

Development Cost Charge Bylaw 2025 Update

Town of Osoyoos



TRUE

About DCCs

- Charges to development at either subdivision or building permit
- To assist local government in paying the capital cost of certain municipal services that are affected by growth & development
- DCCs work in conjunction with the Town's Official Community Plan (OCP) and Financial Plan



DCC Bylaw Preparation

- Province's Best Practices Guide (BPG)
 - Determine bylaw format
 - Projected unit requirements from Housing Needs Assessment
 - Identify projects to service new development
 - Determine DCC recoverable portion of each project
 - Calculate the amount for each land-use category



Funding of DCC Projects

- DCC Projects are generally paid in part by:
 - Development
 - Within the bylaw timeline
 - Future development beyond the bylaw timeline
 - The Municipality
 - Existing Population
 - Service Agreements
- DCCs are adjusted for:
 - Grant funding
 - Existing DCC Reserve balances



New DCC Bylaw Format

- 10-year revolving program
- Municipal-wide levies
- 1% Assist Factor for all DCCs
 - Municipalities must deliver a portion of the funding required for DCC projects
- Collection at building permit



Development Projections

- Housing Needs Assessment Unit Projections
 - 2034 added population: 1,107

Year	Added Population	Added Dwelling Units (Cumulative)					Total Added Dwellings Units
		Accessory Dwelling & Secondary Suite	Single Detached Dwelling	Duplex Dwelling (one unit)	Townhouse	Apartment Building	
2034	1,107	63	20	22	49	387	542

- Non-residential estimated development 13,180 m²

Land Use	Percentage of non-residential development	Estimated New Development (m ² Gross Floor Area)	Equivalent Population Factor per m ²	Total Equivalent Population from New Development
Commercial	75%	9836	0.008	79
Institutional	9%	1214	0.008	10
Industrial	16%	2127	0.004	9
Total				97



Water System Projects

W5 74th Ave. Watermain Upsizing, Heron Lane and Loon Crescent Replacement, and Loon Crescent Looping

W10 Water Conservation

W11 East Osoyoos Reservoir – Design

W16 Surface Water Treatment Plant

W20 Watermain Upgrades on 89th St. from 78th Ave. to Main St.

W21 Watermain Upgrades on 89th St. from Main St. to 70th Ave.

W22 Watermain Upgrades on 89th St. from 70th Ave. to Kingfisher Dr.

W23 East 340 Reservoir – Construction

W29 Watermain Upgrade on Kingfisher Dr. from 89th St. to the Gyro Park

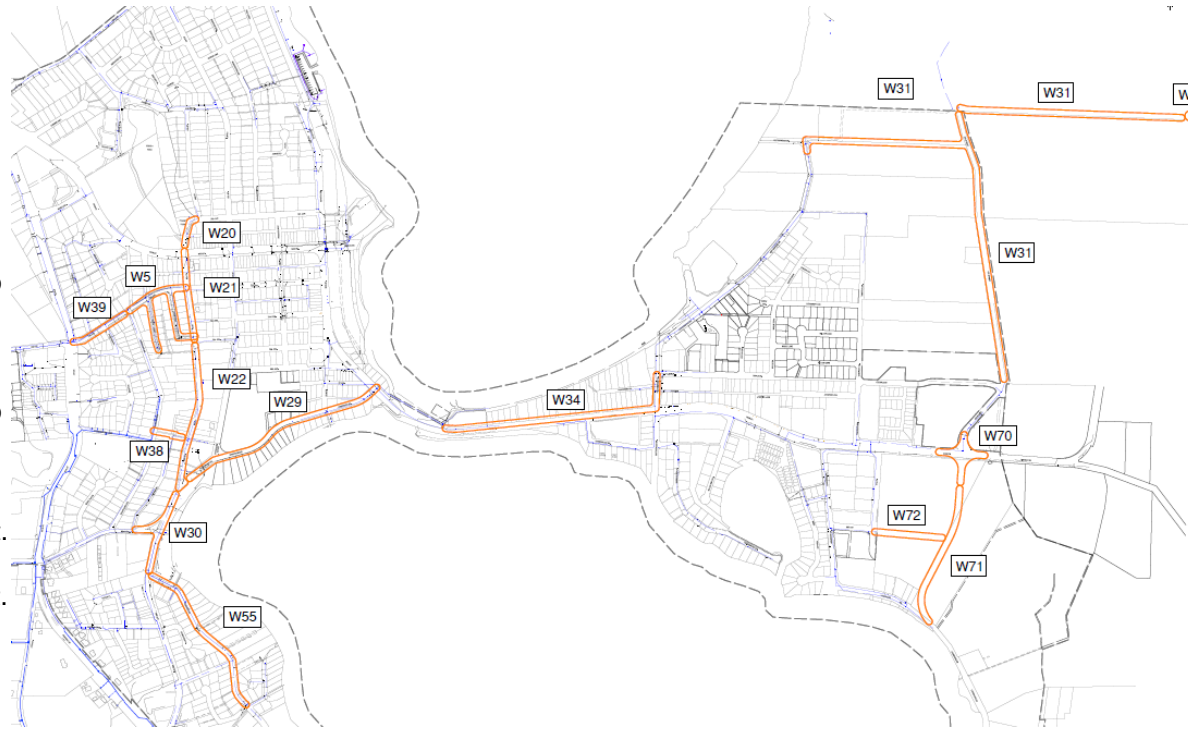
W30 Watermain Upgrades and Replacement on 89th St. from Kingfisher Dr. to Oleander Dr. and 62nd Ave. Tie-in to 89th St. (Chute Intersection)

