,000	-	630,000		-	630,000	6,300	623,700

Table 5-9 (Cont'd)

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
26	Central Squamish: Discovery Trail: improvements and expansion	Short Term Priority	1,310,000	-	1,310,000		-	1,310,000	13,100	1,296,900
27	Throughout Squamish: Neighbourhood trails and collector routes: Expansion to connect to central trails	Medium Term Priority	650,000	370,500	279,500		-	279,500	2,795	276,705
28	Oceanfront: Boardwalk A & B	Short Term Priority	1,590,000	-	1,590,000		-	1,590,000	15,900	1,574,100
				-	-		-	-	-	-
	Reserve Fund Adjustment			4,060,106	(4,060,106)		-	(4,060,106)		(4,060,106)
				-	-		-	-	-	-
	Total		**44,013,000**	**7,258,106**	**36,754,894**	**-**	**-**	**36,754,894**	**408,150**	**36,346,744**

Based on the net DCC recoverable amount identified above, Table 5-10 provides for the DCC calculation for parks.

The equivalency utilized to calculate the DCC for parks is based on persons per equivalent unit. For residential development, the future anticipated PPU's, as identified in Chapter 3 of this report have been utilized. Given that parks are primarily utilized by residential development, it is assumed that non-residential development does not provide any increase in need for service. As a result, a DCC for non-residential development is not calculated for parks.

The persons per equivalent unit is applied to the forecasted number of units for residential development. This provides for the total forecasted equivalent population for all development types.

The total forecasted equivalent population is divided into the total DCC eligible capital costs to provide the DCC per equivalent population.

In order to calculate the DCC per unit type, the DCC per equivalent population is multiplied by the PPU for residential development as provided in the table below:

Table 5-10
District of Squamish
Calculation of Parks DCC

Development Type	Forecasted Development	Persons per Equivalent Unit	Forecasted Population
Residential (per dwelling unit)			
Single Family Low Density	1,299	3.70	4,805
Single Family Small Lot	177	2.89	512
Medium Density	2,764	2.39	6,609
High Density	7,048	2.00	14,110
Non-Residential (per sq.m of GFA)			
Commercial	161,791	0.0000	-
Institutional	106,002	0.0000	-
Industrial	181,496	0.0000	-
Total Forecasted Population			**26,035**
DCC Eligible Capital Cost	$36,346,744		
Total Forecasted Equivalent Population	26,035		
DCC per Forecasted Population	**$1,396**		
Residential DCC (by Unit Type)			
Single Family Low Density	$5,164		
Single Family Small Lot	$4,035		
Medium Density	$3,338		
High Density	$2,795		
Non-Residential DCC (per sq.m of GFA)			
Commercial	$0.00		
Institutional	$0.00		
Industrial	$0.00		

5.2.6 Solid Waste and Recycling Facilities

The District has identified the need for a landfill expansion within the forecast period.

- The total gross cost of this project is $25.00 million. Based on the discussion in Chapter 4, this project is fully attributable to new growth, and as a result, the net growth-related cost is $25.00 million.
- A municipal assist factor of 1% has been utilized in the calculations. As a result, $250,000 in growth-related costs related to solid waste and recycling facilities are to be funded by the District over the forecast period.
- The DCC recoverable amount is $24.75 million.

Table 5-11
Infrastructure Costs Included in the Development Cost Charges Calculation
Solid Waste and Recycling Facilities

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing	Gross Capital Cost Estimate (2024$)	Benefit to Existing Development	Net Capital Cost	Other Deductions	Post Period Benefit	Net-Growth Related Cost	Less: Municipal Assist Factor 1%	DCC Recoverable Cost
1	Landfill Expansion	2025 to 2031	25,000,000	-	25,000,000		-	25,000,000	250,000	24,750,000
	Total		**25,000,000**	**-**	**25,000,000**	**-**	**-**	**25,000,000**	**250,000**	**24,750,000**

Based on the net DCC recoverable amount identified above, Table 5-12 provides for the DCC calculation for solid waste and recycling facilities.

The equivalency utilized to calculate the DCC for solid waste and recycling facilities is based on the incremental population and employment forecast to 2041. For residential development, the future anticipated PPU's, as identified in Chapter 3 of this report have been utilized. For non-residential development, a floor space per worker equivalency has been utilized.

The persons per equivalent unit is applied to the forecasted number of units for residential development and the incremental GFA for non-residential development. This provides for the total forecasted equivalent population for all development types.

The total forecasted equivalent population is divided into the total DCC eligible capital costs to provide the DCC per equivalent population.

In order to calculate the DCC per unit type/sq.m of GFA, the DCC per equivalent population is multiplied by the PPU for residential development and the equivalent factor for non-residential development as provided in the table below:

Table 5-12
District of Squamish
Calculation of Solid Waste and Recycling Facilities DCC

Development Type	Forecasted Development	Persons per Equivalent Unit	Forecasted Equivalent Population
Residential (per dwelling unit)			
Single Family Low Density	1,299	3.70	4,805
Single Family Small Lot	177	2.89	512
Medium Density	2,764	2.39	6,609
High Density	7,048	2.00	14,110
Non-Residential (per sq.m of GFA)			
Commercial	161,791	34.84	4,644
Institutional	106,002	65.03	1,630
Industrial	181,496	111.48	1,628
Total Forecasted Equivalent Population			**33,937**

DCC Eligible Capital Cost	$24,750,000
Total Forecasted Equivalent Population	33,937
DCC per Forecasted Equivalent Population	**$729**
Residential DCC (by Unit Type)	
Single Family Low Density	$2,698
Single Family Small Lot	$2,108
Medium Density	$1,744
High Density	$1,460
Non-Residential DCC (per sq.m of GFA)	
Commercial	$20.93
Institutional	$11.21
Industrial	$6.54

Chapter 6
Development Cost Charge Calculation

6. Development Cost Charge Calculation Summary

Based on the calculations outlined by service in Chapter 5, Table 6-1 provides the proposed DCC to be imposed on anticipated development in the District over the 2024 to 2041 forecast period:

