

BACKGROUND SUMMARY REPORT

DEVELOPMENT COST CHARGE BYLAW NO. 3600, 2007

1.0 INTRODUCTION

The City of Salmon Arm (City) commenced a formal review of its Development Cost Charge (DCC) Bylaw in 2003. After the project was placed on hold for approximately three years, work on a draft for a new DCC Bylaw re-started in November 2005. In consultation with the City and a DCC Bylaw Stakeholder Group, Stantec Consulting Ltd. (the project consultant) completed the final draft of DCC Bylaw No. 3600 in November 2006. The main purpose of the new DCC Bylaw is to replace DCC Bylaw No. 2261, 1993, which is not reflective of today's fiscal realities, construction costs for capital projects, municipal growth projections, and inflationary trends over the past 13 years.

This report is a background summary of the content of the proposed new DCC Bylaw, which will be forwarded to the Inspector of Municipalities along with the proposed new bylaw for approval and available for public review. In May 2006, the project consultant prepared a more comprehensive background report, which will also be forwarded to the Inspector of Municipalities and retained in the project file for public review. The new DCC Bylaw has been drafted to be consistent with the recommendations contained in the *Provincial Government's DCC Best Practices Guide*.

1.1 General Background

The objective of this Background Summary Report is to provide rationale for a set of new and updated DCCs as a source of funding for implementation of future municipal infrastructure facilities. The data in the new bylaw is based on the current *Official Community Plan, Long Term Financial Plan* and other related reports and studies completed for the City's infrastructure planning. The City adopted *Official Community Plan Bylaw No. 3000* in 2002. Its *Long Term Financial Plan* was adopted by resolution in 2005, and then amended in September 2006 to include additional park related projects that are identified in the *Official Community Plan*. In turn, this amendment was reflected in the new DCCs.

DCC Bylaws are used province-wide by local governments as a revenue source to assist in financing the capital costs of municipal infrastructure; more specifically those related to roads, drainage, parks, water and sanitary sewer systems. The concept of DCCs involves a "user pay" philosophy in which new development pays a portion of the funding for future capital works projects needed as a result of new growth. The challenge with any DCC Bylaw is to have new growth assist in financing its fair share of the City's capital projects identified in the *Official Community Plan* and *Long Term Financial Plan*, while at the same time not to deterring new development.

Legislation governing DCC Bylaws is found in Sections 932 through 937 of the *Local Government Act* of the Province of British Columbia. Section 933 enables the City to collect DCCs at either the subdivision approval stage or the building permit issuance stage. Commonly, DCCs are imposed at the subdivision approval stage for newly created single family residential lots, and at the building permit issuance stage for multi-family residential, commercial, industrial and institutional developments.

Monies collected at the time of subdivision or building permit are then allocated to specific DCC Reserve Funds. Monies from one reserve fund cannot be used in another, or extracted for purposes other than the capital projects identified in the *Official Community Plan* and the corresponding *Long Term Financial Plan*.

The *Long Term Financial Plan* identifies capital expenditure projects to year 2025, of which most are eligible to be financed with DCCs. The specific projects used in the calculation of DCCs in this report have been identified as being required within a 20 time horizon, 2005 to 2025. Thus, the time frame for the new DCC Bylaw is most consistent with the “Build Out” program as described in the *DCC Best Practices Guide*.

In order to be consistent with the prevailing accounting system of the City (i.e. DCC Reserve Funds), the projects eligible for DCCs are divided into the following five DCC service area categories:

- Roads (including highways, roadways and roadway structures);
- Drainage (including storm water management);
- Sanitary Sewer (including collection, transmission, treatment and disposal);
- Water (including source, treatment, pumping, transmission and storage); and
- Parks (including providing and improving park land).

Details on the DCC calculations for each category are explained further in Section 3.0 of this report and specific projects under each category are listed in tables and shown on the project maps in **Appendices A to E**.

Eventually, the new DCC Bylaw will need to be revised as a result of future updating of the *Official Community Plan* and *Long Term Financial Plan*. A recommended schedule for reviewing the DCCs contained in the new Bylaw is approximately every five years, starting, however, with a major amendment in 3 years (2010). In support of the first major amendment, it is anticipated that the *Official Community Plan* and *Long Term Financial Plan* will be reviewed by 2010.

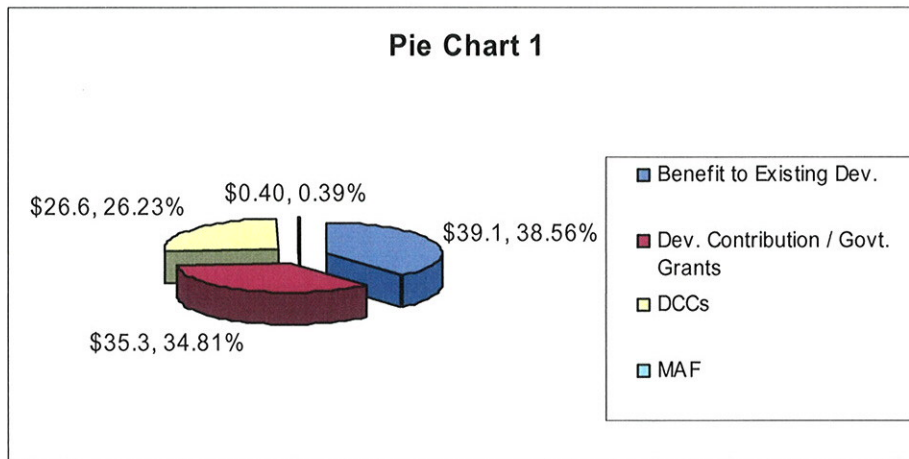
1.2 Other Cost Considerations

Where known or anticipated, projected funding from senior government grants or developer contributions should be deducted from the DCC recoverable costs. It is not known at this time what grants will be available for the City; however, some anticipated deductions for senior government grants and developer contributions have been included in the DCC calculations herein.

