

village of
ELKFORD

SPECIFIED
AREA
COST
CHARGES
BY-LAW

THE CORPORATION OF THE VILLAGE OF ELKFORD
THE SPECIFIED AREA COST CHARGES BY-LAW, 1980

NO. 140

A By-law of the Municipality to
impose development cost charges.

WHEREAS pursuant to Section 719 of the 'Municipal Act' the council may, by By-law, impose development cost charges under the terms and conditions of the Section;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the Municipality in paying the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and public open space or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS in the consideration of Council the charges imposed by this By-law:

- (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;
- (d) are not duplication of requirements imposed by the Municipality pursuant to land use contracts, development permits or the provisions of a Subdivision Control By-law; or Section 717 or 729 of the Municipal Act;

AND WHEREAS in the opinion of Council the charges imposed by this By-law are:

- (a) related to capital costs attributable to projects involved in the capital budget of the Municipality;
- (b) related to capital projects consistent with The Official Community Plan of the Municipality;

NOW THEREFORE, the Municipal Council of the Corporation of the Village of Elkford in Open Meeting Assembled, ENACTS as follows:

1. This By-law may be cited for all purposes as "the Specified Area Cost Charges By-law, 1980" No. 140

2. Every person who obtains:

- (a) approval of the subdivision of a parcel of land under the provisions of the appropriate Municipal By-law; the Land Titles Legislation or the Condominium Act, or
- (b) a building permit authorizing the construction or alteration of building or structures for any purpose other than the construction of three (3) or less self-contained dwelling units, or
- (c) a building permit authorizing constuction, alteration, or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Twenty-Five Thousand Dollars (\$25,000.00), or
- (d) Sub-section 2(b) and (c) do not apply where a building permit authorizes construction, alteration or extension of a building or part of a building that is, or will after the construction, alteration or extension, be exempted from taxes under Section 398, (h) of the Municipal Act.

shall pay to the Municipality the development cost charge in the amount and at the time as set out in the Schedules attached hereto, namely:

- SCHEDULE "A" - Town Centre
- SCHEDULE "B" - Phase 7
- SCHEDULE "C" - Phase 8,9,10,11

3. No development cost charge shall be required to be paid:

- (a) if a development cost charge has previously been paid with respect to the same development, unless, as a result of a further sub-division or development, new capital cost burdens will be imposed on the Municipality, or
- (b) where the sub-division or development does not impose new capital cost burdens on the Municipality.

4. Any person who becomes liable to pay development cost charges pursuant to the provisions of this By-law shall pay the same:

- (a) where an application is made only for the subdivision of a parcel, prior to the approval of such subdivision
- (b) where an application is made only for a building permit, prior to the issue of such building permit; and,
- (c) where applications with respect to a parcel are made both for the subdivision of such parcel and for the issue of a building permit with respect to such parcel or any part thereof, prior to the earliest of the approvals.

READ A FIRST, SECOND AND THIRD TIME on the 2nd day of February A.D. 1981.

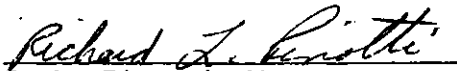
APPROVED BY THE INSPECTOR OF MUNICIPALITIES on the 22nd day of May A.D. 1981.

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 11th day of June A.D. 1981.

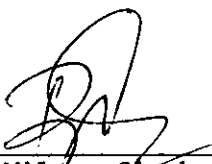
R. L. Pinotti, Mayor

R. A. Miles, Clerk-Administrator

This is to certify that the foregoing is a true and correct copy of "Specified Area Cost Charges Bylaw, 1980" No. 140 as read a third time by the Municipal Council of the Village of Elkford on the 2nd day of February A.D. 1981.

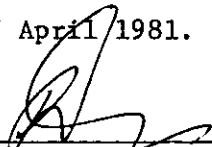


R. L. Pinotti, Mayor



R. A. Miles, Clerk-Administrator


DATED at Elkford, British Columbia this 2nd day of April 1981.




R. A. Miles, Clerk-Administrator

THIS IS TO CERTIFY that the foregoing is a true and correct copy of "Specified Area Cost Charges Bylaw, 1980, No. 140" as read a fourth and final time by the Municipal Council of the Village of Elkford on the 11th day of June 1981.

DATED at Elkford, British Columbia this 12th day of June 1981.



R. A. Miles, Clerk-Administrator

A true copy of By-Law No. 140 registered in the office of the Inspector of Municipalities this 16th day of June 1981.

Deputy Inspector of Municipalities

BY-LAW #140
SCHEDULE A

TOWN CENTRE SPECIFIED AREA

Development cost charges for sewerage treatment facilities, water supply, major roads, and major drainage works applicable to the development within the Town Centre Specified Area are as delineated on the attached map.

A. Development Cost Charges shall be assessed as follows:

(1) UPON ISSUE OF A BUILDING PERMIT FOR

- (a) residential - for each self-contained dwelling unit in an apartment development \$623.92
- (b) commercial - for each square metre of land area \$ 4.97

(2) UPON SUBDIVISION FOR

- (a) residential - for each 202.34 square metres of land area for apartment use \$623.92
- (b) commercial - for each 1.000 square metres of land area \$ 4.97

B. Development Cost Charges shall be allocated in the following proportion:

<u>UTILITY</u>	<u>DEVELOPMENT COST CHARGES</u>	
	<u>Apt</u>	<u>Com</u>
Sewer	92.33	0.732
Water	27.98	0.226
Roads	148.28	1.184
Drainage	353.33	2.831
TOTAL	623.92	\$4.973

621.92 RM

C. Definitions:

AREA OF DEVELOPMENT is defined as that portion of the parcel (for which the building permit is sought) covered by the building and necessary areas ancillary thereto pursuant to the Zoning By-law, i.e., parking, storage and landscape areas.

BY-LAW #140
SCHEDULE A (CON'T)

LAND AREA is defined as the surface area of the land comprising and water covering the parcel proposed to be subdivided, save and except for the area of highways as defined in the Land Title act and public open spaces to be created thereon.

PARCEL is defined as a lot, block, or other area in which land is held or into which land is subdivided.

APARTMENT BUILDING means a type of multiple family building containing three or more dwelling units which have shared exit facilities above the first or main storey and shall not mean or include dwelling units over commercial premises;

BY-LAW #140
SCHEDULE B

PHASE VII SPECIFIED AREA

Development cost charges for sewerage treatment facilities, water supply, major roads and drainage works applicable to the development with Phase VII Specified Area are delineated on the attached map.