Table 6-1
District of Squamish
Development Cost Charge Calculation

Service	Residential - per dwelling unit				Non-Residential - per sq.m of GFA		
	Single Family - Low Density	Single Family - Small Lot	Medium Density - Townhouse	High Density - Apartment	Commercial	Institutional	Industrial
Transportation	$23,358	$18,249	$15,098	$12,642	$188.59	$101.03	$58.93
Drainage	$2,323	$1,067	$962	$439	$6.07	$7.11	$11.30
Sewer	$3,677	$2,873	$2,377	$1,990	$9.94	$7.95	$11.93
Water	$1,163	$909	$752	$630	$3.15	$2.52	$3.77
Parks	$5,164	$4,035	$3,338	$2,795	$0.00	$0.00	$0.00
Solid Waste and Recycling Facilities	$2,698	$2,108	$1,744	$1,460	$20.93	$11.21	$6.54
Total	**$38,382**	**$29,240**	**$24,271**	**$19,956**	**$228.67**	**$129.83**	**$92.48**

The following table provides a comparison of the proposed DCCs relative to the DCCs currently in place:

Table 6-2
District of Squamish
Development Cost Charge Comparison

Land Use	Unit	Existing DCC (All Services)	Proposed DCCs (All Services)	Percentage Change
Single Detached– Low Density	Per lot	$21,616	$38,382	78%
Single Detached – Small Lot	Per lot	$16,603	$29,240	76%
Medium Density – Townhouse/Multiplex	Per unit	$10,747	$24,271	126%
Medium Density – Apartment	Per unit	$7,677	$19,956	160%
Commercial	Per sq.m of GFA	$117.64	$228.67	94%
Institutional	Per sq.m of GFA	$99.89	$129.83	30%
Industrial	Per sq.m of GFA	$78.88	$92.48	17%

As part of the bylaw approval process, and as required by the LGA, Council must properly consider whether DCCs:

- Are excessive in relation to the capital cost of prevailing standards of service;
- Will discourage development;
- Discourage the development of reasonably priced housing or serviced land;
- Will discourage development designed to result in a low environmental impact.

With respect to the first point, the proposed DCCs for all services, except transportation have not increased significantly. For transportation, it is understood that the capital needs identified in the Transportation Master Plan have been determined by applying current levels of service to anticipated new development and assuming mode shift so 50% of all trips are made using transit or active transportation. Additional costs related to the District's share of Ministry of Transportation and Infrastructure Costs are now eligible for inclusion in the DCC. Further, costs related to growth-related active transportation projects have typically been collected through Community Amenity Contributions. It is proposed that these costs should be recovered through DCCs, in

alignment with other transportation infrastructure. Given these considerations, the DCCs are not excessive in relation to the capital cost of prevailing standards of service.

With respect to whether DCCs will deter development or discourage the development of reasonably priced housing or serviced land, an analysis was undertaken to determine the DCC as a percentage of various housing types in Table 6-3 below. Housing prices are based on current new builds for sale in Squamish.

Table 6-3
District of Squamish
DCCs as a Percentage of Housing Prices

Housing Type	Housing Price	DCC	DCC as a % of House Price
Single Detached	$1,898,000	$38,382	2.0%
Townhouse	$1,142,000*-$1,517,000	$24,271	1.3%-2.1%
Condominium/High Density	$789,000	$19,956	2.5%

Source of Housing Prices: www.livabl.com
**Due to the lack of new townhouse sales data in Squamish, a range has been included indicating actual sales price average for 2024 sales of townhouses between 0 and 2 years old at the lower end ($1.14M) and listing price from livabl.com for new homes at the upper end ($1.51M).*

Historically, DCCs have been at or below 8% of the cost of the average home across Canada. Based on the above table, DCC rates in Squamish are in-line with these standards. In addition to DCCs, the development community considers other cost factors such as land purchase, cost of materials, and financing costs. Consequently, DCCs as 1 to 2% of the overall cost of a home would not appear to deter the development of providing reasonably priced housing. Note that any reduction in DCCs will increase the cost of public infrastructure for all residents as any reductions or shortfalls will lead to increases in property taxes and/or user rates.

In addition, Watson and District staff have been undertaking an ongoing engagement process with the development community and stakeholders to seek feedback on whether DCCs would deter development. The results of further engagement will be included in the final report.

Due to the proposed DCCs representing a low percentage with respect to total housing prices, it is not anticipated that the new rates would discourage development designed to result in a low environmental impact.

Chapter 7
Development Cost Charge Policies

7. Development Cost Charge Policies

7.1 Introduction

Rules can be developed to determine if a DCC is payable in any particular case and to determine the amount of the charge, subject to any limitations. In general, the rules may provide for exemptions, phasing in, and/or indexing of DCCs.

The rules provided herein give regard to the District's existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the bylaw.

7.2 Area-Rating of DCCs

The District currently imposes DCCs for all services on a District-wide basis. It is recommended that this approach is continued based on the following discussion:

- Many services provided by the District (e.g., roads, parks, wastewater treatment, etc.) are not restricted to one specific area and are often used by all residents. For example, a particular road is not restricted to certain residents and the entire road network may be used by new development.
- Further, attempting to impose an area charge potentially causes equity issues in transitioning from a District-wide approach to an area-specific approach. For example, if all services were not built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The DCCs would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage a local government to provide less services to Areas B and C due to reduced revenues.
- With area-specific DCCs, some areas could pay very high DCCs while others would pay much lower rates for what may be similar types of development. As these developments occur in similar housing (or non-residential) markets, varying DCC rates could place the higher charge areas at a competitive disadvantage and deter development, restricting overall growth in the District.

Given the above considerations, it is recommended that the District continue to impose DCCs for all services on a District-wide basis.

7.3 Development Cost Charge Bylaw Structure

It is recommended that:

- The District uses a uniform District-wide DCC calculation for transportation, drainage, sewer, water, parks and solid waste and recycling facilities; and
- One municipal DCC bylaw be used for all services.

7.4 Development Cost Charge Bylaw Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of DCCs in accordance with the LGA.