W31 340 Reservoir Watermain Upgrades

W34 Watermain Upgrade and Replacement on Main St. from the East Lake Crossing to Cottonwood Dr., and on Cottonwood Drive from Main St. to Maple Dr.

W35 Master Plan Review

W38 Watermain Connecting Nighthawk Dr. and 89th St, adjacent to 89th St and Kingfisher Dr. Intersection



W39 Watermain Upgrades on 74th Ave. from 97th St. to Nighthawk Dr.

W55 R33: Oleander Drive Reconstruction 89th Street to Magnolia Place - Water

W70 R28: Main St. (Highway 3) and 45th St. Intersection Roundabout Water System Upgrades

W71 R29: 45th St. Extension from Main St. to Lakeshore Dr. Water System Upgrades

W72 R30: 56th Ave. from 51st St. to 45th St. Water System Upgrades



Sanitary Sewer Projects

S10 WWTL Auxiliary Power

S11 WWTP Upgrade Preliminary Design and Planning

S16 Chlorine Contract Chamber Recirculation

S19 Starlite Lift Station Pump Capacity Increase

S24 Reclaimed Wastewater Storage and Extension Study

S25 Wastewater Master Plan Review

S29 Forcemain Extension near the Wastewater Treatment Plant

S32 Onsite Chlorine Generation

S33 Golf Course Lift Station Screening

S44 Cell 1 Moving Base Biofilm Reactor Conversion

S45 Wastewater Treatment Plant Design and Planning

S46 R28: Main St. (Highway 3) and 45th St. Intersection Roundabout Sanitary Upgrades

S47 R29: 45th St. Extension from Main St. to Lakeshore Dr. Sanitary Upgrades

S48 R30: 56th Ave. from 51st St. to 45th St. Sanitary Upgrades

S49 Reclaimed Water Storage Cell No. 1 Reconstruction



S50 Aerated Cell No. 3 Liner Replacement and Aeration System Upgrading

S51 Main Lift Station Replacement and Upgrading



Storm Drainage Projects

- ST1** Storm Drainage Management Master Plan
- ST2** Stormceptor Treatment System for Stormwater Outfalls



Municipal Roads

- R1** 74th Ave Water Main Upsizing, Heron Lane and Loon Crescent Replacement, and Loon Crescent Looping
- R4** Roads Condition Assessment