A. Development Cost Charges shall be assessed as follows:

(1) UPON ISSUE OF A BUILDING PERMIT FOR

(a) residential	- for each self-contained single detached dwelling	\$1,887.95
	- for each self-contained single attached dwelling	\$1,682.05
	- for each self-contained mobile home space.	\$1,258.67
	- for each self-contained dwelling unit in an apartment structure	\$ 583.56
	- for each self-contained unit in a multi-family structure	\$ 583.56

(2) UPON SUBDIVISION FOR

(a) residential	- for each 18.3 metre (60 ft) lot frontage created or 529.28 square metres of land area whichever is the greater.	\$1,887.95
	- for each 15.2 metre (50') lot frontage created	\$1,762.00
	- for each 12.2 metres (40') lot frontage created	\$1,682.05
	- for each mobile home space created	\$1,258.67
	- for each 202.34 square metres of land area for apartment use	\$ 583.56
	- for each 163.60 square metres of land area for multiple family or row housing use	\$ 583.56

BY-LAW #140
SCHEDULE B (CON'T)

B. Development Cost Charges shall be allocated in the following proportion:

UTILITY	DEVELOPMENT COST CHARGE				
	60'	50'	40'	Mh	apt
Sewer	331.95	310.00	295.73	221.33	102.60
Water	238.58	222.67	212.59	159.00	73.75
Roads	1,265.58	1,181.00	1,127.50	843.67	391.17
Drainage	51.84	48.33	46.23	34.67	16.04
TOTAL/du	\$1,887.95	\$1,762.00	\$1,682.05	\$1,258.67	\$583.56

C. Definitions:

AREA OF DEVELOPMENT is defined as that portion of the parcel (for which the building permit is sought) covered by the building and necessary areas ancillary thereto pursuant to the Zoning By-law, ie., parking, storage and landscape areas.

LAND AREA is defined as the surface area of the land comprising and water covering the parcel proposed to be subdivided, save and except for the area of highways as defined in the Land Title act and public open spaces to be created thereon.

PARCEL is defined as a lot, block, or other area in which land is held or into which land is subdivided.

APARTMENT BUILDING means a type of multiple family building containing three or more dwelling units which have shared exit facilities above the first or main storey and shall not mean or include dwelling units over commercial premises;

MOBILE HOME means a structure manufactured and assembled as a unit which is intended to be capable of movement from place to place and which contains one dwelling unit with complete bathroom facilities, which is intended to be occupied other than in its place of manufacture with or without a permanent foundation;

DWELLING, MULTIPLE FAMILY means a dwelling consisting of three or more dwelling units;

DWELLING, ROW HOUSING means a group of at least three (3) and not more than eight (8) dwelling units, arranged either in groups on one legal parcel or with each dwelling unit on a separate lot and attached to its neighbour at its side, and in which each family dwelling unit shall be separated from each other by a party wall;

BY-LAW #140
SCHEDULE C

PHASE VIII, IX, X, XI SPECIFIED AREA

Development cost charges for sewerage treatment facilities, water supply, major road and drainage works applicable to the development within Phase VIII, IX, X, XI Specified Area are delineated on the attached map.

A. Development Cost Charges shall be assessed as follows:

(1) UPON ISSUE OF A BUILDING PERMIT FOR

(a) residential	- for each self-contained single detached dwelling	\$2,071.65
	- for each self-contained single attached dwelling	\$1,856.15
	- for each self-contained mobile home space	\$1,307.22
	- for each self-contained dwelling unit in an apartment structure	\$ 642.93
	- for each self-contained unit in multiple-family structure	\$ 642.93
(b) neighbourhood commercial	- for each 1.00 square metres of land area	\$ 1.24
(c) school/education	- for each 1.0 square metre of land area	\$ 2.05
(d) service	- for each 1.0 square metre of land area	\$ 2.05

(2) UPON SUBDIVISION FOR

(a) residential	- for each 18.3 metres (60ft) lot frontage created or 552.15 square metre of land area which ever is the greater	\$2,071.65
	- for each 15.2 metres (50ft) lot frontage created	\$1,815.18
	- for each 12.2 metres (40ft) lot frontage created	\$1,856.15

BY-LAW #140
SCHEDULE C (CON'T)

- for each 202.34 square metres of land area for apartment use \$ 642.93
- for each 171.36 square metres of land area for multiple family or row housing use \$ 642.93

(b) neighbourhood commercial

- for each 1.0 square metre of land area \$ 1.24

(c) school/education

- for each 1.0 square metre of land area \$ 2.05

(d) service

- for each 1.0 square metre of land area \$ 2.05

B. Development Cost Charges shall be allocated in the following proportions:

UTILITY	DEVELOPMENT COST CHARGES				
	60'	50'	40'	mh	apt
Sewer	209.70	183.74	187.88	132.32	65.08
Water	198.44	173.87	177.80	125.21	61.59
Roads	1,263.82	1,107.36	1,132.35	797.48	392.22
Drainage	399.69	350.21	358.12	252.21	124.04
TOTAL/du	<u>\$2,071.65</u>	<u>\$1,815.18</u>	<u>\$1,856.15</u>	<u>\$1,307.22</u>	<u>\$642.93</u>

	NC	Sch	S
Sewer	0.129	0.205	0.205
Water	0.120	0.194	0.194
Roads	0.753	1.249	1.249
Drainage	0.237	0.398	0.398
TOTAL/m ²	<u>\$1.24</u>	<u>\$2.046</u>	<u>\$2.046</u>

BY-LAW #140
SCHEDULE C (CON'T)

C. Definitions:

AREA OF DEVELOPMENT is defined as that portion of the parcel (for which the building permit is sought) covered by the building and necessary areas ancillary thereto pursuant to the Zoning By-law, ie., parking, storage and landscape areas.

LAND AREA is defined as the surface area of the land comprising and water covering the parcel proposed to be subdivided, save and except for the area of highways as defined in the Land Title act and public open spaces to be created thereon.

PARCEL is defined as a lot, block, or other area in which land is held or into which land is subdivided.