It is recommended that the following sections provide the basis for the DCCs:

7.4.1 Determination of the Amount of the Charge

The following provides the recommended approach to imposing DCCs:

- Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade.
    - The need for services arising from new development is more closely related to the increase in population versus the increase in residential floor space. As a result, imposing DCCs by unit type, which is linked to average occupancy, provides a more direct link between the applicable DCC and the increase in need for service.
- Costs allocated to non-residential uses will be assigned based on the amount of square metres of gross floor area constructed for eligible uses (i.e., industrial, commercial and institutional).
    - The anticipated gross floor area utilized in the DCC calculations is based on floor space per worker assumptions for the three categories of non-residential employment (note: floor space per worker assumptions are provided in Chapter 3). Imposing DCCs based on gross floor area aligns

the need for service with the new employment generated from development.

7.4.2 Application for Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential DCC in place at the time the DCC is payable; and/or
- the gross floor area of the building demolished/converted multiplied by the current non-residential DCC in place at the time the DCC is payable.

7.4.3 DCCs Not Payable (Exemptions)

DCCs are not payable with respect to the following developments:

- The construction, alteration or extension of a building or part of a building that is, or will, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- The construction, alteration, or extension of self-contained dwelling units in a building, the area of each self-contained dwelling unit is no larger than 29 sq.m, and each dwelling unit will be put to no other use than residential use;
- The value of work authorized by a building permit does not exceed $50,000;
- A DCC has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality;

7.4.4 Waivers and/or Reductions

Section 563 of the LGA specifies certain eligible developments where a local government may waive or reduce DCCs for an eligible development. Based on the District's bylaw, the following eligible developments are not subject to the payment of a DCC:

- Not-for-profit rental housing subject to a housing agreement under section 483 of the LGA; and

- For-profit affordable rental housing subject to a housing agreement under section 483 of the LGA.

The amount of DCCs waived related to these developments will be recovered through existing property taxes/rates and will not be recovered through future DCCs.

7.4.5 Timing of Collection

Based on the LGA, local governments can either collect DCCs at subdivision approval or building permit issuance.

It is recommended that the District continue with its current practice in collecting DCCs for single detached residential uses either at subdivision approval stage or building permit stage (as applicable) and at building permit issuance for all other uses.

Collection of DCCs at subdivision approval for single detached residential units provides for revenues earlier in the development process, which more closely aligns to when the expenditures are incurred. Collecting DCCs for townhouses, duplexes, and apartments at building permit issuance is recommended given that the exact number of units will be known at this stage, allowing for collection of DCCs that are in alignment with the need for services. Similarly, for non-residential uses, the gross floor area will be known at building permit issuance stage to allow for more accurate collection.

7.4.6 Grace Period

The DCC Best Practices Guide specifies that there should be a suitable grace period, which is a length of time offered as notification that new DCCs will be in effect. The District is undertaking a detailed engagement process with members of Council, the development community, and the public. Through various meetings, website materials, and presentations, a suitable notice period for new DCC rates to be in effect is being provided.

7.4.7 In-Stream Applications

An in-stream application refers to an application that is not determined, rejected or withdrawn and has been accepted by the District of Squamish as a legitimate and complete application for which applicable fees have been paid.

Based on the requirements of the LGA, in-stream protection is applied for 12 months to applications that have been received and accepted prior to adoption of the new bylaw. If an application meets the required criteria, as described in the District's bylaw, the applicant is not required to pay DCCs based on the higher rates, and will pay at the lower rates that were in effect when the application was submitted. This 12-month protection is applicable to the following applications:

- Application for subdivision;
- Application for building permit;
- Rezoning application; and
- Application for development permit.

7.5 Other Development Cost Charge Bylaw Provisions

7.5.1 Bylaw In-force Date

A DCC bylaw comes into force on the day after which the bylaw is passed by Council, subsequent to approval by the Inspector of Municipalities. Pending Inspector approval, it is anticipated that the bylaw would come into force shortly thereafter.

7.5.2 Minor Bylaw Amendments

An annual review of the capital program and the associated cost estimates included in the DCC calculations should be undertaken.

B.C. Reg. 130/2010 allows local governments to undertake a bylaw amendment without approval from the Inspector of Municipalities if the increase in the rate does not exceed the percentage change in the British Columbia consumer price index. This exemption from inspector approval can be undertaken once each year for up to 4 years from the date of adoption of a DCC bylaw. It is recommended that the District undertake this minor amendment on an annual basis to apply the inflationary increase to the cost estimates and associated DCC rates based on the British Columbia consumer price index.

7.5.3 Major Bylaw Amendments

If as part of the annual review, major cost estimate updates or project updates are determined to be required, a major bylaw amendment should be undertaken. It is

recommended that a major amendment to the DCC bylaw and rates be undertaken at least every five (5) years. A study process involving a major amendment should include a review and update of the following:

- Residential and non-residential growth forecast;
- Eligible services included in the calculation;
- Cost estimates and associated deductions;
- Calculation methodology;
- Bylaw policies; etc.

Chapter 8
Bylaw Implementation

8. Bylaw Implementation

Once the District has calculated the charge, prepared the complete background study, carried out the public process, received approval from the Inspector of Municipalities and passed a new bylaw, the emphasis shifts to implementation matters.

These include credits, front-ending agreements and the collection of revenues and funding of projects.

The following sections overview the requirements in each case.

8.1 Information Available Online

The District may prepare a webpage with information explaining the DCC bylaw in force, setting out:

- a description of the general purpose of the DCCs;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge; and
- the services to which the DCCs relate.

8.2 Tracking and Monitoring

The District should ensure that all inflows and outflows of DCC revenues are tracked within their internal systems. The following should be included in the internal tracking system:

Reserve Fund Tracking (note: tracking should be undertaken separately for each DCC service)

- DCC revenues received;
- Funds drawn from DCC reserve funds;
- Interest allocations to reserve funds; and
- Transactions for the year (e.g., collections, draws) including each asset's capital costs to be funded from the DCC reserve fund and the manner for funding the capital costs not funded under the DCC bylaw (i.e. non-DCC recoverable cost shares).

DCC Project Tracking

- Estimated versus actual construction costs;
- Funding sources for each DCC project;
- Details on project scopes and any changes to the scope; and
- Estimated timing of project.

Further, to provide full transparency on the DCC program and the use of DCC revenues, an annual statement providing the opening balance, closing balance, collections, and draws from DCC reserve funds should be provided to Council. This statement should be publicly available for the development community and stakeholders to review.