- R5** Roads Master Plan and Traffic Analysis

- R9** 89th Street Reconstruction - PART A

- R10** 89th Street Reconstruction - PART B

- R11** 89th Street Reconstruction - PART C

- R12** Intersection Improvements at 89th Street and 62nd Avenue

- R16** 92nd Avenue Reconstruction - PART A

- R17** 92nd Avenue Reconstruction - PART B

- R18** 92nd Avenue Reconstruction - PART C

- R26** Tamarack to Cottonwood Local Road Linkage

- R27** Main St. (Highway 3) and Tamarack Dr. Intersection Upgrades

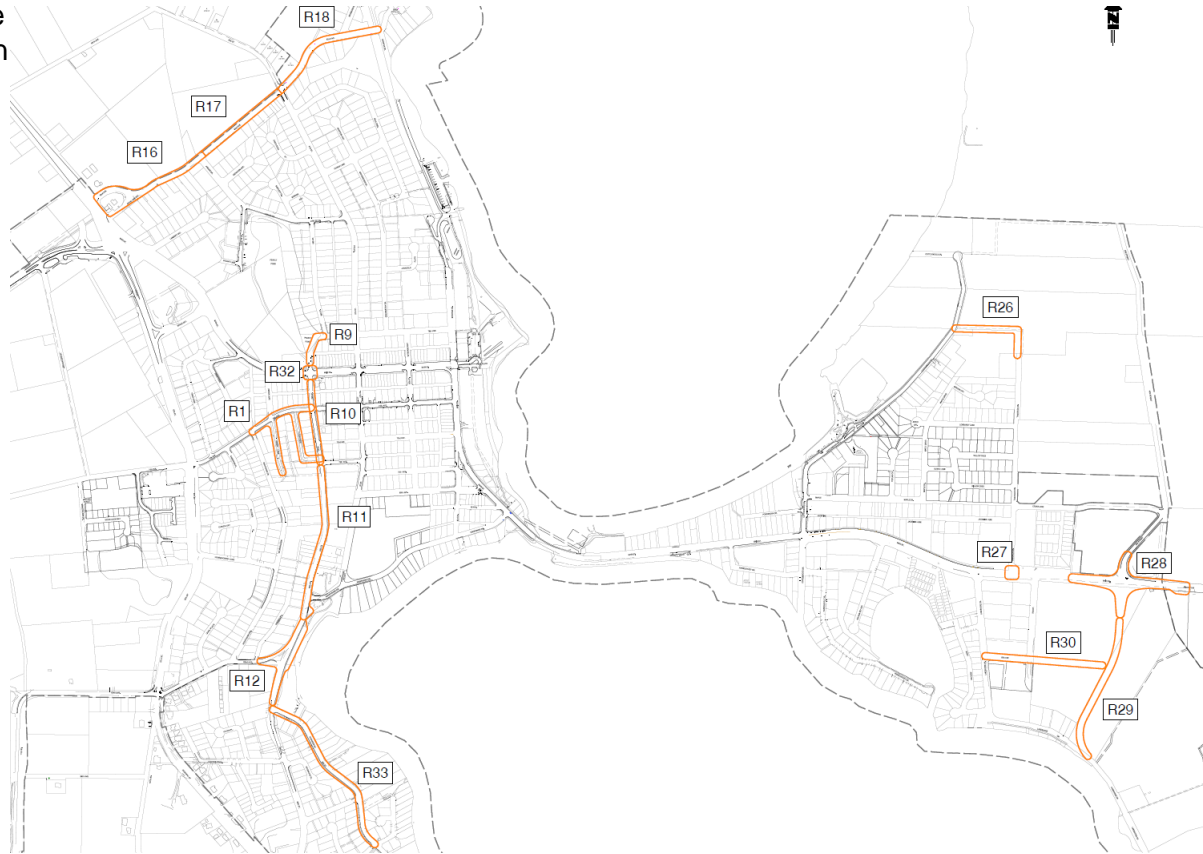
- R28** Main St. (Highway 3) and 45th St. Intersection Roundabout Upgrades

- R29** 45th St. Extension from Main St. to Lakeshore Dr.

- R30** 56th Ave. from 51st St. to 45th St.