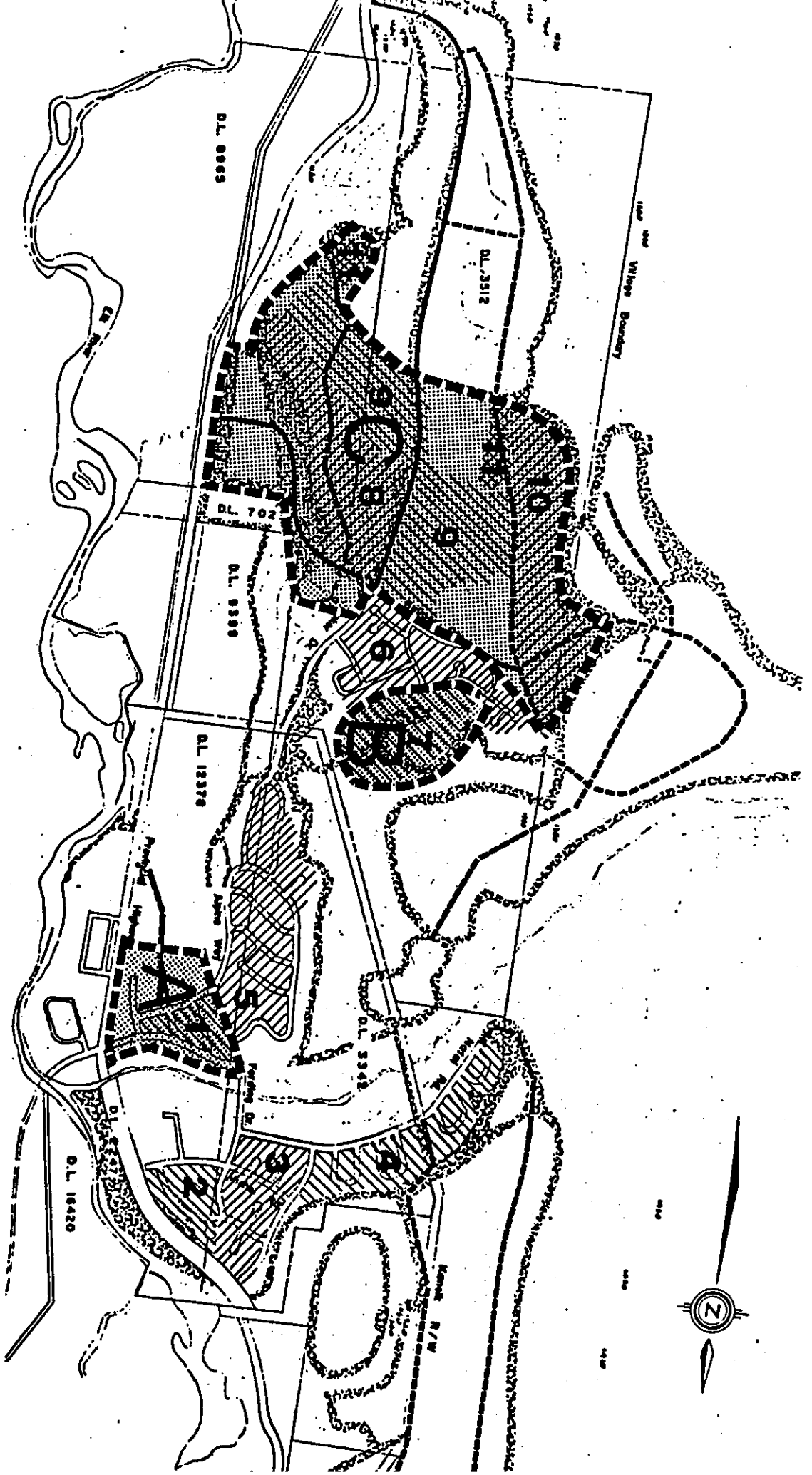
APARTMENT BUILDING means a type of multiple family building containing three or more dwelling units which have shared exit facilities above the first or main storey and shall not mean or include dwelling units over commercial premises;

MOBILE HOME means a structure manufactured and assembled as a unit which is intended to be capable of movement from place to place and which contains one dwelling unit with complete bathroom facilities, which is intended to be occupied other than in its place of manufacture with or without a permanent foundation;

DWELLING, MULTIPLE FAMILY means a dwelling consisting of three or more dwelling units;

DWELLING, ROW HOUSING means a group of at least three (3) and not more than eight (8) dwelling units, arranged either in groups on one legal parcel or with each dwelling unit on a separate lot and attached to its neighbour at its side, and in which each family dwelling unit shall be separated from each other by a party wall;

SERVICE means service commercial premises whose primary purpose is to provide goods and services for the community at large.



Village Of Elkford
Development Phases
Low Growth Scenario

Scale 1:20,000

EXHIBIT 2

1.0 BACKGROUND TO DEVELOPMENT COST CHARGE

1.1 Introduction

The Village of Elkford is located in the Upper Elk Valley, central to the proposed coal mining developments of Fording Coal Ltd., Crows Nest Resources, Elco Mining Ltd. and Kaiser Resources. Exhibit 1 illustrates the location of Elkford relative to the existing and proposed coal mine developments in the Upper Elk Valley.

The Provincial Government has formulated a regional development policy for the Upper Elk Valley which states that the Village of Elkford will expand in order to serve the housing needs for the adjacent coal industry.

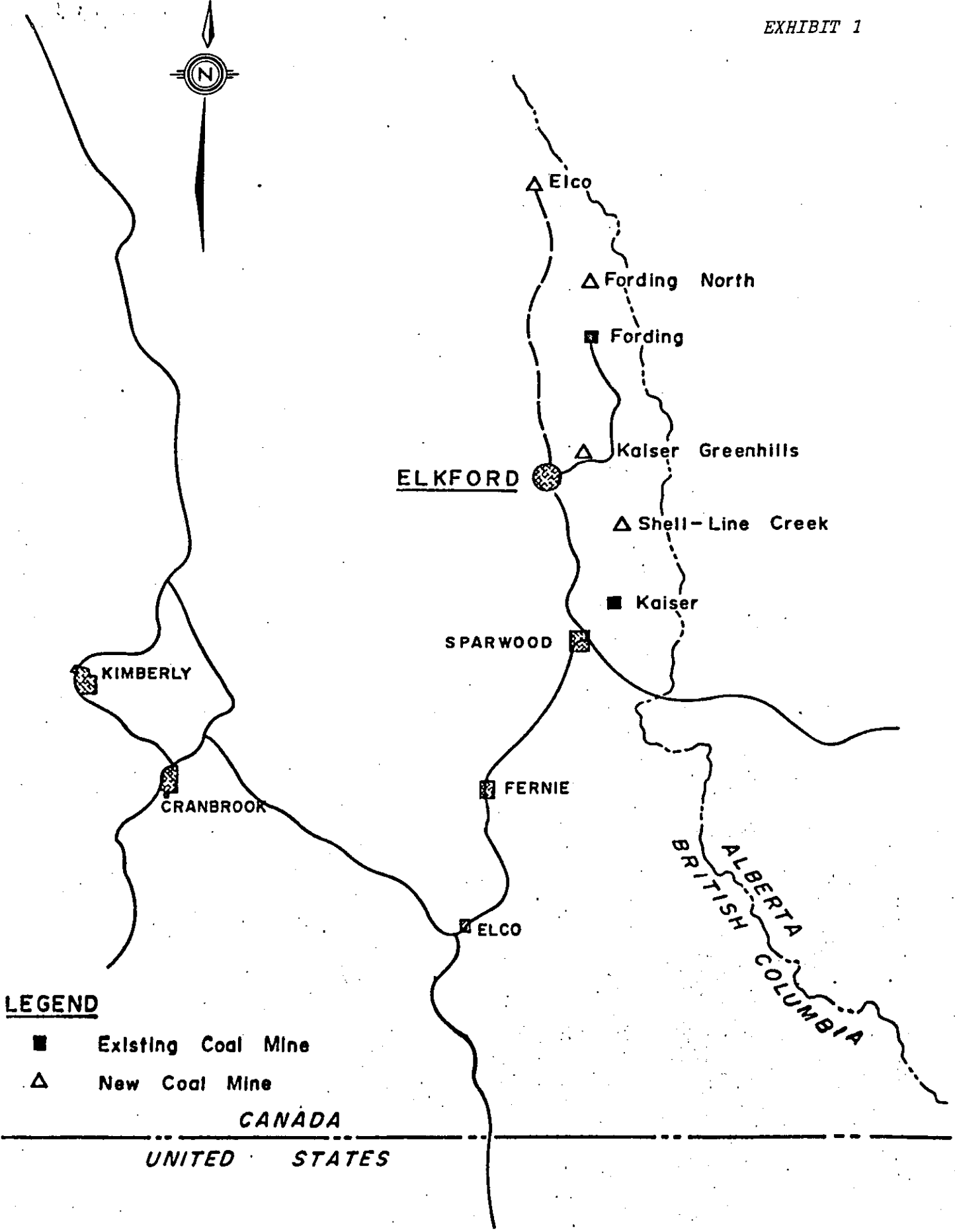
To implement this policy, the Provincial Government had formed the Elkford Expansion Co-ordinating Committee with representatives from Ministry of Municipal Affairs, Ministry of Land Parks, and Housing, Regional District of East Kootenay and the Village of Elkford. This committee has provided guidance and assistance to the Village, in anticipation of the expansion program.