8.3 Credits

Regarding credits where the District agrees to allow a person to perform work in the future that relates to a service in the DCC bylaw, these credits would be used to reduce the amount of DCCs to be paid. The credit applies only to the service to which the work relates, unless the District agrees to expand the credit to other services for which a DCC is payable.

8.4 Front-Ender Agreements

The District and one or more landowners may enter into a front-ender agreement that provides for the costs of a project that will benefit an area in the District to which the DCC bylaw applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are reimbursed in future by persons who develop land defined in the agreement.

Appendices

Appendix A
Background Information on Residential and Non-Residential Growth Forecast

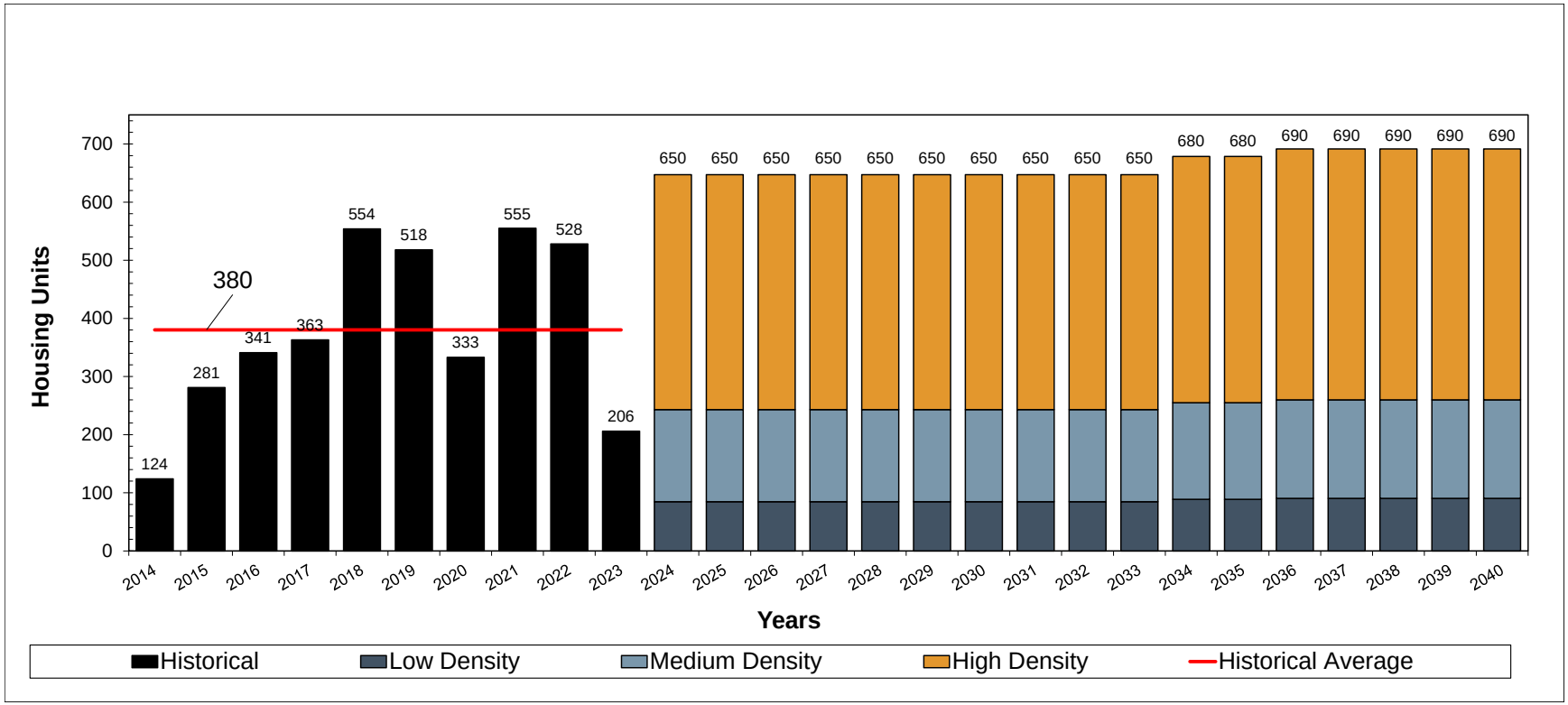
Appendix A: Background Information on Residential and Non-Residential Growth Forecast

Schedule 1
District of Squamish
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings [2]	Apartments [3]	Other	Total Households	Equivalent Institutional Households	
Historical	*Mid 2011*	18,070	17,158	253	16,905	3,730	1,260	1,200	330	6,520	230	2.632
	Mid 2016	20,550	19,512	402	19,110	3,940	1,605	1,395	315	7,255	365	2.689
	Mid 2021	25,080	23,819	264	23,555	4,575	1,950	2,295	375	9,195	240	2.590
Forecast	*Mid 2024*	28,480	27,044	420	26,624	4,999	2,045	3,065	375	10,484	382	2.580
	Mid 2034	44,300	42,065	653	41,412	5,846	3,630	7,106	375	16,957	594	2.481
	Mid 2036	47,500	45,100	700	44,400	6,023	3,962	7,954	375	18,314	636	2.463
	Mid 2041	55,500	52,700	818	51,882	6,475	4,809	10,113	375	21,772	744	2.421
Incremental	**Mid 2016 - Mid 2021**	**4,530**	**4,307**	**-138**	**4,445**	**635**	**345**	**900**	**60**	**1,940**	**-125**	
	Mid 2021 - Mid 2024	**3,400**	**3,225**	**156**	**3,069**	**424**	**95**	**770**	**0**	**1,289**	**142**	
	Mid 2024 - Mid 2034	**15,820**	**15,021**	**233**	**14,788**	**847**	**1,585**	**4,041**	**0**	**6,473**	**212**	
	Mid 2024 - Mid 2036	**19,020**	**18,056**	**280**	**17,776**	**1,024**	**1,917**	**4,889**	**0**	**7,830**	**254**	
	Mid 2024 - Mid 2041	**27,020**	**25,656**	**398**	**25,258**	**1,476**	**2,764**	**7,048**	**0**	**11,288**	**362**	

[1] Census undercount estimated at approximately 5.3%. Note: Population including the undercount has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Note: The growth forecast presented here-in are considered ambitious, however have been incorporated in the DCC to ensure alignment with the capital needs identified in the infrastructure Master Plans.
Source: Derived by Watson & Associates Economists Ltd. , 2024.