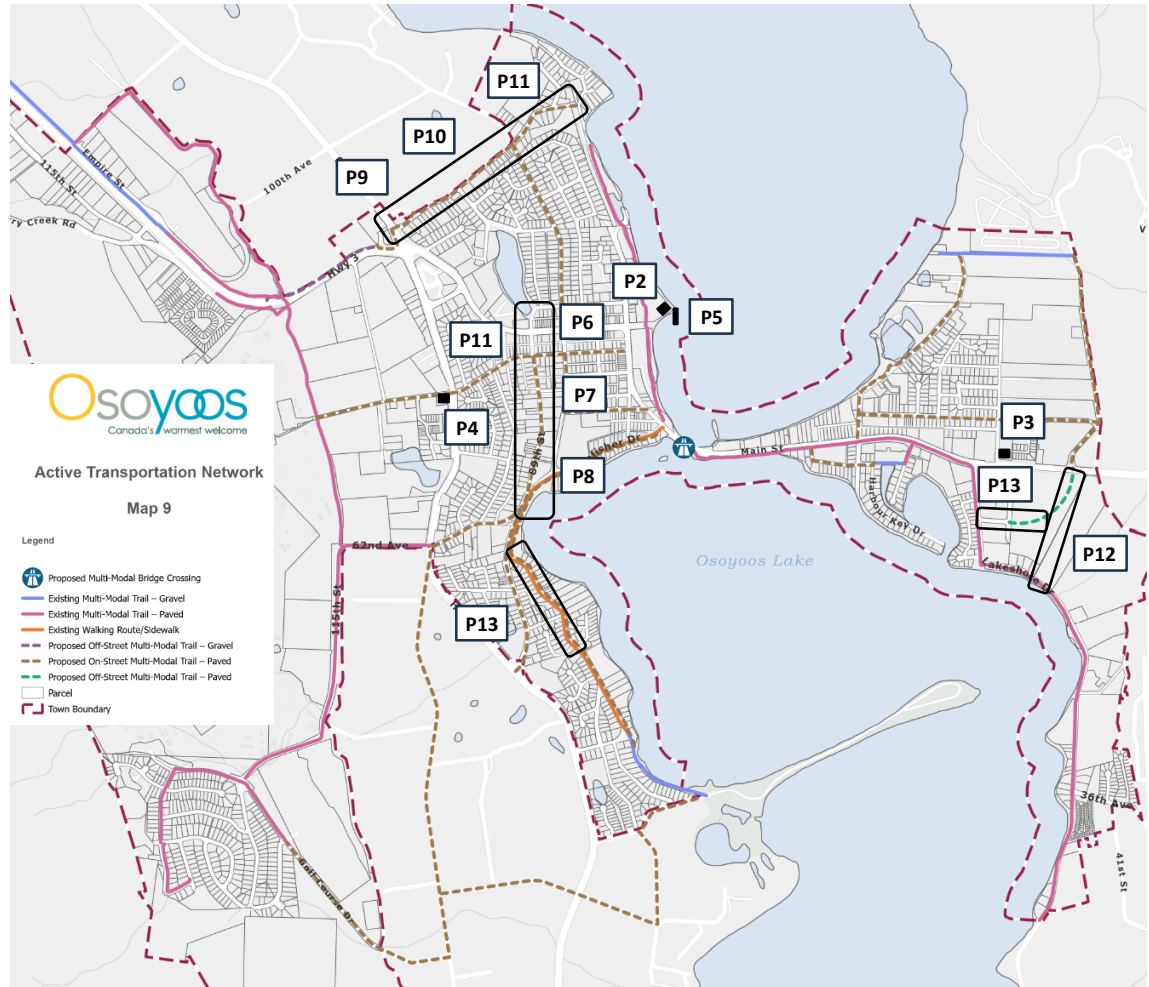
- R32** Main St. (Highway 3) and 89th St. Intersection Upgrades

- R33** Oleander Drive Reconstruction 89th Street to Magnolia Place



Municipal Parks

- P1** Municipal Parks Management Master Plan
- P2** West Bench Pickleball Court
- P3** Kinsmen Park Playground
- P4** Meadowlark Playground
- P5** Gyro Park Improvements
- P6** R9: 89th Street Reconstruction - PART A - Active Transportation
- P7** R10: 89th Street Reconstruction - PART B - Active Transportation
- P8** R11: 89th Street Reconstruction - PART C - Active Transportation
- P9** R16: 92nd Avenue Reconstruction - PART A - Active Transportation
- P10** R17: 92nd Avenue Reconstruction - PART B - Active Transportation
- P11** R18: 92nd Avenue Reconstruction - PART C - Active Transportation
- P12** Project R29: 45th St. Extension from Main St. to Lakeshore Dr. Active Transportation
- P13** Project R30: 56th Ave. from 51st St. to 45th St. Active Transportation
- P14** R33: Oleander Drive Reconstruction 89th Street to Magnolia Place - Active Transportation
- P15** Land Acquisition