1.2 Official Community Plan

The Regional District of East Kootenay has assisted the Village in the preparation of an official community plan. The plan recognizes the growing coal industry in the area and the need for a controlled, staged expansion of the Village to meet the needs of the industry. The Village Council and the public have approved the plan.

The Official Community Plan, Land Use Concept Plan and Staging Concept Plan, indicate a sequence of phased expansion for the Village. The immediate expansion of the Village will take place in the area south of the phase VI development as shown in exhibit 2.

The Official Community Plan contains estimates for the possible total population for each phase of development. These population figures are summarized in Table 1, as follows:



Village Of Elkford

Table 1

Official Community Plan Population Projections

<u>Phase</u>	<u>Population Projections</u>	
	<u>Growth</u>	<u>Total</u>
1 - 6	330 + 120	3100
7	182	3550
8	480	3732
9	766	4212
10	360	4978
11		5338

1.3 Growth Assumptions

Several growth assumptions have been detailed in the report "Short-Term Townsite Planning Strategy" prepared by R.A. Rabnett & Associates. The analysis has indicated that the Village of Elkford can stage its growth so as to move from a low growth to a higher growth without constructing much excess capacity at each stage. Therefore the costs to be recovered in this bylaw can be distributed relatively clearly to the benefiting areas.

If there is additional expansion in Elkford, new offsite services will be required and further Development Cost Charge Bylaws will be considered.

Off-site costs, specified in this bylaw #140 should be recovered within five (5) years according to the projected growth schedule.

Calculations have been made for the number and types of dwelling units, and land area for various uses in the report "Short Term Townsite Planning Strategy".

A summary of these calculations are detailed in tables 2 and 3.

LAND REQUIREMENTS FOR POPULATION 5,450

TABLE 2 LOW GROWTH ASSUMPTION (1980-1987)

YEAR	TOTAL		DETACHED @4.0 du/ac		ATTACHED @6.0 du/ac		PRE-FAB @5.0 du/ac		MOBILE @6.0 du/ac		APART @20 du/ac	
	(no)	(ac)	(no)	(ac)	(no)	(ac)	(no)	(ac)	(no)	(ac)	(no)	(ac)
1980	176	19.8	38	9.5	22	3.7	3	0.6	3	0.5	110	5.5
1981	291	45.0	81	20.3	26	4.3	49	9.8	33	5.5	102	5.1
1982	288	44.6	79	19.8	26	4.3	50	10.0	33	5.5	100	5.0
1983	285	43.8	75	18.8	29	4.8	50	10.0	31	5.2	100	5.0
1984	56	8.7	17	4.3	4	0.7	8	1.6	6	1.0	21	1.1
1985	-	-	-	-	-	-	-	-	-	-	-	-
1986	-	-	-	-	-	-	-	-	-	-	-	-
1987	-	-	-	-	-	-	-	-	-	-	-	-
	1096	161.9	290	72.7	107	17.8	160	32.0	106	17.7	433	21.7

% area
% units

(45%)
(26%)

(11%)
(10%)

(20%)
(14%)

(11%)
(10%)

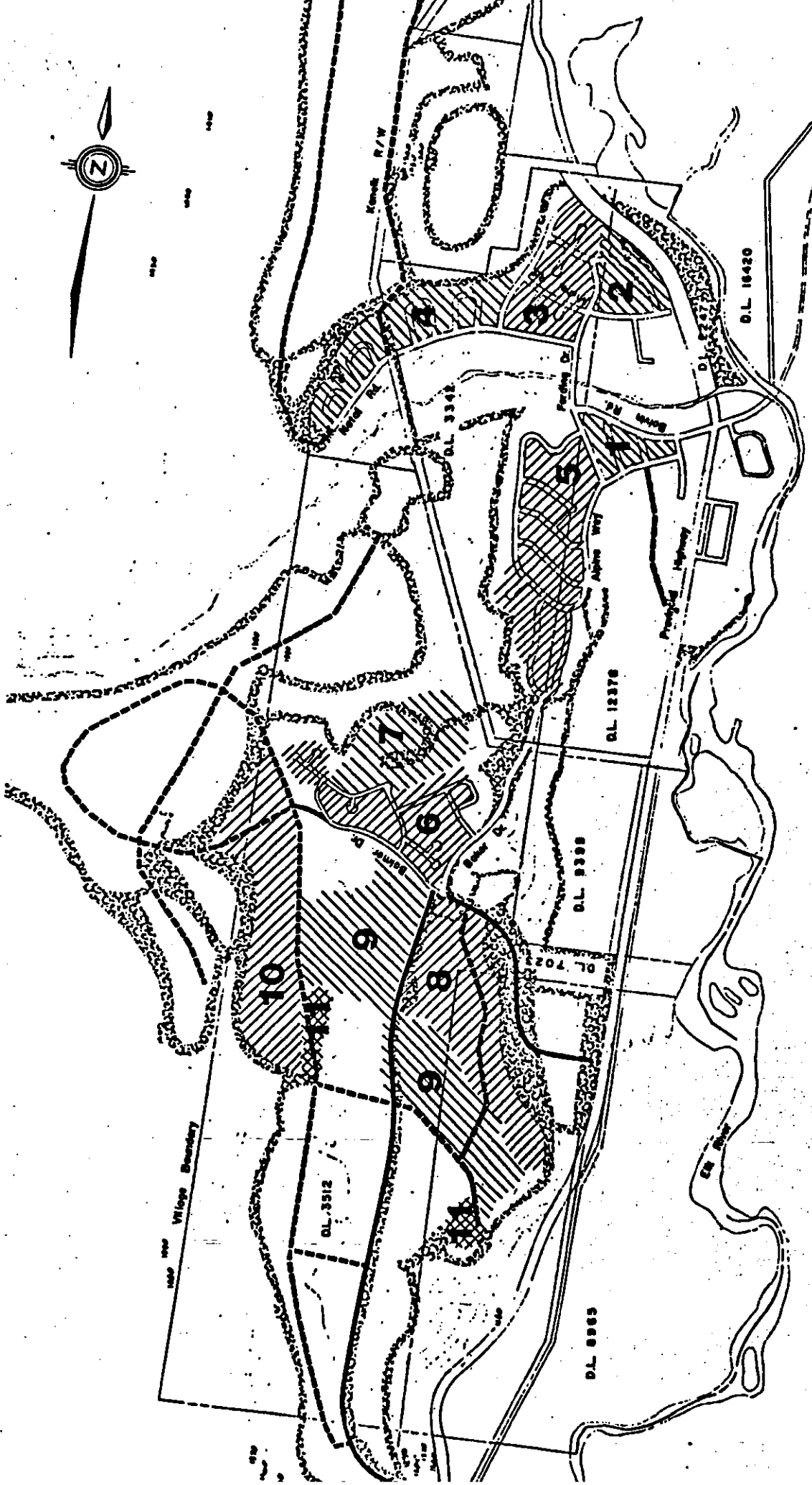
(13%)
(40%)

