

# DISTRICT OF SOOKE

## BYLAW No. 202

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### CONSOLIDATED FOR REFERENCE

NOVEMBER 16, 2012

BYLAW No. 202, *DEVELOPMENT COST CHARGE IMPOSITION BYLAW, 2004*  
BYLAW No. 533, *DEVELOPMENT COST CHARGE IMPOSITION AMENDMENT BYLAW (202-1)*

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A bylaw to impose development cost charges.

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

1. This Bylaw is cited as *Development Cost Charge Imposition Bylaw, 2004*.

2. In this Bylaw:  
(section 2 amended by Bylaw No. 533 adopted October 9, 2012)

**“Apartment Residential”** means the use of land for an Apartment Building as defined in the Zoning Bylaw;

**“Commercial”** means any use permitted as “Principal Uses” in the Commercial Zones and Town Centre Commercial Zones operated for profit or gain which are not of a residential or institutional nature permitted by the Zoning Bylaw;

**“Dwelling Unit” or “Unit”** means a dwelling unit as defined in the Zoning Bylaw.

**“Gross Floor Area”** means the total area of all floors in a building measured from the interior faces of the exterior walls, but excluding areas provided for parking of motor vehicles and storage of bicycles;

**“Manufactured Home”** means the manufactured dwelling unit or the use of the land for a manufactured home as defined in the Zoning Bylaw;

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**“Single Family Residential”** means the use of land for residential use, or occupancy as a single dwelling unit as defined under **Dwelling, Single Family** in the Zoning Bylaw;

**“Townhouse Residential”** means the use of land for residential use or occupancy as defined under **Townhouse** in the Zoning Bylaw;

**“Zoning Bylaw”** means a bylaw adopted by District of Sooke Council under *Sections 890 and 903 of the Local Government Act*

3. Every person who obtains approval of subdivision under the *Land Title Act* or the *Strata Property Act* of land designated in the Zoning Bylaw for single family residential development must pay to the District the following development cost charges:
  - (a) the applicable wastewater development cost charge set out in Schedule A to this bylaw if any part of the land being subdivided is within the *Sooke Core Sewer Specified Area* of the District of Sooke as defined in Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended; and *(section 3(a) amended by Bylaw No. 533 adopted October 9, 2012)*
  - (b) the applicable road development cost charge set out in Schedule B to this bylaw.
  
4. Every person who obtains a building permit authorizing the construction, alteration or extension of a building or structure for a use other than a single family residential use must pay to the District the following development cost charges:
  - (a) the applicable wastewater development cost charge set out in Schedule A to this bylaw if any part of the land being subdivided is within the *Sooke Core Sewer Specified Area* of the District of Sooke as defined in Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*, as amended; and *(section 4(a) amended by Bylaw No. 533 adopted October 9, 2012)*
  - (b) the applicable road development cost charge set out in Schedule B to this bylaw.

Introduced and read a first time the 13<sup>th</sup> day of December 2004.

Amended the 10<sup>th</sup> day of January, 2005

Read a second time as amended the 10<sup>th</sup> day of January, 2005.

Read a third time the 13<sup>th</sup> day of June, 2005.

Approved by the Inspector of Municipalities the 8<sup>th</sup> day of July 2005.

Adopted on the 11<sup>th</sup> day of July 2005.

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Janet Evans  
Mayor

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Peter Jmaeff  
Chief Administrative Officer

**SCHEDULE A**

*(Schedule A amended by Bylaw No. 533 adopted October 9, 2012)*

**Wastewater**

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE</b>
Single Family Residential	\$4,317.22 per Parcel
Townhouse Residential	\$2,878.15 per Unit
Apartment Residential	\$1,918.76 per Unit
Manufactured Home	\$4,317.22 per Unit
Commercial	\$20.79 per Square Metre of Gross Floor Area

**SCHEDULE B**

*(Schedule A amended by Bylaw No. 533 adopted October 9, 2012)*

**Roads**

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE</b>
Single Family Residential	\$3,548.27 per Parcel
Townhouse Residential	\$2,295.94 per Unit
Apartment Residential	\$2,156.79 per Unit
Manufactured Home	\$3,548.27 per Unit
Commercial	\$48.70 per Square Metre of Gross Floor Area