Figure 1
District of Squamish
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.
Source: Historical housing activity derived from District of Squamish building permit data, 2014 to 2023.

Schedule 2
District of Squamish
Residential Development for which DCCs can be Imposed

Development Location	Timing	Single & Semi-Detached	Single & Semi-Detached - Small Lots	Multiples[1]	Apartments[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
District of Squamish	**2024 - 2034**	**745**	**102**	**1,585**	**4,041**	**6,473**	**14,929**	**(140)**	**14,789**	**233**	**15,022**
	2024 - 2036	**901**	**123**	**1,917**	**4,889**	**7,830**	**18,059**	**(282)**	**17,776**	**280**	**18,056**
	2024 - 2041	**1,299**	**177**	**2,764**	**7,048**	**11,288**	**26,034**	**(776)**	**25,258**	**398**	**25,656**

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Note: Numbers may not add to totals due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 3
District of Squamish
Current Year Growth Forecast
Mid-2021 to Mid-2024

			Population
Mid 2021 Population			23,819
Occupants of New Housing Units, Mid 2021 to Mid 2024	*Units (2)*	1,289	
	multiplied by P.P.U. (3)	2.251	
	gross population increase	2,901	2,901
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	*Units*	142	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	156	156
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	*Units (4)*	9,195	
	multiplied by P.P.U. decline rate (5)	0.018	
	total decline in population	168	168
Population Estimate to Mid 2024			27,044
Net Population Increase, Mid 2021 to Mid 2024			*3,225*

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.965	33%	0.975
Multiples (6)	2.271	7%	0.167
Apartments (7)	1.855	60%	1.108
Total		100%	2.251

[1] Based on 2021 Census custom database.

[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 4a
District of Squamish
Ten Year Growth Forecast
Mid-2024 to Mid-2034

			Population
Mid 2024 Population			27,044
Occupants of New Housing Units, Mid 2024 to Mid 2034	*Units (2)*	6,473	
	multiplied by P.P.U. (3)	2.306	
	gross population increase	14,929	14,929
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	*Units*	212	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	232	232
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	*Units (4)*	10,484	
	multiplied by P.P.U. decline rate (5)	-0.013	
	total decline in population	-140	-140
Population Estimate to Mid 2034			42,065
Net Population Increase, Mid 2024 to Mid 2034			*15,021*

(1) Mid 2024 Population based on:

2021 Population (23,819) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (1,289 x 2.251 = 2,901) + (142 x 1.1 = 156) + (9,195 x 0.018 = 168) = 27,044

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	3.699	12%	0.425
Singles & Semi Detached - Small Lots	2.890	2%	0.046
Multiples (6)	2.391	24%	0.585
Apartments (7)	2.002	62%	1.250
one bedroom or less	1.622		
two bedrooms or more	2.307		
Total		100%	2.306

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (9,195 units) + Mid 2021 to Mid 2024 unit estimate (1,289 units) = 10,484 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 4b
District of Squamish
Mid-2024 to Mid-2036

			Population
Mid 2024 Population			27,044
Occupants of New Housing Units, Mid 2024 to Mid 2036	*Units (2)*	7,830	
	multiplied by P.P.U. (3)	2.306	
	gross population increase	18,059	18,059
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2036	*Units*	254	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	279	279
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2036	*Units (4)*	10,484	
	multiplied by P.P.U. decline rate (5)	-0.027	
	total decline in population	-282	-282
Population Estimate to Mid 2036			45,100
Net Population Increase, Mid 2024 to Mid 2036			*18,056*

(1) Mid 2024 Population based on:

2021 Population (23,819) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (1,289 x 2.251 = 2,901) + (142 x 1.1 = 156) + (9,195 x 0.018 = 168) = 27,044

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	3.699	12%	0.426
Singles & Semi Detached - Small Lots	2.890	2%	0.045
Multiples (6)	2.391	24%	0.585
Apartments (7)	2.002	62%	1.250
one bedroom or less	1.622		
two bedrooms or more	2.307		
Total		100%	2.306

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (9,195 units) + Mid 2021 to Mid 2024 unit estimate (1,289 units) = 10,484 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 5
District of Squamish
Mid-2024 to Mid-2041

			Population
Mid 2024 Population			27,044
Occupants of New Housing Units, Mid 2024 to Mid 2049	*Units (2)*	11,288	
	multiplied by P.P.U. (3)	2.306	
	gross population increase	26,034	26,034
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2049	*Units*	362	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	398	398
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2049	*Units (4)*	10,484	
	multiplied by P.P.U. decline rate (5)	-0.074	
	total decline in population	-776	-776
Population Estimate to Mid 2049			52,700
Net Population Increase, Mid 2024 to Mid 2049			*25,656*

(1) Mid 2024 Population based on:

2021 Population (23,819) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (1,289 x 2.251 = 2,901) + (142 x 1.1 = 156) + (9,195 x 0.018 = 168) = 27,044

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	3.699	12%	0.426
Singles & Semi Detached - Small Lots	2.890	2%	0.045
Multiples (6)	2.391	24%	0.585
Apartments (7)	2.002	62%	1.250
one bedroom or less	1.622		
two bedrooms or more	2.307		
Total		100%	2.306

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (9,195 units) + Mid 2021 to Mid 2024 unit estimate (1,289 units) = 10,484 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.