NOTE: Land area is net of major roads, public parks/open space

PHASING OF RESIDENTIAL DEVELOPMENT

TABLE 3 LOW GROWTH RESIDENTIAL PHASING (1980-1987)

YEAR	TOTAL		PHASE I		PHASE VII		net		gross		cum	
	du's	ac	du's	ac	du's	ac	du's	ac	du's	ac	du's	ac
1980	176	19.8	-	-	176	19.8	-	-	-	-	-	-
1981	291	45.0	36	1.7	-	-	255	43.3	255	50.9	255	50.9
1982	288	44.6	65	3.3	-	-	223	41.3	223	48.5	478	99.4
1983	285	43.8	19	1.0	-	-	266	42.8	266	50.3	744	149.7
1984	56	8.7	-	-	-	-	56	8.7	56	10.2	800	159.9
1985	-	-	-	-	-	-	-	-	-	-	800	159.9
1986	-	-	-	-	-	-	-	-	-	-	800	159.9
1987	-	-	-	-	-	-	-	-	-	-	800	159.9
	1096	161.9	120	6.0	176	19.8	800	136.1	800	159.9	800	159.9
du/ac	(6.77)		(20.0)		(8.89)		(5.88)		(5.00)		(5.00)	



Village Of Elkford
 Development Phases
 Low Growth Scenario

1:20,000

2.0 OFF - SITE COSTS

2.1 General

Off-site costs have been calculated by year according to the projected growth and are expressed in 1980 dollars. These costs are detailed in the report "Short Term Townsite Planning Strategy" and are summarized in Table 4.

There are three (3) benefiting areas identified for the distribution and allocation of these costs.

In order to clarify the distribution of costs several assumptions have been made. These are:

- . Off-site costs are divided into two categories. Primary off-site which will eventually serve the community as a whole, and secondary off-site that serves the benefiting areas.
- . distribution of costs between benefiting areas is proportional to the residential distribution in each area.
- . the underground wiring and upgrading of existing drainage are not included in the costs to be recovered in this bylaw.

The work undertaken each year is shown by exhibits 3,4,5,6,7.

Table 4

OFF SITE COSTS (\$1,000) LOW GROWTH

I factor	1.32	1.32	1.32	1.32	1.24	1.0	1.0	1.0	
WORKS	1980	1981	1982	1983	1984	1985	1986	1987	TOT
lagoon ph1	700	400							1,100
lagoon ph2								758	758
lift station	150				71				221
forcemain	50								50
interceptor#1	400								400
interceptor#2	430								430
trunks(res)	357		140	230	32				759
towncentre	105		28						133
design	25								25
sewer mod	23								23
SEWER	2240	400	168	230	103			758	3,899
zone#1 (rv)	330								330
zone#1 well	100								100
zone #2 patn	120								120
10" supply	120								120
well(s)		150							150
supply (res)		560	260	252	38				1,110
towncentre	86		23						109
design	55								55
res (275 g)	300								300
WATER	1111	710	283	252	38				2,394
Balmer dr	80	1320							1,400
collector	60	520	1037	925	160				2,702
towncentre	230	95	191						516
ROADS	370	1935	1228	925	160				4,618
dram (res)	20	275	150	310	74				829
balmer		135							135
upgrade	240	264	264	306	180	145	145	259	1,803
towncentre	61	67	75						203
DRAINAGE	321	741	489	616	254	145	145	259	2,970
dyking	106								106
towncentre	65	65	85						215
U/G		114	193	250	40				597
OTHER	171	179	278	250	40				918
	4213	3965	2446	2273	595	145	145	1017	14,799

WATER BOOSTER PUMP STATION.
400,000 IMP. GAL. RESERVOIR.
GALBRAITH DRIVE ROAD AND DRAINAGE IMPROVEMENTS.

200mm WATER LINE
300,000 IMP. GAL. RESERVOIR.
PHASE B (300 LOTS) RESIDENTIAL SUBDIVISION.



Village Of Elkford
ISBI Construction Proj
Prepared By Kerr Wood Liddell A
Scale In Metres
0 100 200 300 400 500 600