The *Local Government Act* Section 932 identifies capital costs as including planning, engineering, legal, and interest costs directly related to the work for which a capital cost may be incurred. The capital costs used in this report generally include costs shown in the *Long Term Financial Plan* and, as such, may include allowances for all costs identified in Section 932 as capital costs.

The DCC calculations consider that capital costs are shared between new and existing development where specific projects will benefit both new development and existing development within the City. The new bylaw is based on revised share allocations for each capital project used in calculating DCCs for each service area category, which are documented for each project category in **Appendices A to E**.

Cost information for specific projects is documented in the *Long Term Financial Plan*, and cost estimates are in 2005 dollars with no allowance for future inflation. Overall, DCCs are proposed to fund \$26,619,806 or 26% of the \$100,997,080 estimated value of DCC eligible capital projects listed in the *Long Term Financial Plan*. In relation to the \$100.1 million in capital projects, **Pie Chart 1.0** below shows the share allocations between DCCs, anticipated Developer Contributions and Senior Government Grants, the Benefit to Existing Development (i.e. the existing tax base), and the proposed Municipal Assist Factor, all of which are explained further along in this document.



1.3 Provincial Approval Required

This report provides the background documentation that will be submitted to the Ministry of Community Services for approval prior to City Council adopting the new DCC Bylaw. Under Section 937 of the *Local Government Act*, the Inspector of Municipalities may deny approval of a DCC Bylaw if it has been determined that the projects are not included in the capital financial plan for the municipality, and/or when a Council has not considered the matters referred to in Section 934 (4), including:

- a) future land use patterns and development;

- b) the phasing of works and services, and provision of parkland as described in the *Official Community Plan*; and / or
- c) when the charges are deemed to be excessive in relation to the capital cost of prevailing standards of service, will deter development, or will discourage the construction of reasonably priced housing or provision of reasonably priced serviced land.

City Council has considered the matters referred to in Section 934 (4) of the *Local Government Act* for the new DCC Bylaw. Moreover, the capital projects identified in the new DCC Bylaw are identified in the City's *Long Term Financial Plan*.

1.4 Municipal Assist Factor

Section 933 (2) of the *Local Government Act* states that DCCs may be imposed to “assist” a local government to pay the capital costs of providing and upgrading municipal infrastructure and services and in providing and improving park land. The *Local Government Act* neither contains explicit reference to a “municipal assist factor” nor does it specify the magnitude of this assistance. As a matter of Provincial policy, a requirement exists for a local government to provide some level of financial assistance to these capital costs in terms of the portion eligible for DCCs.

The generally accepted minimum municipal assist factor for a DCC service category is 1%. While a higher assist factor may reflect a desire to promote new development, a higher percentage means that a greater proportion of the financing of new growth would be subsidized by the existing tax base. Alternately, a low assist factor may indicate that a municipality has chosen not to provide as much financial assistance towards new growth. Upon recommendation from the project consultant, Council has selected the following municipal assist factors for each DCC service category:

- Roads 1%
- Drainage 1%
- Sanitary Sewer 2%
- Water 2%
- Parks 1%

Slightly higher assist factors for the sanitary sewer and water categories have been considered due to the relatively higher costs of these DCC eligible projects listed in the *Long Term Financial Plan*.

1.5 DCC Exemptions

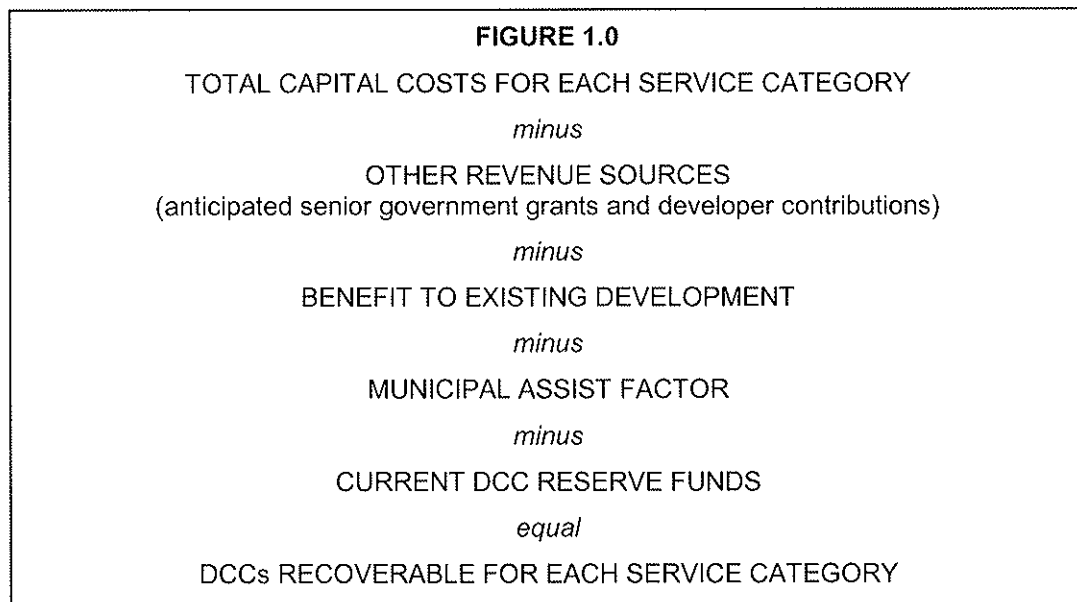
Developments consisting of less than 4 dwelling units were previously exempt under the previous DCC Bylaw No. 2261 in accordance with Section 933 (4) (b) of the *Local Government Act*. However, pursuant to Section 933 (4.1) (a), a recent statute amendment, the City will now collect DCCs for developments consisting of less than 4 dwelling units under the new DCC Bylaw.