Schedule 6a
District of Squamish
Persons Per Unit by Age and Type of Dwelling
2021 Census

Age of Dwelling	Single Detached and Semi Detached - Large Lots and Small Lots						20 Year Average	20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.016	-	**2.965**		
6-10	-	-	-	3.000	-	**3.250**		
11-15	-	-	-	3.224	-	**3.250**		
16-20	-	-	-	2.979	-	**3.037**	3.125	3.699
20-25	-	-	-	2.655	-	**3.047**		
25-35	-	-	1.833	2.576	3.625	**2.609**		
35+	-	-	1.960	2.922	3.952	**2.923**		
Total	**0.400**	**1.913**	**2.024**	**2.919**	**4.156**	**2.950**		

P.P.U. has been adjusted considering P.P.U. trends between 2016 - 2021, and relationship of Large Lots & Small Lot unit P.P.U. in the 2022 DCC

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

Schedule 6b
District of Squamish
Squamish-Lillooet Regional District
Persons Per Unit by Age and Type of Dwelling
2021 Census

Age of Dwelling	Multiples [1]							
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average	20 Year Average Adjusted
1-5	-	1.208	2.361	2.579	-	**2.271**		
6-10	-	1.533	2.211	3.056	-	**2.556**		
11-15	-	1.385	2.133	2.688	-	**2.445**		
16-20	-	1.529	1.969	2.727	-	**2.290**	2.391	2.391
20-25	-	1.652	1.978	2.744	-	**2.449**		
25-35	-	1.421	2.321	3.136	-	**2.613**		
35+	-	1.657	2.176	2.916	4.042	**2.634**		
Total	**1.063**	**1.500**	**2.156**	**2.832**	**4.366**	**2.492**		

Age of Dwelling	Apartments [2]							
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average	20 Year Average Adjusted
1-5	-	1.514	1.987	2.556	-	**1.855**		
6-10	-	1.368	1.905	-	-	**1.771**		
11-15	-	1.441	1.947	2.769	-	**1.800**		
16-20	-	2.000	2.043	-	-	**2.286**	1.928	2.002
20-25	-	1.600	1.634	-	-	**1.720**		
25-35	-	1.625	1.808	-	-	**2.047**		
35+	1.250	1.545	1.973	3.025	-	**1.906**		
Total	**1.182**	**1.537**	**1.917**	**2.856**	**-**	**1.883**		

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

[3] Adjusted average based on weighted number of units by bedroom.

Note: P.P.U. for High Density has been adjusted to account for higher P.P.U.s in Stacked Townhomes, Triplexes, Fourplexes

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.

Schedule 7a
District of Squamish
Employment Forecast

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	17,158	0.004	0.047	0.046	0.166	0.093	0.356	0.091	0.447	70	805	790	2,855	1,590	6,110	1,561	7,671	5,305
Mid 2016	19,512	0.006	0.069	0.046	0.154	0.083	0.359	0.085	0.444	125	1,340	900	3,010	1,625	7,000	1,667	8,667	5,660
Mid 2024	27,044	0.005	0.077	0.050	0.166	0.061	0.358	0.073	0.431	125	2,072	1,355	4,487	1,641	9,681	1,971	11,652	7,609
Mid 2034	42,065	0.003	0.081	0.054	0.170	0.062	0.370	0.076	0.446	133	3,398	2,273	7,144	2,604	15,552	3,213	18,765	12,154
Mid 2036	45,100	0.003	0.084	0.055	0.173	0.062	0.376	0.077	0.453	140	3,773	2,477	7,792	2,794	16,976	3,468	20,444	13,203
Mid 2041	52,700	0.003	0.086	0.057	0.173	0.062	0.381	0.077	0.458	147	4,541	2,983	9,131	3,271	20,073	4,052	24,125	15,532
Incremental Change																		
Mid 2011 - Mid 2016	2,354	0.0023	0.0218	0.0001	-0.0121	-0.0094	0.0027	-0.0055	-0.0029	55	535	110	155	35	890	106	996	355
Mid 2016 - Mid 2024	7,532	-0.0018	0.0079	0.0040	0.0116	-0.0226	-0.0008	-0.0125	-0.0133	0	732	455	1,477	16	2,681	304	2,985	1,949
Mid 2024 - Mid 2034	15,021	-0.0015	0.0042	0.0039	0.0039	0.0012	0.0117	0.0035	0.0152	8	1,326	918	2,657	963	5,871	1,242	7,113	4,545
Mid 2024 - Mid 2036	18,056	-0.0015	0.0071	0.0048	0.0069	0.0013	0.0184	0.0040	0.0224	15	1,701	1,122	3,305	1,153	7,295	1,497	8,792	5,594
Mid 2024 - Mid 2041	25,656	-0.0018	0.0096	0.0065	0.0074	0.0014	0.0229	0.0040	0.0269	22	2,469	1,628	4,644	1,630	10,392	2,081	12,473	7,923
Annual Average																		
Mid 2011 - Mid 2016	471	0.0005	0.0044	0.0000	-0.0024	-0.0019	0.0005	-0.0011	-0.0006	11	107	22	31	7	178	21	199	71
Mid 2016 - Mid 2024	942	-0.00022	0.00099	0.00050	0.00146	-0.00282	-0.00010	-0.00157	-0.00167	0	91	57	185	2	335	38	373	244
Mid 2024 - Mid 2034	1,502	-0.00015	0.00042	0.00039	0.00039	0.00012	0.00117	0.00035	0.00152	1	133	92	266	96	587	124	711	455
Mid 2024 - Mid 2036	1,505	-0.00013	0.00059	0.00040	0.00057	0.00010	0.00154	0.00033	0.00187	1	142	93	275	96	608	125	733	466
Mid 2024 - Mid 2041	1,509	-0.00011	0.00056	0.00038	0.00043	0.00008	0.00135	0.00024	0.00158	1	145	96	273	96	611	122	734	466

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Note: The growth forecast presented here-in are considered ambitious, however have been incorporated in the DCC to ensure alignment with the capital needs identified in the infrastructure Master Plans.

Source: Derived by Watson & Associates Economists Ltd. , 2024.