LINK SEWER

LITFALL

PROPOSED AERATED LAGOON SEWAGE TREATMENT PLANT

SEWAGE LIFT STATION

350mm WATER LINE

BALMER DR. EXTENSION

INTERCEPTOR SEWER

200mm WELL

400mm WATER LINE

EXISTING LAGOON TREATMENT PLANT

CHAUNCEY STREET EXTENSION

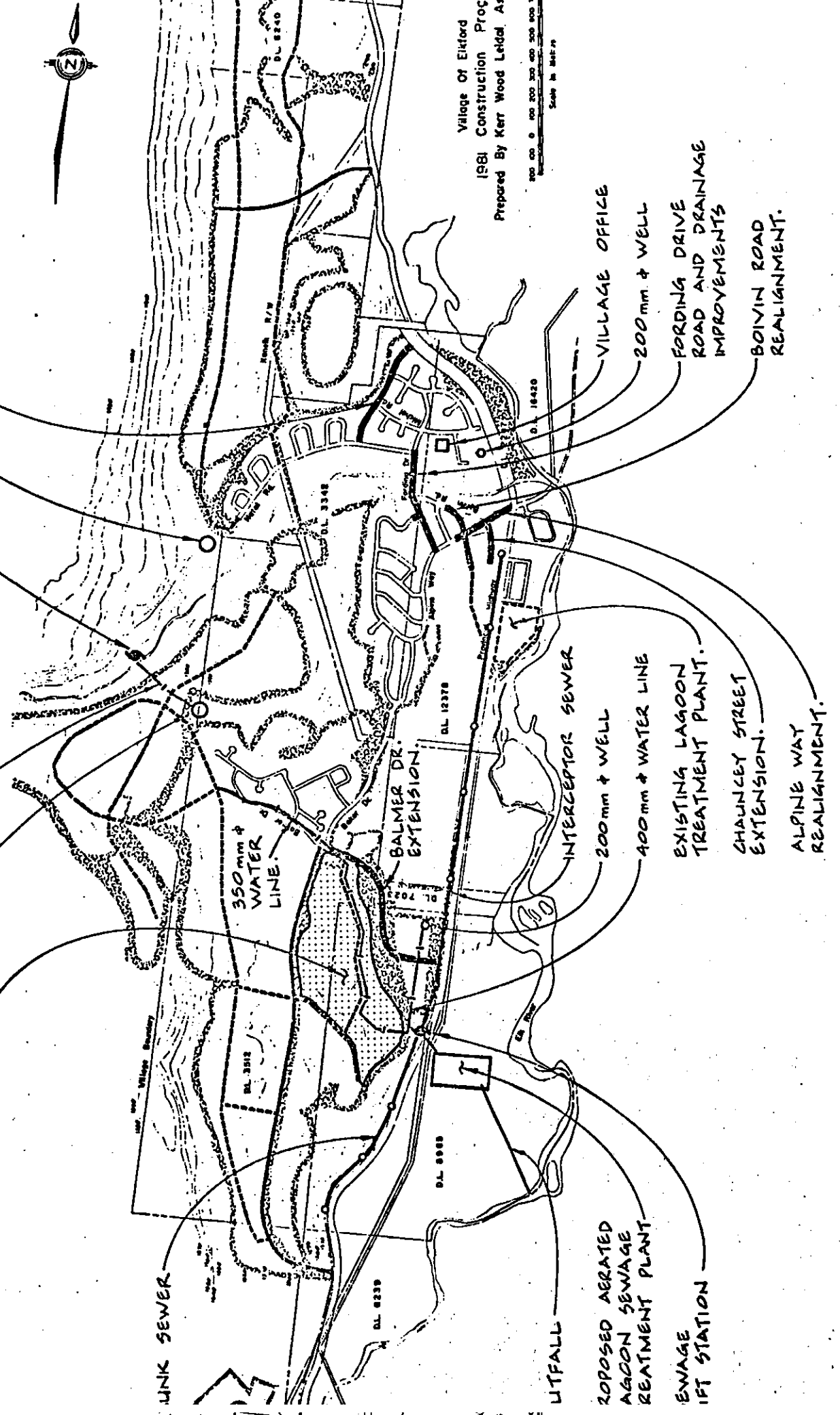
ALPINE WAY REALIGNMENT

VILLAGE OFFICE

200mm WELL

FORDING DRIVE ROAD AND DRAINAGE IMPROVEMENTS

BOIVIN ROAD REALIGNMENT



2.2 Allocation of off-site costs

<u>PRIMARY OFF-SITE WORKS:</u>		<u>COSTS</u>
- sewer	1,100 + 758 + 221 + 50 + 25 + 23 + 400	\$2,577,000
- water	330 + 100 + 120 + 120 + 150 + 55 + 300	\$1,175,000
<u>SECONDARY OFF-SITE WORKS:</u>		
- Area 1. (Town Centre)		
. sewer	430 + 133	563
. water	109	109
. drainage	203 + 106	309
. roads	516 + 215	731
		\$1,712,000
- Area 2. (Phase 7)		
. sewer	90 (759 @ 12%)	90
. water	133 (1,110 @ 12%)	133
. drainage	16 (1,400 @ 12%)	16
. roads	168 (1,400 @ 12%) + 324 (2,702 @ 12%)	492
		\$ 731,000
- Area 3 (Phase 8-11)		
. sewer	669 (759 @ 88%)	669
. water	977 (1,110 @ 88%)	977
. drainage	829 + 119 (135 @ 88%)	948
. roads	1232 (1,400 @ 88%) + 2378 (2,702 @ 88%)	3610
		\$ 6,204,000
<u>TOTAL RECOVERED from ByLaw #140</u>		<u>\$12,399,000</u>
. VG wiring		\$ 597,000
. Up-grade existing drainage		\$ 1,803,000
<u>TOTAL off-site costs</u>		<u>\$14,799,000</u>

3.0 RECOVERY OF OFF-SITE COSTS

The recovery of off-site costs assumes that the normal Provincial grants apply, that each of the off-site services benefits more than the specified area, and that the community assists the specified area by contributing 25% of the cost.

The proportion of each physical service attributed to the specified area, and not to the community as a whole is based on the proportion of dwelling units and modified by the level of community use.

The recover of off-site costs is detailed in table 5.

Table 5 RECOVERY OF OFF-SITE COST (\$000)

AREA 1 (TOWN CENTRE)

	(1) primary cost	(2) secondary cost	(3) total cost	(4) grants %	(5) (\$000)	(6) AL %	(7) Cost (\$000)	(8) gt	(9) recov (\$000)
Sewer	309	563	872	75%	654	20%	44	11	33
water	141	109	250	75%	187	20%	13	3	10
roads	-	731	731	0	258	15%	71	18	53
drainage	-	309	309	0	0	55%	170	43	127
	<u>450</u>	<u>1,712</u>	<u>2,162</u>		<u>1,099</u>		<u>298</u>	<u>75</u>	<u>\$223</u>

AREA 2 (PHASE 7)

sewer	284	90	374	75%	281	45%	42	10	32
water	129	133	262	75%	196	45%	30	7	23
roads	-	492	492	0	84	40%	163	41	122
drainage	-	16	16	0	0	45%	7	2	5
	<u>413</u>	<u>731</u>	<u>1,144</u>		<u>561</u>		<u>242</u>	<u>60</u>	<u>\$182</u>

AREA 3 (PHASE 8-11)

sewer	1,984	669	2,653	75%	1,990	30%	199	50	149
water	905	977	1,882	75%	1,411	40%	188	47	141
roads	-	3,610	3,610	0	616	40%	1197	299	898
drainage	-	948	948	0	0	40%	379	95	284
	<u>2,889</u>	<u>6,204</u>	<u>9,093</u>		<u>\$4,017</u>		<u>1963</u>	<u>491</u>	<u>\$1472</u>
TOTAL	\$3,752	\$8,647	\$12,399		\$5,677		\$2503	\$626	\$1877

- notes: (1) primary costs from previous table
 (2) secondary costs from previous table
 (3) sum of (1) & (2)
 (4) percent provincial grant. The road grant of 50% is calculated only on the approved arterial network
 (5) product of (3)X(4) in \$(000)
 (6) percent of costs less grants that are allocated to the benefiting area
 (7) product of ((3)-(5))*(6) gross allocated costs in \$(000)
 (8) community contribution of 25% of gross allocated costs (community assist factor (7)*25% in \$(000)
 (9) allocated costs net of community assist (7)-(8) in \$(000)

4.0 DISTRIBUTION OF OFF-SITE COSTS

The costs to be recovered for each utility and each land use is expressed in terms of the absolute amount and the per unit amount.