The City requires DCCs to be paid for all subdivisions and building permits with the following exemptions:

- a) a building permit which authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction alteration or expansion, exempt from taxation under the *Community Charter* Section 220 (1)(h) or 224 (2)(f) - places of public worship;
- b) the value authorized by the building permit does not exceed \$ 50,000;
- c) the development does not impose new capital cost burdens on the municipality;
or
- d) a DCC has previously been paid with respect to the same development, unless, as result of a further subdivision or development, new capital cost burdens will be imposed on the Municipality.

1.6 DCC Calculations

Figure 1.0 below outlines the DCC calculation formula used in **Appendices A to E** of this report. These calculations include the municipal assist factors selected by the City; anticipated population increases; the estimated rate of commercial, industrial and institutional development over a 20 year period; and population equivalents for different land uses. The calculations include deductions for amounts in DCC Reserve Funds; the municipal assist factor; the amount to be financed by the existing tax base (“Benefit to Existing Development”); anticipated senior government grants; and developer contributions (works and services required at the time of subdivision or development).



1.7 Effective Date of New DCC Bylaw

The proposed effective date of DCC Bylaw No. 3600 is **April 1, 2007**, or the date of adoption by Council, whichever date is later. All building permits issued after the date of the Effective Date of the new DCC bylaw will be required to pay the new DCCs, regardless of the date of the submission for building permit.

Subdivision applications submitted after the Effective Date of the new DCC Bylaw will be required to pay the new DCCs. Subdivision applications received prior to the Effective Date will be reviewed in accordance with Section 943 of the *Local Government Act* (referring to bylaws adopted after application for subdivision received). Generally, this Section states that a completed subdivision application received prior to the Effective Date, in which all applicable subdivision fees have been paid, will not be subject to the new DCC Bylaw for a period of 12 months after the Effective Date.

1.8 Consultation with City Council, Stakeholders and Public

Preparation of the new DCC Bylaw involved consultation with the project consultant, a DCC Bylaw Stakeholder Group, City Council, and the public. A list of the stakeholders is included in **Appendix F**. Non-staff members of the stakeholder group included individuals from the real estate and development industry, public health, the Downtown Improvement Association, and the City's former Parks Committee. The consultation process included the following:

February 2006 - a Development and Planning Services Committee meeting was held on February 20, 2006 at City Hall. This committee is comprised of City Council. These meetings are and were open to the public. The DCC Bylaw Stakeholder Group was invited to this meeting where staff presented a report which updated the progress of the new DCC Bylaw; commented on the first draft prepared by the project consultant; provided background on the purpose of a DCC Bylaw (including the *DCC Guide for Local Government Officials*); and provided comparisons of DCCs in other municipalities.

March 2006 - an attempt was made to recruit two "public-at-large" representatives for the Stakeholder Group with advertisements in the Salmon Arm Observer on March 8 and 15. No expressions of interest from the public were received. A copy of the advertisement is included in **Appendix F**.

May 2006 - another Development and Planning Services Committee meeting was held on May 15, 2006 at City Hall where a second update report prepared by staff was presented to the committee. The second update report was sent to all Stakeholders for comment and all were invited to the committee meeting.

August 2006 - a Stakeholder and Public “Open-House” meeting was held on Wednesday, August 2 at 7:00 pm at City Hall. At this meeting, the project consultant provided a presentation on the second draft of the new bylaw to Council and the Stakeholders. This meeting was advertised in the Salmon Arm Observer on July 26 and August 2, 2006 and a public notice was posted at City Hall prior to the meeting. A copy of the advertisement and minutes from this meeting are included in **Appendix F**. Unfortunately, no members of the public attended this meeting.

January 2007 - the final draft of the new bylaw was distributed to the Stakeholders and to the office of the Shuswap Construction Industry Professionals (SCIP) for review and comment on January 22, 2007. Stakeholders were invited to the February 5, 2007 Development and Planning Committee meeting, where the committee was presented with the final draft of DCC Bylaw No, 3600. City Council then considered the bylaw for 3 Readings at the February 12, 2007 Regular Council meeting. A copy of the public notification for these meetings, which was advertised in Salmon Arm Observer and City Hall, is attached in **Appendix F**.

2.0 GROWTH PROJECTIONS AND POPULATION EQUIVALENTS

2.1 Population and Development Projections

The 2001 census for the City of Salmon Arm indicated 15,210 persons. Using an average annual population growth of 1.5%, the population in the City can be calculated at 21,745 persons in 2025. An average annual population growth rate of 1.5% was used in assessing water and sanitary sewer upgrades over the next ten years. This estimate is considered conservative and applicable to DCC calculations (overestimating growth could artificially overstate the revenue to be collected from DCCs).

Data for projecting commercial floor space development was derived from *Official Community Plan Discussion Paper No. 1, 2001* and input from City staff. The projected annual growth of commercial properties to the year 2020 is 5255 square metres of gross floor area per year, which is still considered reasonable for the City at this time.

Data for projecting industrial development was derived from *Official Community Plan Discussion Paper No. 1, 2001* and input from City staff. The projected annual growth of industrial properties to the year 2020 is 2.5 hectares plus 3000 square metres of gross floor area per year, which is still considered reasonable for the City at this time.

Data for projecting institutional development was derived from *Official Community Plan Discussion Paper No. 2, 2001* and input from City staff. The projected annual growth of institutional properties to the year 2020 is 500 square metres of gross floor area per year, which is still considered reasonable for the City at this time.

2.2 Population Equivalents

In order to allocate future development capital costs between various land uses, a system of population equivalents provides a common denominator for quantifying the anticipated demand on infrastructure. Residential development can more easily be calculated than the other categories based on the anticipated average number of occupants per low, medium and high density dwelling unit.