Schedule 7b
District of Squamish
Employment & Gross Floor Area (G.F.A.) Forecast, 2024 to 2041

Period	Population	Employment							Gross Floor Area in Square Feet (Estimated) [1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Employment (Including N.F.P.O.W.)	Primary [2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	17,158	70	790	2,855	1,590	5,305	1,561	6,866					
Mid 2016	19,512	125	900	3,010	1,625	5,660	1,667	7,327					
Mid 2024	27,044	125	1,355	4,487	1,641	7,609	1,971	9,580					
Mid 2034	42,065	133	2,273	7,144	2,604	12,154	3,213	15,367					
Mid 2036	45,100	140	2,477	7,792	2,794	13,203	3,468	16,671					
Mid 2041	52,700	147	2,983	9,131	3,271	15,532	4,052	19,584					
Incremental Change													
Mid 2006 - Mid 2011	0	-740	-55,413	-56,858	-31,840	-144,850	-16,021	-160,871					
Mid 2011 - Mid 2016	2,354	55	110	155	35	355	106	461					
Mid 2016 - Mid 2024	7,532	0	455	1,477	16	1,949	304	2,253					
Mid 2024 - Mid 2034	15,021	8	918	2,657	963	4,545	1,242	5,787	24,000	1,101,000	996,400	673,800	2,795,200
Mid 2024 - Mid 2036	18,056	15	1,122	3,305	1,153	5,594	1,497	7,091	45,000	1,345,800	1,239,400	806,800	3,437,000
Mid 2024 - Mid 2041	25,656	22	1,628	4,644	1,630	7,923	2,081	10,004	66,000	1,953,000	1,741,500	1,140,700	4,901,200
Annual Average													
Mid 2011 - Mid 2016	471	11	22	31	7	71	21	92					
Mid 2016 - Mid 2024	942	0	57	185	2	244	38	282					
Mid 2024 - Mid 2034	1,502	1	92	266	96	455	124	579	2,400	110,100	99,640	67,380	279,520
Mid 2024 - Mid 2036	1,505	1	93	275	96	466	125	591	3,750	112,150	103,283	67,233	286,417
Mid 2024 - Mid 2041	1,509	1	96	273	96	466	122	588	3,882	114,882	102,441	67,100	288,306

[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,200
Commercial/ Population Relate	375
Institutional	700

[2] Primary industry includes agriculture and resource related employment.

* Reflects Mid 2024 to Mid 2041 forecast period

Note: Numbers may not add to totals due to rounding.

Source: Derived by Watson & Associates Economists Ltd. , 2024.

Appendix B
Proposed DCC Bylaw

Appendix B: Proposed DCC Bylaw

DISTRICT OF SQUAMISH

BYLAW NO. XXXX, 2025

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act,* the Council of the District of Squamish may, by Bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sewage, water, drainage, fire protection, police, highway and solid waste and recycling facilities, other than off-street parking facilities, and providing and improving park land to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the District of Squamish has deemed the charges imposed by this bylaw:

a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
b) will not deter development in the municipality;
c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and
d) will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sanitary sewer, drainage, and roads, and providing and improving park land;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan

and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE, the Council of the District of Squamish, in open meeting assembled, enacts as follows:

PART 1 - GENERAL ADMINISTRATION

1.1 This bylaw may be cited as "District of Squamish Development Cost Charges Bylaw 2025 No. XXXX".

PART 2 - DEFINITIONS AND INTERPRETATION

2.1 This bylaw applies to all applications for subdivisions and for issuance of a building permit for parcels located in the District of Squamish.

2.2 For the purposes of this bylaw, the words or phrases that are not included in this section shall have the meaning assigned to them in the Zoning Bylaw.

2.3 In this bylaw:

a) **"Apartment"** means a building used for residential purposes and consisting of three or more Dwelling Units but excludes a Townhouse.
b) **"Building Permit"** means any permit required under the District of Squamish Building Bylaw No. 1822, 2004, as amended, or repealed and replaced from time to time.
c) **"Commercial"** means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of a commercial nature.
d) **"Completed"** means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, al conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer.
e) **"Construction"** includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring.

f) **"Development"** means the construction, alteration, or extension of buildings and/or structures for any use authorized by the zoning bylaw that requires the issuance of a building permit but does not include internal alterations of a building and/or structure where the principal use of the building and/or structure, or part thereof, is not changing.

g) **"District"** means the District of Squamish local government.

h) **"Dwelling Unit"** means a self-contained set of rooms, including provisions for living, sleeping, cooking and sanitation; containing not more than one kitchen, with a direct entrance to the open air or to a common hallway or corridor, without passing through any other dwelling unit; includes suites and mobile homes, and modular homes or prefabricated dwellings.

i) **"Effective Date"** means the date on which this bylaw comes into force, which is established as MONTH DAY, 2025.

j) "**For-Profit Affordable Housing**" means Dwelling units in a development comprised of residential use or a mixed use that will be available at rental rates and purchase prices below market rates and prices, to those of low and moderate incomes, that is subject to a Housing Agreement between the District and a landowner, pursuant to the *Local Government Act*, that has some form of occupancy restrictions, and or the rent or price charged to the occupant for the unit, and as more clearly detailed in an affordable housing policy or bylaw approved by Council.

k) **"Gross Floor Area"** or **"GFA"** shall have the same meaning as that contained in the Zoning Bylaw.

l) **"High Density Residential"** means a residential building which contains multiple dwelling units accessible via a common hallway or corridor and shared entrance facilities, includes apartment buildings.

m) **"Industrial"** means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

n) **"Institutional"** means an institutional development in a public or institutional zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of an institutional nature.

o) **"In-Stream"** means, in reference to an application not determined, rejected or withdrawn and:

i. In the case of application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the District of Squamish has been submitted and accepted by the District of Squamish as a legitimate application;

ii. In the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the District of Squamish including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the District of Squamish as a legitimate application;

iii. In the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the District of Squamish has been accepted by the District of Squamish as a legitimate application; and

iv. In the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the District of Squamish has been submitted and accepted by the District of Squamish as a legitimate application.

p) **"Issuable"** means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

i. Council has approved any applicable rezoning and/or development permits and/or development variance permit;

ii. All required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;

iii. Any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;

iv. All review comments arising from the building permit application review process have been addressed to the satisfaction of the District of Squamish; and

v. All applicable fees and levies have been paid;

q) **"Lot"** means any lot, parcel, block or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the *Strata Property Act*.

r) **"Medium Density Residential"** means residential development which includes attached dwellings and manufactured homes.

s) "**Not-For-Profit Rental Housing**" means those Dwelling Units in a development comprised of a residential use or a mixed use that are or will be:

i. operated as rental housing for tenants who meet eligibility criteria related to income, number of occupants, health or similar criteria;

ii. owned, leased or otherwise held by a Public Housing Body.