To facilitate the relation between land uses the concept of Equivalent Single Detached Area (ESDA) is used. This is the ratio of the floor Space Ratio (FSR) for each land use as detailed in the Zoning Bylaw #123, and multiplied by a weighting factor which represents the intensity of use. (See appendix A. 2 for sample calculation.)

Areas and the number of units are calculated from the Official Community Plan and the "Short Term Townsite Strategy."

These costs to be recovered are detailed on tables 5 & 6.

Table 6

DEVELOPMENT COST TO BE RECOVERED

AREA 1 (TOWN CENTRE)

	ESDA	\$ SEWER	\$ WATER	\$ ROAD	\$ DRAINAGE	TOTAL
apartments	9.3	11,080	3,357	17,794	42,639	
commercial	18.4	21,920	6,643	35,206	84,361	
TOTAL	27.7	33,000	10,000	53,000	127,000	223,000

AREA 2 (PHASE 7)

	ESDA	\$ SEWER	\$ WATER	\$ ROAD	\$ DRAINAGE	
single family 60'	9.5	12,614	9,066	48,092	1,970	
attached 40'	4.9	6,506	4,677	24,805	1,017	
prefab 50'	0.7	930	668	3,543	145	
mobile hm 36'	0.5	664	477	2,531	104	
apartments	8.5	11,286	8,112	43,029	1,764	
	24.1	32,000	23,000	122,000	5,000	182,000

AREA 3 (PHASE: 8, 9, 10, 11)

	ESDA	\$ SEWER	\$ WATER	\$ ROAD	\$ DRAINAGE	
single family 60'	63.2	52,844	50,007	318,483	100,723	
attached 40'	19.1	15,970	15,113	96,250	30,440	
prefab 50"	34.5	28,847	27,298	173,855	54,983	
mobile hm 36'	16.3	13,629	12,897	82,140	25,978	
apartments	15.8	13,211	12,502	79,621	25,180	
neigh-commercial	5.1	4,264	4,035	25,700	8,128	
school / education	17.2	14,382	13,609	86,676	27,412	
service	7.0	5,853	5,539	35,275	11,156	
TOTAL	178.2	149,000	141,000	898,000	284,000	1,472,000
	230.0	214,000	174,000	1,073,000	416,000	1,877,000

Table 7

DEVELOPMENT COST CHARGES

AREA 1 (TOWN CENTRE)

	UNITS	\$ SEWER	\$ WATER	\$ ROADS	\$ DRAIN	TOTAL \$
apartments	120 du	92.33	27.98	148.28	353.33	622.92 621.92 <i>RA</i>
commercial	2.98 ha	0.732	0.226	1.184	2.881	4.973/m ²

AREA 2 (PHASE 7)

	UNITS	\$ SEWER	\$ WATER	\$ ROADS	\$ DRAIN	TOTAL \$
single family	38 du	331.95	238.58	1,265.58	51.84	1,887.95
attached	22	295.73	212.59	1,127.50	46.23	1,682.05
prefab	3	310.00	222.67	1,181.00	48.33	1,762.00
mobile hm	3	221.33	159.00	843.67	34.67	1,258.67
apartment	110	102.60	73.75	391.17	16.04	583.56

AREA 3 (PHASE 8, 9, 10, 11)

	UNITS	\$ SEWER	\$ WATER	\$ ROADS	\$ DRAIN	TOTAL \$
single family	252 du	209.70	198.44	1,263.82	399.69	2,071.65
attached	85	187.88	177.80	1,132.35	358.12	1,856.15
prefab	157	183.74	173.87	1,107.36	350.21	1,815.18
mobile hm	103	132.32	125.21	797.48	252.21	1,307.22
apartment	203	65.08	61.59	392.22	124.04	642.93
neigh comm	3.4 ha	0.129	0.120	0.753	0.237	1.239/m ²
school	7.0 ha	0.205	0.194	1.249	0.398	2.046/m ²
service	2.8 ha	0.205	0.194	1.249	0.398	2.046/m ²

A.4 Capital Costs

The capital costs of expansion have been calculated by Kerr Wood Leidal & Associated Ltd., consulting engineers to the Village. Costs are in 1980 dollars and reflect capital expenditures and professional fees. (table 4).

A cost factor has been included that accounts for decreasing isolation (I factor) as the community grows and attracts its own permanent construction workforce.

A.5 Distribution of Land Use

In order to simplify the calculations all land use areas are converted into equivalent single detached residential areas (ESDA).

The concept chosen for conversion is one of intensity of land use. The rationale is that the more intense the land use the greater the demand on the physical services. This concept is a surrogate for the effective demand placed on the physical services.

The intensity of land use is calculated from the minimum requirements of the Municipal Zoning by-law #123 and is specified as the Floor Space Ratio (FSR: built area ÷ lot area). A weighting factor is calculated for each land use and is the ratio of each use to the single detached use. For example, the weight factor of apartments are $FSR\ 0.31 \div FSR\ 0.20 = 1.55$ or apartments are 1.55 times intense as single detached uses.

The weight factor is multiplied by the land area for each use to get the Equivalent Single Detached Area (ESDA).

The ESDA are outlined as follows.

<i>Land Use</i>	<i>FSR(1)</i>	<i>Weight(2) Factor</i>	<i>Area(3)</i>	<i>ESDA(4)</i>	
<i>single detached (60 ft.)</i>	<i>0.20</i>	<i>1.00</i>	<i>72.7</i>	<i>72.7</i>	<i>31.6%</i>
<i>attached (40 ft.)</i>	<i>0.27</i>	<i>1.35</i>	<i>17.8</i>	<i>24.0</i>	<i>10.4%</i>
<i>prefabricated (50 ft.)</i>	<i>0.22</i>	<i>1.10</i>	<i>32.0</i>	<i>35.2</i>	<i>15.3%</i>
<i>mobile home (30 ft.)</i>	<i>0.19</i>	<i>0.95</i>	<i>17.7</i>	<i>16.8</i>	<i>7.3%</i>
<i>apartments</i>	<i>0.31</i>	<i>1.55</i>	<i>21.7</i>	<i>33.6</i>	<i>14.6%</i>
<i>commercial</i>	<i>0.50</i>	<i>2.50</i>	<i>7.36</i>	<i>18.4</i>	<i>8.0%</i>
<i>neigh. commercial</i>	<i>0.12</i>	<i>0.60</i>	<i>8.4</i>	<i>5.1</i>	<i>2.2%</i>
<i>school</i>	<i>0.20</i>	<i>1.00</i>	<i>17.2</i>	<i>17.2</i>	<i>7.5%</i>
<i>service</i>	<i>0.20</i>	<i>1.00</i>	<i>7.0</i>	<i>7.0</i>	<i>3.1%</i>
				<i>230.0</i>	<i>100.0%</i>