Equivalent populations calculated in the new DCC Bylaw for commercial, industrial and institutional floor areas and parcel sizes were found to be consistent with those used in other municipalities in British Columbia. The calculation for population equivalents for residential, commercial, industrial and institutional development types in the new DCC Bylaw are shown in the **Table 2.1** below.

Table 2.1 Equivalent Populations for Various Land Uses

Type of Residential Land Use (each as defined in DCC Bylaw No. 3600)	Recommended Pop. Equivalent
Low Density Residential (density < or = to 22 parcels or dwelling units per hectare)	2.75 persons / parcel or dwelling unit
Medium Density Residential (density > 22 but ≤ to 40 parcels or dwelling units per hectare)	2.0 persons / parcel or dwelling unit
High Density Residential (density > 40 parcels or dwelling units per hectare) Residential A	1.75 persons / unit
Recreational Vehicle Strata Park Residential B	1.0 persons / unit
Recreational Vehicle Campground per pad or site.	0.3 persons / pad or site
Commercial per square metre gross floor area	0.010 / m ²
Industrial per hectare of developable land	5.0 / ha
plus	plus
per square metre gross industrial floor area	0.005 / m ²
Institutional per square metre gross institutional floor area	0.015 / m ²

2.3 Total Population Equivalents

Total population equivalent calculations for each of the five service categories of DCCs are attached in **Appendix A** to **E** respectively. **Table 2.2** on the following page summarizes the total population equivalents for each of the service categories for a 20 year period, which is consistent with the *Long Term Financial Plan*.

Total population equivalents for the Roads and Drainage DCC service categories include all development types, and are to be collected “city-wide”. Total population equivalents for the Water and Sanitary Sewer DCC service categories include all development types in the sanitary and water system service areas. Total population equivalents for the Parks DCC service category include residential and commercial development types only, but are also collected city-wide.

Table 2.2 – Total Population Equivalents by DCC Service Category and Land Use

DCC Service Category	Residential Population Equivalents	Commercial Population Equivalents	Industrial Population Equivalents	Institutional Population Equivalents	Total Population Equivalents
Roads (City Wide)	5599	1050	550	150	7349
Drainage (City Wide)	5599	1050	550	150	7349
Sanitary Sewer (Area Wide)	5319	1050	550	150	7069
Water (Area Wide)	5487	1050	550	150	7237
Parks (City Wide)	5599	1050	N/A	N/A	6649

3.0 ELIGIBLE PROJECTS AND DCC SHARING

3.1 Eligible Projects

All capital projects identified in **Appendices A to E** are determined to be eligible for DCCs in accordance with Section 935 of the *Local Government Act*.

3.2 Other Revenue Sources

City staff provided estimates of other revenue sources that may be applied to capital projects and thus reduce the amounts of DCCs. The other revenue sources are senior government grants and specific developer contributions, which are further described in **Appendices A to E**.

3.3 Current DCC Reserve Funds

Calculation of DCCs requires that the amounts in DCC Reserve Funds be deducted from the amounts to be levied on new development. The amounts in **Table 3.1** on the following page are based on the last financial audit available from December 2005.

Table 3.1 – Development Cost Charge Reserve Funds

Development Cost Charge Reserve Fund	Amount in Fund
Roads and Underpass Combined	\$929,369.73
Drainage	\$23,888.89
Sanitary Sewer	\$247,643.72
Water	\$33,080.40
Parks	\$176,150.92

3.4 Development Cost Charges Recoverable

DCCs that are recoverable for each of the service categories have been calculated for a 20 year horizon as follows:

Table 3.2 – Development Cost Charges Recoverable – 20 year Horizon

Development Cost Charge Category	Development Cost Charges Recoverable
Roads	\$4,086,589
Drainage	\$3,168,304
Sanitary Sewer	\$7,429,435
Water	\$7,548,484
Parks	\$2,554,962

3.5 Development Cost Charges per Population Equivalent

DCCs per population equivalent for each of the service categories for a 20 year horizon relative to the municipal assist factor for each service category are as follows:

Table 3.3 – Development Cost Charge per Population Equivalent

Development Cost Charge Category	Selected Municipal Assist Factor	DCC per Population Equivalent
Roads	1%	\$556.07
Drainage	1%	\$431.10
Sanitary Sewer	2%	\$1050.92
Water	2%	\$1042.98
Parks	1%	\$384.26

3.6 Development Cost Charges by Land Use / Development Type

Detailed calculations of DCCs for each service category by land use and/or development type are attached in **Appendix A to E**. **Table 3.4** below summarizes the DCCs calculated for each land use and/or development type.