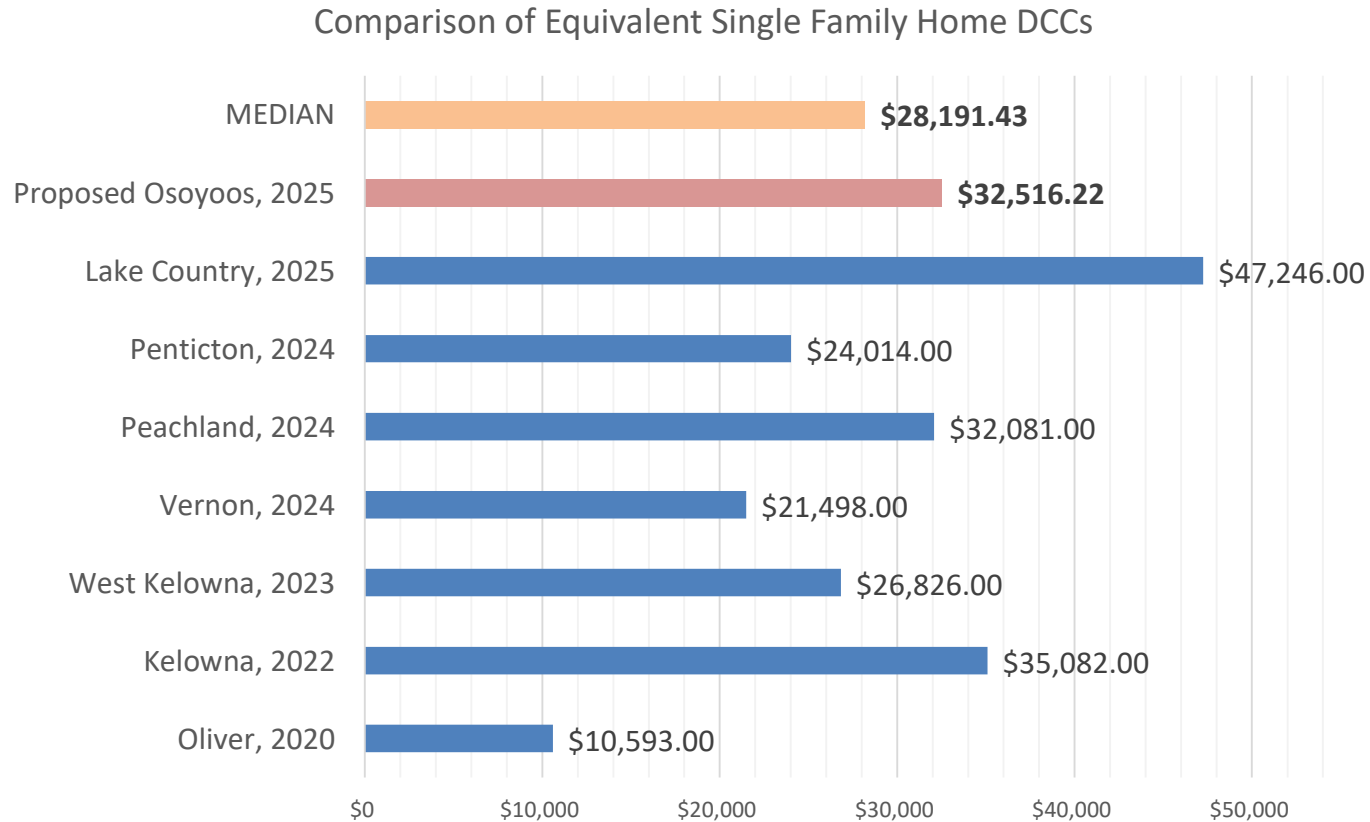
Land Use Category	Water	Sewer	Drainage	Roads	Parks	Solid Waste	Total DCC Rates	
1. Residential:								
a) accessory dwelling								
Current:	\$542.00	2,180.00	\$156.00	\$1,023.00	\$2,656.00	N/A	\$6,557.00	per dwelling unit
Proposed:	\$6,534.36	\$3,436.22	\$694.50	\$3,573.16	\$5,170.25	\$28.79	\$19,437.28	(change: +196%)
a) apartment building								
Current:	\$406.00	\$1,635.00	\$95.00	\$961.00	\$1,992.00	N/A	\$5,089.00	per dwelling unit
Proposed:	\$7,467.84	\$3,927.10	\$833.40	\$4,287.79	\$5,908.86	\$32.90	\$22,457.90	(change: +341%)
a) duplex dwelling								
Current:	\$1,355.00	\$2,725.00	\$289.00	\$1,581.00	\$3,320.00	N/A	\$9,270.00	per dwelling unit
Proposed:	\$9,334.80	\$4,908.88	\$1,041.75	\$6,431.68	\$7,386.08	\$41.13	\$29,144.32	(change: +214%)
a) secondary suite								
Current:	\$542.00	2,180.00	\$156.00	\$1,023.00	\$2,656.00	N/A	\$6,557.00	per dwelling unit
Proposed:	\$6,534.36	\$3,436.22	\$694.50	\$3,573.16	\$5,170.25	\$28.79	\$19,437.28	(change: +196%)
a) single detached dwelling								
Current:	\$1,355.00	\$2,725.00	\$289.00	\$1,581.00	\$3,320.00	N/A	\$9,270.00	per dwelling unit
Proposed:	\$10,268.28	\$5,399.77	\$1,389.01	\$7,289.24	\$8,124.68	\$45.24	\$32,516.22	(change: +251%)
a) townhouse								
Current:	\$542.00	\$2,180.00	\$156.00	\$1,023.00	\$2,656.00	N/A	\$6,557.00	per dwelling unit
Proposed:	\$8,401.32	\$4,417.99	\$967.34	\$5,359.73	\$6,647.47	\$37.02	\$25,830.87	(change: +294%)