t) **"Parcel"** means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

u) **"Precursor Application"** means, in relation to a building permit, that there is an:

i. In-Stream development permit application and that the development authorized by the building permit is entirely within the are of land that is the subject of the application; or

ii. In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates.

v) **"Single Detached Residential"** means a building that contains one dwelling unit for residential use and is separate on all sides from any other structure. Where specially permitted in the Zoning Bylaw, a single-detached dwelling may contain one additional dwelling unit in the form of a secondary suite for residential use.

w) **Small Lot"** means a Lot that is less than 690m2 in area, on which there is permitted to be not more than one Single Detached Dwelling, and on which there may also be permitted not more than one Secondary Suite.

x) **"Structure"** means any construction fixed to, supported by or sunk into land or water, excluding asphalt or concrete paving or similar surfacing of a parcel.

y) **"Subdivision"** means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.

z) **"Townhouse"** means a Building used for residential purposes and consisting of two or more individual Dwelling Units having all or a portion of a wall

common to an adjacent Dwelling Unit, where access to each Dwelling Unit is from the exterior of the Building and from the finished grade of the Lot, and for certainty such a Dwelling unit does not include a Secondary Suite.

aa) **"Zone"** means the zones identified and defined in the District of Squamish Zoning Bylaw.

bb) **"Zoning Bylaw"** means the District of Squamish Zoning Bylaw No. 2200, 2011, as amended, or repealed and replaced from time to time.

PART 3 - DEVELOPMENT COST CHARGES

3.1 The Development Cost Charges set out in Schedules "A", attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:

(a) approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act*, that creates two or more parcels on which the Zoning Bylaw permits the construction of a single detached residential dwelling;

(b) approval of a building permit authorizing the construction of a single detached residential dwelling unit on an existing parcel; or

(c) approval of a building permit authorizing the construction, alteration or extension of a medium density residential, high density residential, commercial, industrial, or institutional building or structure;

and the development cost charge shall be paid prior to approval of a subdivision or issuance of a building permit, as the case may be.

3.2 For certainty, this bylaw imposes charges in respect of building permits authorizing the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units and be put to no other use than residential use in those dwelling units.

3.3 For certainty, if a single detached residential unit is replaced by another single detached residential unit then no additional development cost charge is payable. If a lot is subdivided into two, for example, to construct two small lot single detached residential units, then development cost charges are payable on the one additional single detached residential lot. If a multi-family residential development is replaced

by another multi-family residential development with the same unit mix and number of units, then no additional development cost charges are payable. If a multi-family residential development is replaced by another multi-family residential development with an increased number of units, then development cost charges are payable only on the additional units.

PART 4 - EXEMPTIONS

4.1 Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:

(a) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;

(b) the permit authorizes the construction, alteration, or extension of self-contained dwelling units in a building, the area of each self-contained dwelling unit is no larger than 29m^2, and each dwelling unit will be put to no other use than residential use;

(c) the value of the work authorized by the building permit does not exceed $50,000;

(d) a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality;

(e) not-for-profit rental housing subject to a housing agreement under section 483 of the *Local Government Act*, or

(f) for-profit affordable rental housing subject to a housing agreement under section 483 of the *Local Government Act.*

PART 5 - CALCULATION OF APPLICABLE CHARGES

5.1 The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule "A" of this bylaw.

5.2 Where a type of development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the District shall be equal to the development cost charges that are payable for type of development that in the opinion of General Manager of Community Planning and Infrastructure imposes the most similar cost burden on the District's transportation, sewer, water, drainage and park services.

5.3 The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, in accordance with Schedule "A", which are included in the building permit application and shall be the sum of the charges payable for each type.

PART 6 - EFFECTIVE DATE

6.1 This Bylaw shall come into force and effect on the date of adoption.

PART 7 – MINOR AMENDMENTS

7.1 The District will undertake a minor amendment to the bylaw on an annual basis, beginning one year after the adoption of the development cost charge bylaw. Development charges imposed pursuant to this bylaw shall be adjusted annually through an amendment, in accordance with the annual percentage change in the All-items Consumer Price Index for British Columbia as public by Statistics Canada for the previous calendar year.

PART 8 – SEVERABILITY

8.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw remains valid.

PART 9 – REPEAL AND TRANSITIONAL PROVISIONS

9.1 District of Squamish Development Cost Charge Bylaw No. 2911, 2022, and all amendments, is hereby repealed except in the case of:

a) applications for subdivisions of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;

b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and

c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date.

In which case District of Squamish Development Cost Charge Bylaw No. 2911, 2022, and all amendments thereto, shall apply. District of Squamish Development Cost Charge Bylaw No. 2911, 2022, and all amendments thereto, shall be wholly repealed one year from the Effective Date.

READ A FIRST, SECOND AND THIRD TIME this XX day of XX, 2025.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this XX day of XX, 2025.

ADOPTED this XX day of XX, 2025

_____

Mayor

_____

Corporate Officer

SCHEDULE “A”

ATTACHED TO DISTRICT OF SQUAMISH DEVELOPMENT COST CHARGES BYLAW NO. XXXX, 2025

Development Type	Unit	Transportation	Drainage	Sewer	Water	Parks	Solid Waste and Recycling Facilities	Total
Low Density Residential (Single Detached)	Per lot	$23,358	$2,323	$3,677	$1,163	$5,077	$2,698	**$38,382**
Low Density Residential (Small Lot)	Per lot	$18,249	$1,067	$2,873	$909	$3,967	$2,108	**$29,240**
Medium Density Residential (Townhouse)	Per dwelling unit	$15,098	$962	$2,377	$752	$3,282	$1,744	**$24,271**
High Density Residential (Apartment)	Per dwelling unit	$12,642	$439	$1,990	$630	$2,748	$1,460	**$19,956**
Commercial	Per square metre of gross floor area	$188.59	$6.07	$9.94	$3.15	$0	$20.93	**$228.67**
Institutional	Per square metre of gross floor area	$101.03	$7.11	$7.95	$2.52	$0	$11.21	**$129.83**
Industrial	Per square metre of gross floor area	$58.93	$11.30	$11.93	$3.77	$0	$6.54	**$92.48**