A.6 Distribution of Land Area:

It has been determined that there is justification for three benefiting areas on the basis of the number of residential units. This distribution is outlined as follows:

Land Use	Area 1			Area 2			Area 3			total
	du	%	ESDA	du	%	ESDA	du	%	ESDA	
single detached	-	-	-	38	13.1	9.5	252	86.9	63.2	72.7
attached	-	-	-	22	20.5	4.9	85	79.5	19.1	24.0
prefab	-	-	-	3	1.9	0.7	157	98.1	34.5	35.2
mobile home	-	-	-	3	2.8	0.5	103	97.2	16.3	16.8
apartment	120	27.7	9.3	110	25.4	8.5	203	46.9	15.8	33.6
sub total ESDA			9.3			24.1			148.9	182.3
commercial			18.4			-			-	18.4
neigh. commerc.			-			-			5.1	5.1
school			-			-			17.2	17.2
service			-			-			7.0	7.0
total ESDA			27.7 (12%)			24.1 (11%)			178.2 (77%)	230.0 (100%)

A.7 Calculation Table 5

Table 5 computes the amount to be recovered from each benefiting area for each of the physical services: sanitary sewer, water, major roads and drainage.

Off-site works have been divided into primary and secondary. Primary includes waste disposal and water source. Secondary are major distribution works.

A sample calculation is illustrated using the sewer component of benefiting area 1 (town centre).

. Column (1):

total off-site sewer works multiplied by the proportion of ESDA to the total.

$$\$2,577,000 * 12\% = \$309,240 \text{ or } \$309,000.$$

. Column (2):

assumes the off-site distribution costs attributable to the town centre Area 1 benefiting area.

- . Column (3)
is the sum of column (1) + column (2)
 $\$309,000 + \$563,000 = \$872,000$
- . Column (4)
is the approximate percentage grant assumed. Since the grants are based on debt greater than 2½ mills and since the expansion is so large an approximate factor is assumed based on experience and observation.
- . Column (5)
is column (3) X column (4)
- . Column (6)
is the proportion of net costs allocated to the benefiting area. A figure of 20% is used. This assumes 20% of the sewer cost allocated to Area(1) should be recovered from the development of Area(1). The remaining 80% is of benefit to the community as a whole.
- . Column (7)
is the amount to be recovered from land developers for each benefiting area for each utility before any community assistance
 $(872,000 - 654,000) * 20\% = \$44,000$
- . Column (8)
is the community assistance towards the recovery of costs from the land developers each benefiting area. A factor of 25% has been selected.
 $44,000 * 25\% = \$11,000$
- . Column (9)
is the total amount to be recovered from land developers for each utility.
 $44,000 - 11,000 = \$33,000$

A.8 Calculation Table 6

Table 6 details the amounts to be recovered for each land use, for each benefiting area.

The costs are distributed between land uses on the basis of the proportion of ESDA.

As an example the cost to be recovered from apartments for sewer works is:

$$\$33,000 * \frac{9.3}{27.2} = \$11,080$$

The \$33,000 is from table 5, the ESDA is from A.5

A.9 Calculation Table 7

Table 7 is the amount to be recovered for each land area developed, and is calculated by dividing table 6 by the number of units served. For example:

$$\$11,080 \div 120 \text{ dwellings} = \$92.33 \text{ per dwelling.}$$

A.10 Multiple Family or Row House

In order to determine the fair share of cost for multiple family or Row house development at the time of subdivision an additional classification is required to be expressed in terms of area.

Since there is no way of knowing the number of non apartment, but multi-family units the weighted average of the development Cost charges was selected. This is calculated as \$3.567 for each square metre of land area for area 2 and \$3.752 for each square metre of land are for area 3.

AREA 2 (Phase 7)

	<i>total DCC</i>	<i>min lot area</i>	<i>\$/sf</i>	<i>% du's</i>	<i>avg \$/sf</i>
<i>single detached</i>	1,887.95	60X100	0.3146	26%	0.08179
<i>attached</i>	1,682.05	40X100	0.4205	10%	0.04205
<i>prefab.</i>	1,762.00	50X100	0.3524	14%	0.04934
<i>mobile home</i>	1,258.67	36X100	0.3496	10%	0.03496
<i>apartment</i>	583.56	23du/ac	0.3081	40%	0.12324
					<u>0.33138 \$/sf</u>

$$0.33138 \text{ $/sf} = \$3.567/\text{m}^2$$

or

$$529.28\text{m}^2 = \$1,887.95 \text{ in Development Cost Charges}$$

$$163.00\text{m}^2 = 583.56 \text{ in Development Cost Charges}$$

AREA 3 (Phase 8-11)

	<i>total DCC</i>	<i>min lot area</i>	<i>\$/sf</i>	<i>% du's</i>	<i>avg \$/sf</i>
<i>single detached</i>	2,071.65	60X100	0.34527	26%	0.0794
<i>attached</i>	1,856.15	40X100	0.46403	10%	0.0460
<i>prefab</i>	1,815.18	50X100	0.36303	14%	0.0508
<i>mobile home</i>	1,307.22	36X100	0.36311	10%	0.0363
<i>apartment</i>	642.93	23du/ac	0.33947	40%	0.1358
					<u>0.3487 \$/sf</u>

$$0.3487 \text{ $/sf} = \$3.752/\text{m}^2$$

or

$$552.15\text{m}^2 = \$2,071.65 \text{ in Development Cost Charges}$$

$$171.36\text{m}^2 = 642.93 \text{ in Development Cost Charges}$$

A P P E N D I X

A.1 Population:

The population projections have been prepared by the Ministry of Municipal Affairs 04/29/80 based on the anticipated work force resulting from the coal development in the Upper Elk Valley. The low growth projection has been assumed and the schedule of off-site capital works reflects this assumption.

A.2 Residential Development:

The number of dwelling units required each year is derived from the population projections and the demographic assumptions of the workforce prepared by the Ministry of Municipal Affairs 04/29/80.

The distribution of residential units by type is based on the existing and proposed preferences of the resource companies and has been modified to reflect higher interest rates and issues of housing affordability. Forty (40%) percent of the units would be detached, ten (10%) percent attached or zero side yard, ten (10%) percent mobile home, and forty (40%) percent apartments.

A high proportion of apartments is expected as the single persons camp is phased out and the demographic profile of the town shifts gradually to a higher proportion of married couples.

A.3 Land Area Required

The land area required for the expected population expansion is based on the anticipated net density achievable in Elkford. Because of development constraints the gross density will be lower than that shown in Table 2.

An analysis was made of all the available serviced land for absorbing the anticipated development, and the net additional land required for development was determined (Table 3).

The area required for expansion is shown on Exhibit 2 and is marked as phases. This area is sufficient to accommodate a population of 5,500.

Additional population would require additional land and greater physical servicing costs.