Table 3.4 – DCC Collection Schedule

Amount of Development Cost Charges Payable						
Service Area Category (Refer to Maps in Schedule "B")	Roads (Map 1)	Drainage (Map 1)	Parks (Map 1)	Water (Map 2)	Sanitary Sewer (Map 3)	
Municipal Assist Factor	1%	1%	1%	2%	2%	
Land Use / Development Type						Total
Low Density Residential , per parcel or dwelling unit	\$1,529.20	\$1,185.52	\$1,056.66	\$2,868.20	\$2,890.04	\$9,529.62
Medium Density Residential , per parcel or dwelling unit	\$1,112.15	\$862.19	\$768.48	\$2,085.96	\$2,101.85	\$6,930.63
High Density Residential , per parcel or dwelling unit	\$973.13	\$754.42	\$672.42	\$1,825.22	\$1,839.12	\$6,064.31
Residential A , per dwelling unit	\$973.13	\$754.42	\$672.42	\$1,825.22	\$1,839.12	\$6,064.31
Residential B , per dwelling unit	\$556.07	\$431.10	\$384.24	\$1,042.98	\$1,050.92	\$3,465.31
Recreational Vehicle Strata Park , per parcel	\$556.07	\$431.10	\$384.24	\$1,042.98	\$1,050.92	\$3,465.31
Recreational Vehicle Campground , per site or pad	\$166.82	\$129.33	\$115.27	\$312.89	\$315.28	\$1,039.59
Commercial , per square metre of gross floor area	\$5.56 / m ² (\$0.52 / ft ²)	\$4.31 / m ² (\$0.40 / ft ²)	\$3.84 / m ² (\$0.36 / ft ²)	\$10.43 / m ² (\$0.97 / ft ²)	\$10.51 / m ² (\$0.98 / ft ²)	\$34.65 / m ² (3.22 / ft ²)
Institutional , per square metre of gross floor area	\$8.34 / m ² (\$0.78 / ft ²)	\$6.47 / m ² (\$0.60 / ft ²)	Exempt	\$15.64 / m ² (\$1.45 / ft ²)	\$15.76 / m ² (\$1.46 / ft ²)	\$46.21 / m ² (\$4.29 / ft ²)
Industrial , per square metre of gross floor area	\$2.78 / m ² (\$0.26 / ft ²)	\$2.16 / m ² (\$0.20 / ft ²)	Exempt	\$5.21 / m ² (\$0.48 / ft ²)	\$5.25 / m ² (\$0.49 / ft ²)	\$15.40 / m ² (\$1.43 / ft ²)
Plus						
Industrial , per hectare of developable land	\$2,780.37 / Ha (\$1,125.65 / acre)	\$2,155.49 / ha (\$872.66 / acre)	Exempt	\$5,214.91 / ha (\$2,111.32 / acre)	\$5,254.62 / ha (\$2,127.38 / acre)	\$15,405.39 / ha (\$6,237.01 / acre)