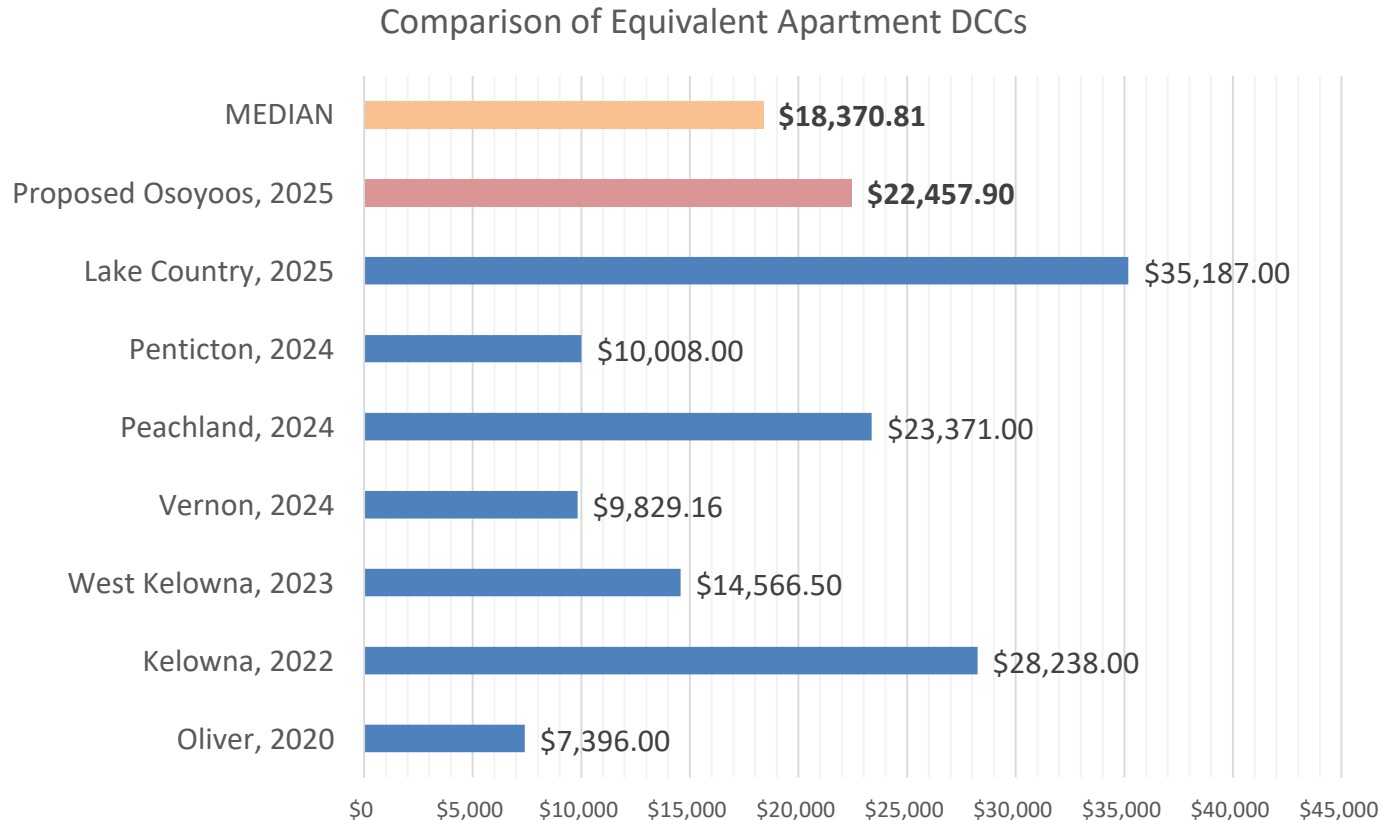
Land Use Category	Water	Sewer	Drainage	Roads	Parks	Solid Waste	Total DCC Rates	
1. Commercial:								
a) tourist accommodation unit								
Current:	\$2.98	\$14.17	\$0.92	\$10.85	\$1,992.00	N/A	\$2,020.92	per unit
Proposed:	\$1,194.85	\$628.34	\$505.99	\$2,000.97	\$2,954.43	\$5.26	\$7,284.58	(change: +261%)
a) all other commercial uses								
Current:	\$2.98	\$14.17	\$0.92	\$10.85	N/A	N/A	\$28.92	per m ² gross floor area
Proposed:	\$29.87	\$15.71	\$12.65	\$50.02	N/A	\$0.13	\$108.25	(change: +274%)
1. Industrial:								
a) all industrial uses								
Current:	\$2.98	\$5.45	\$0.46	\$4.65	N/A	N/A	\$13.54	per m ² gross floor area
Proposed:	\$18.67	\$7.85	\$17.71	\$21.44	N/A	\$0.07	\$65.67	(change: +385%)
1. Institutional:								
a) all institutional uses								
Current:	\$2.98	\$12.00	\$0.86	\$13.95	N/A	N/A	\$29.79	per m ² gross floor area
Proposed:	\$29.87	\$15.71	\$12.65	\$50.02	N/A	\$0.13	\$108.25	(change: +264%)