APPENDIX A
LONG TERM FINANCIAL PLAN
– ROADS PROJECTS
CALCULATION OF ROADS DCCs
PROJECT MAP

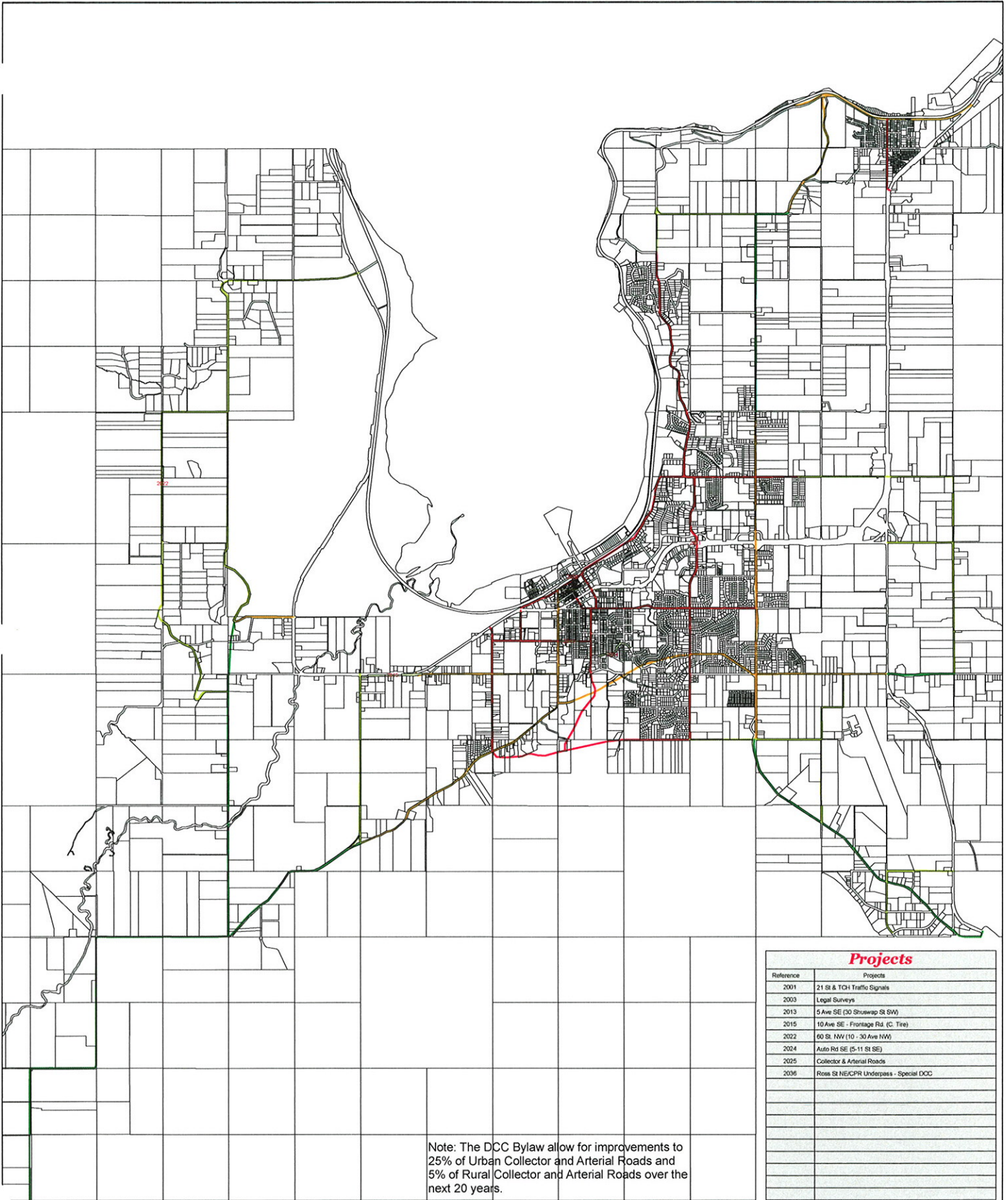
Roads - Capital Project and Eligibility

Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCCs \$
City Wide DCC Recovery Calculation							
10 St SW - Frontage Rd (Canadian Tire)	\$1,300,000	10%	\$1,170,000	75%	\$877,500	25%	\$ 292,500
21 St & TCH - Traffic Signals	\$ 100,000	0%	\$100,000	90%	\$90,000	10%	\$ 10,000
5 Ave SE (3-Shuswap St. SW)	\$190,000	10%	\$171,000	75%	\$128,250	25%	\$ 42,750
60 St. NW (10-30 Ave NW)	\$410,000	10%	\$369,000	75%	\$276,750	25%	\$ 92,250
Auto Rd SE (5-11 St SE)	\$ 270,000	10%	\$243,000	75%	\$182,250	25%	\$ 60,750
Collector & Arterial Roads	\$17,315,000	10%	\$15,583,500	75%	\$11,687,625	25%	\$3,895,875
Legal Surveys	\$190,000	0%	\$190,000	75%	\$142,500	25%	\$ 47,500
Ross St NE/CPR Underpass	\$4,500,000	\$2,000,000	\$2,500,000	75%	\$1,875,000	25%	\$625,000
Totals	\$24,275,000	\$3,948,500	\$20,326,500		\$15,259,875		\$5,066,625

Note: Capital Costs are based on Class "D" & "E" estimates. Detailed cost information on each project can be obtained by contacting the City Engineer.

Roads – DCC Calculations – 1% Municipal Assist Factor

Municipal Assist Factor	MFA 1%
Total Roads Capital Costs for DCC share	\$24,275,000.00
Less Anticipated Grants / Developer Contributions	\$3,948,500.00
Less Benefit to Existing Development	\$15,259,875.00
Benefit to New Development	\$5,066,625.00
Less Municipal Assist Factor	\$50,666.25
Less Roads DCC Reserve Fund	\$489,159.81
Less Underpass DCC Reserve Fund	\$440,209.92
Net Amount Recoverable by DCCs	\$4,086,589.00
Population Equivalents	7349
DCC per Population Equivalent	\$556.07
Residential	
Low Density Residential, 2.75 P.E.	\$ 1529.20
Medium Density Residential, 2.00 P.E.	\$1112.15
High Density Residential and Residential Unit A, 1.75 P.E.	\$973.13
Recreational Vehicle Strata Park and Residential Unit B, 1.00 P.E.	\$556.07
Recreational Vehicle Campground, 0.3 P.E.	\$166.82
Commercial	
Gross building floor area, 0.010 P.E./sq.m.	\$5.56
Industrial	
Per hectare of developable area, 5.0 P.E./ha	\$2780.37
Plus gross building floor area, 0.005 P.E./sq.m.	\$2.78
Institutional	
Gross building floor area, 0.015 PE/sq.m.	\$ 8.34



Projects

Reference	Projects
2001	21 St & TCH Traffic Signals
2003	Legal Surveys
2013	5 Ave SE (30 Shuswap St SW)
2015	10 Ave SE - Frontage Rd (C. Tie)
2022	60 St. NW (10 - 30 Ave NW)
2024	Auto Rd SE (5-11 St SE)
2025	Collector & Arterial Roads
2026	Ross St NE/CPR Underpass - Special DCC

**DCC Eligible
Capital Projects**

ROADS

Legend

- Transportation
- Rural Arterial Roads
- Rural Collector Roads
- Urban Arterial Roads
- Urban Collector Roads
- parcels_polygon

Map Produced By: **Gregg Patterson**

Development Services (250) 803-4000

Date: **January 8, 2007** Page: **1 of 1**

Figure:

Software: **ARC/INFO 8.3**

Projection: **Coordinate System: NAD, 1983**

UTM Zone: **11**

The data represented here is not guaranteed for accuracy or legal accuracy and remains the property of the City of Salmon, OR.

APPENDIX B
LONG TERM FINANCIAL PLAN
– DRAINAGE PROJECTS
CALCULATION OF DRAINAGE DCCs
PROJECT MAP

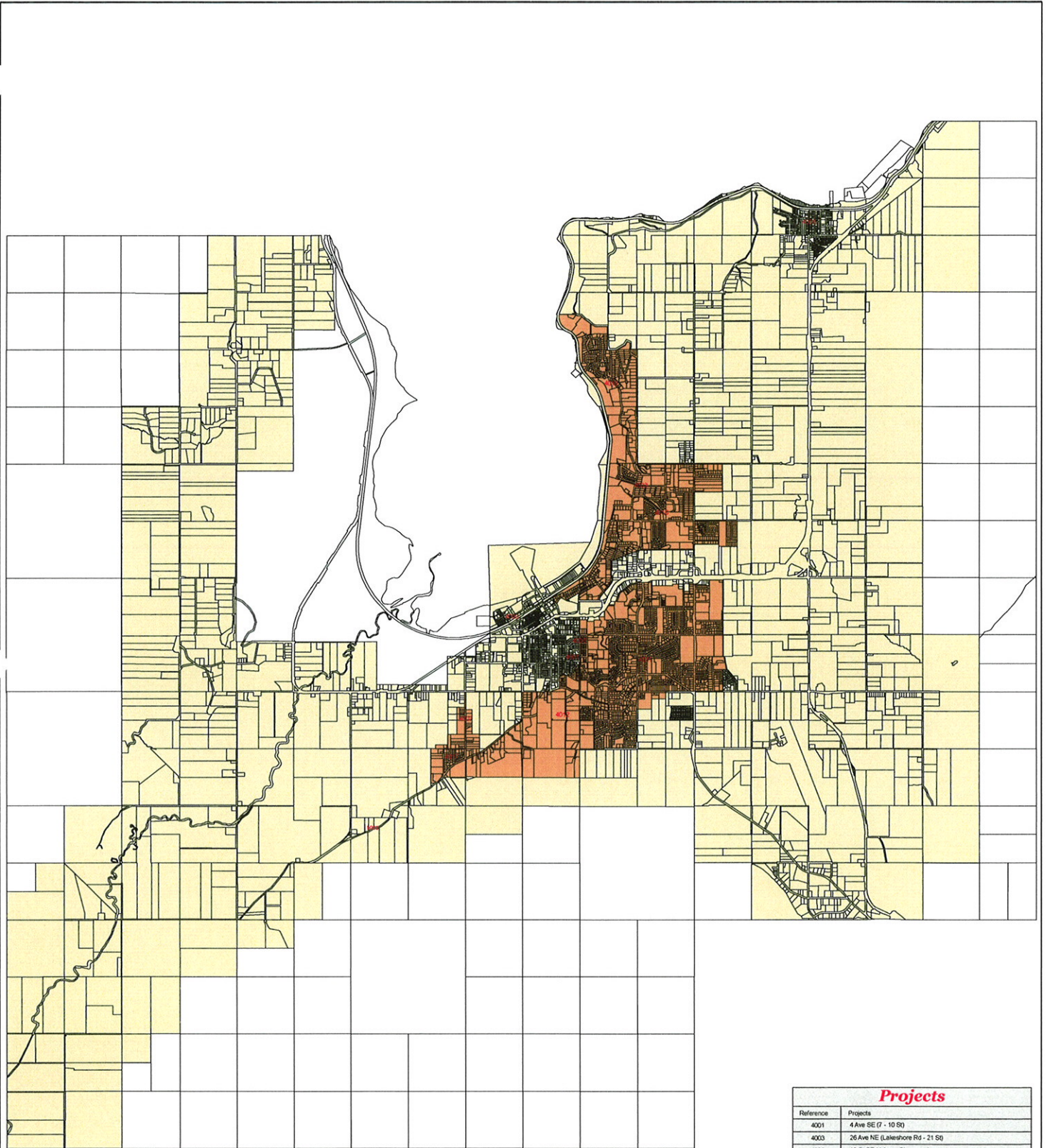
Drainage - Capital Project and Eligibility

Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCC's \$
City Wide DCC Recovery Calculation							
10 St SE 4 Ave - Okanagan	\$40,000	10%	\$36,000	75%	\$27,000	25%	\$ 9,000
10 St SW 10-20 Ave	\$318,000	25%	\$238,500	75%	\$178,875	25%	\$59,625
26 Ave NE (Lakshore Rd - 21 St)	\$60,000	25%	\$45,000	75%	\$33,750	25%	\$11,250
4 Ave SE (7-10St)	\$10,000	10%	\$9,000	75%	\$6,750	25%	\$2,250
50 St NE (Canoe Beach Dr - 70 Ave)	\$120,000	10%	\$108,000	75%	\$81,000	25%	\$27,000
Beatty Ave Heronview - Hudson	\$55,000	25%	\$41,250	75%	\$30,938	25%	\$10,313
Development Area A	\$6,600,000	25%	\$4,950,000	75%	\$3,712,500	25%	\$1,237,500
Development Area B	\$8,700,000	25%	\$6,525,000	75%	\$4,893,750	25%	\$1,631,250
Development Area C	\$1,260,000	25%	\$945,000	75%	\$708,750	25%	\$236,250
Totals	\$17,163,000	\$ 4,265,250	\$12,897,750		\$9,673,313		\$3,224,438

Note: Capital Costs are based on Class "D" & "E" estimates. Detailed cost information on each project can be obtained by contacting the City Engineer.

Drainage – DCC Calculations – 1% Municipal Assist Factor

Municipal Assist Factor	MAF 1%
Total Drainage Capital Costs for DCCs share	\$17,163,000.00
Less Anticipated Grants and Developer Contributions	\$4,265,250.00
Less Benefit to Existing Development	\$9,673,312.50
Benefit to New Development	\$3,224,437.50
Less Municipal Assist Factor	\$32,244.38
Less Drainage DCC Reserve Fund	\$23,888.89
Net Amount Recoverable by DCCs	\$3,168,304.24
Population Equivalents	7349
DCC per Population Equivalent	\$431.10
Residential	
Low Density Residential, 2.75 P.E.	\$1,185.52
Medium Density Residential, 2.0 P.E.	\$862.19
High Density Residential and Residential Unit A, 1.75 P.E.	\$754.42
Recreational Vehicle Strata Park and Residential Unit B, 1.0 P.E.	\$431.10
Recreational Vehicle Campground, 0.3 P.E.	\$129.33
Commercial	
Gross building floor area, 0.010 P.E. sq.m.	\$ 4.31
Industrial	
Per hectare of developable area, 5.0 P.E./ ha	\$2,155.49
Plus gross building floor area, 0.005 P.E./ sq.m.	\$2.16
Institutional	
Gross building floor area, 0.015 PE/sq.m.	\$6.47



Projects	
Reference	Projects
4001	4 Ave SE (7 - 10 St)
4003	26 Ave NE (Lakeshore Rd - 21 St)
4006	10 St SE (4 Ave - Okanagan)
4007	10 St SW (10 - 20 Ave) - remainder
4008	50 St NE (Canoe Beach Dr - 70 Ave)
4009	Beatty Ave (Herotview - Hudson St NW)
4011	Development Area "A"
4012	Development Area "B"
4016	Development Area "A"
4017	Development Area "B"
4018	Development Area "C"



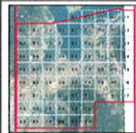
**DCC Eligible
Capital Projects**



Legend
 Drainage
 Rural
 Parcels

**DRAINAGE
SYSTEM**

0 500 1,000 2,000 3,000 4,000 Meters 1:18,000



Map Produced By: Gregg Peterson
 Development Services (250) 603-4000
 Date: January 8, 2007 Page 1 of 1
 Figure
 Software: ArcGIS 9.3
 Projected Coordinate System: NAD_1983
 UTM Zone 13
 The data represented here is not guaranteed for positional or legal accuracy and remains the property of the City of Salmon, Inc.