Comparison of Single Family Home DCC Per Unit

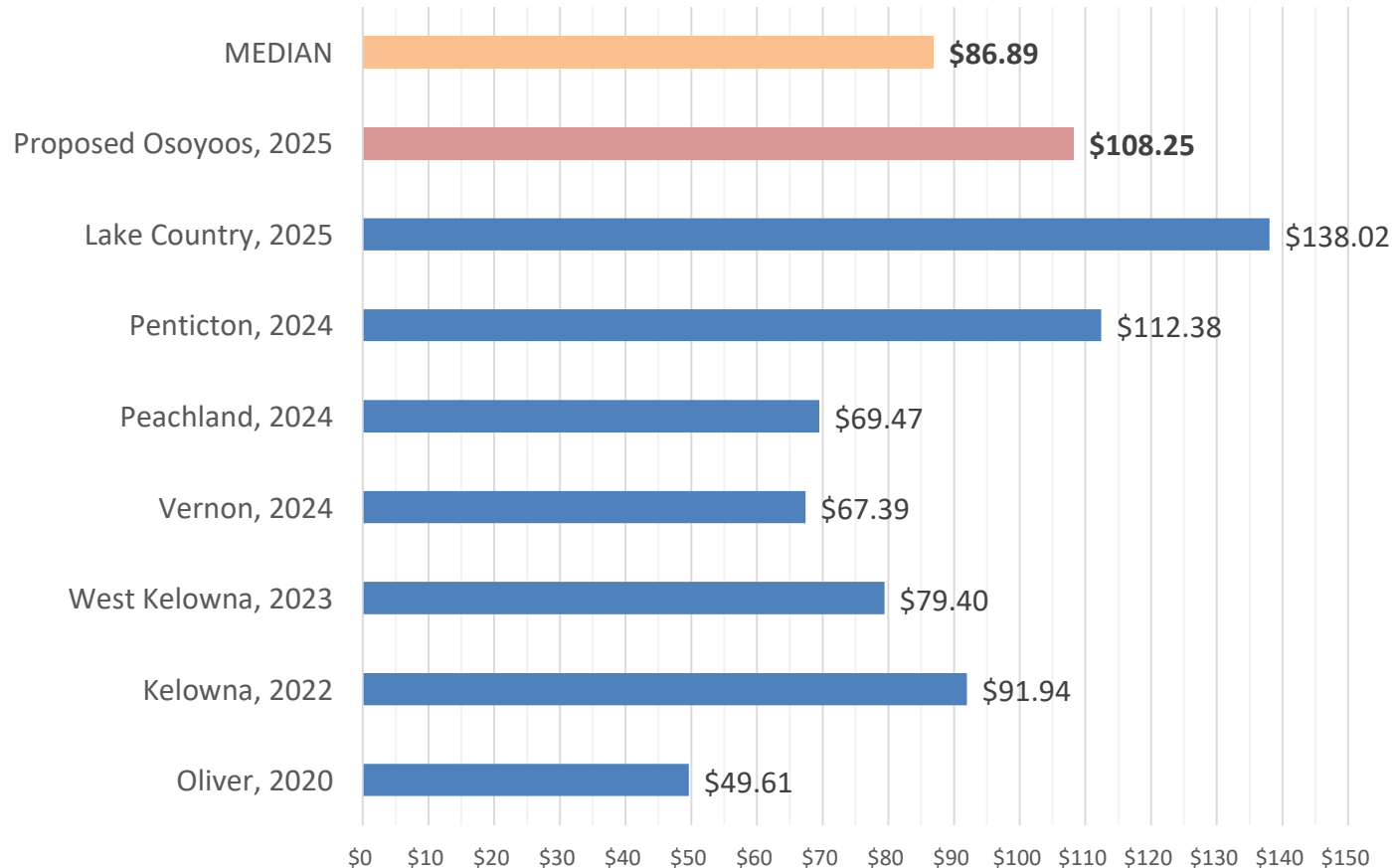


Comparison of Apartment DCC Per Unit



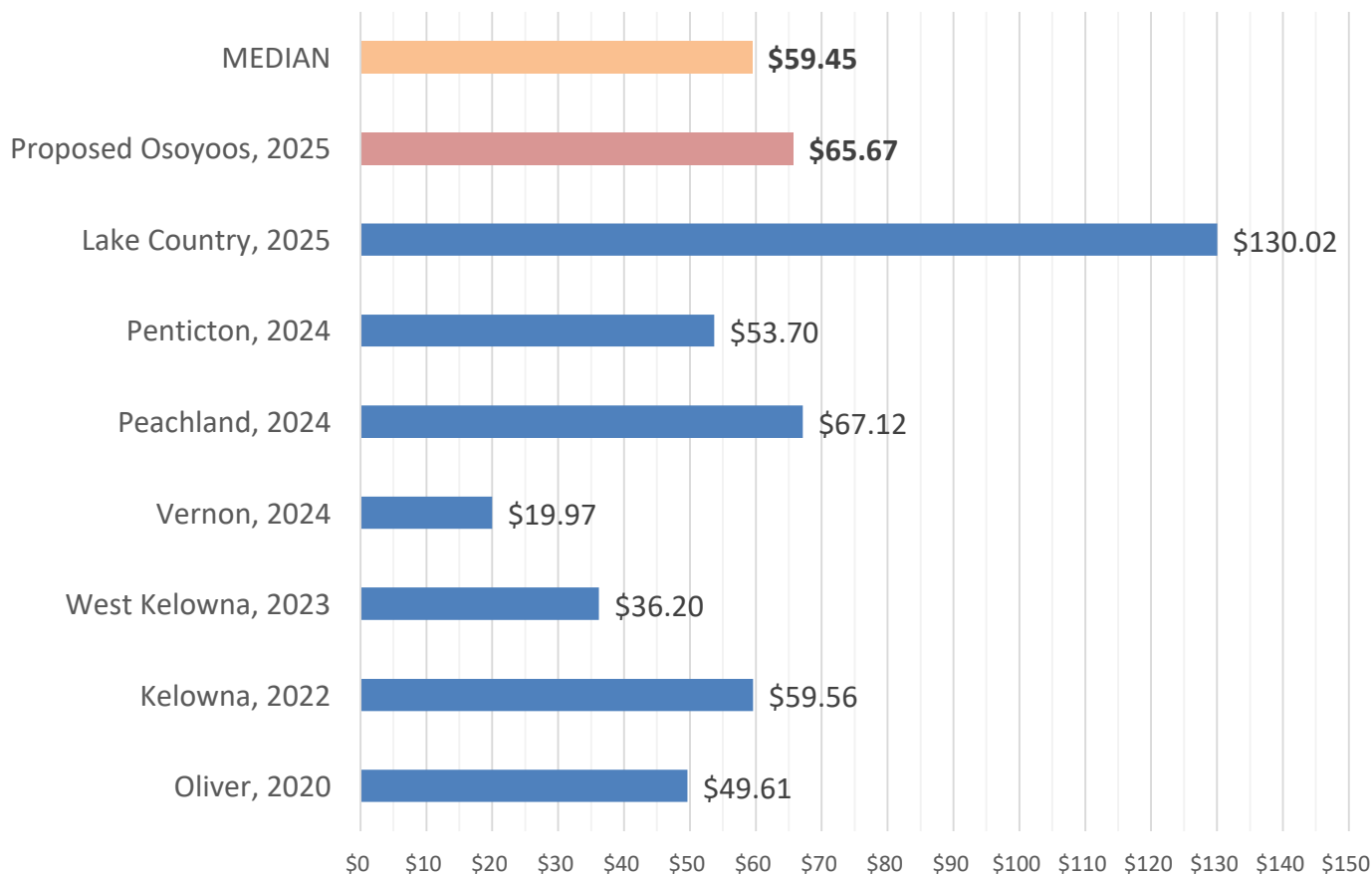
Comparison of Commercial DCC per m²

Comparison of Equivalent Commercial DCCs



Comparison of Industrial DCC per m²

Comparison of Equivalent Industrial DCCs



Next Steps

- Continue public consultation and gather feedback
- Review feedback with Town Staff and Council
- Finalize DCC Bylaw and Technical Appendix
- Submit to the Inspector of Municipalities for approval
- Consider minor amendments to DCC Bylaw annually to account for inflation and grant funding



Questions ?