APPENDIX C
LONG TERM FINANCIAL PLAN
– SANITARY SEWER PROJECTS
CALCULATION OF SANITARY SEWERS DCCs
PROJECT MAP

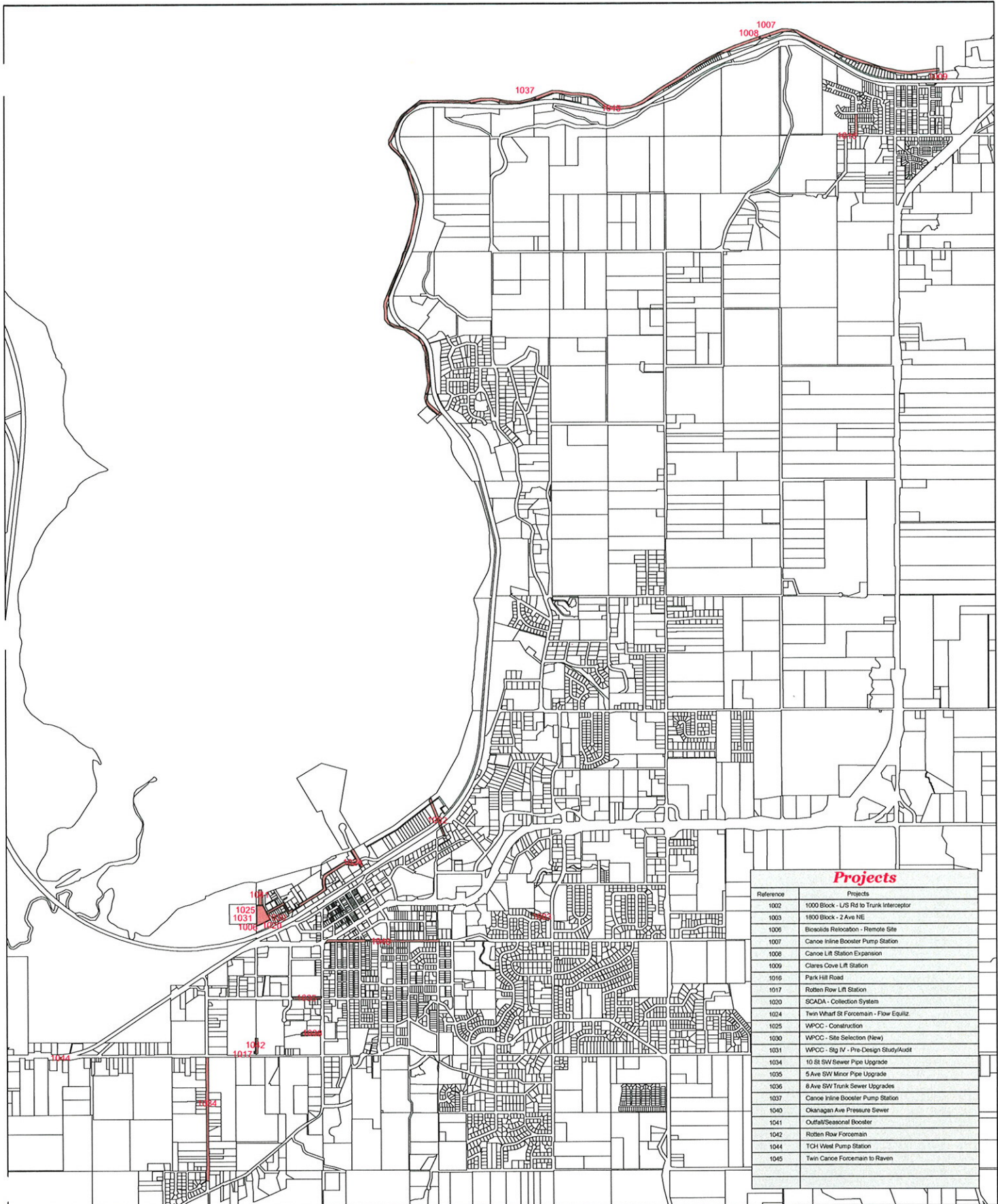
Sanitary Sewer – Capital Projects and Eligibility

Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCC's \$
Sanitary Sewer Service Area Wide DCC Recovery Calculation							
10th St. SW Sewer Upgrade	\$352,000	25%	\$264,000	25%	\$66,000	75%	\$198,000
1000 Block - L/S Rd to Trunk Interceptor	\$100,000	0%	\$100,000	25%	\$25,000	75%	\$75,000
1899 Blk - 2 Ave NE	\$30,000	0%	\$30,000	25%	\$7,500	75%	\$22,500
5 Ave SW Minor Sewer Upgrade	\$80,000	0%	\$80,000	50%	\$40,000	50%	\$40,000
8 Ave SW Trunk Upgrade	\$325,000	25%	\$243,750	25%	\$60,938	75%	\$182,813
Biosolids Relocation - Remote Site	\$5,500,000	67%	\$1,833,370	60%	\$1,100,022	40%	\$733,348
Canoe Inline Booster Pump Sta.	\$800,000	0%	\$800,000	25%	\$200,000	75%	\$600,000
Canoe Lift St. Expansion	\$134,000	0%	\$134,000	25%	\$33,500	75%	\$100,500
Clares Cove Lift Station	\$40,000	0%	\$40,000	75%	\$30,000	25%	\$10,000
Okanagan Ave Pressure Sewer	\$230,000	0%	\$230,000	25%	\$57,500	75%	\$172,500
Outfall/Seasonal Booster	\$500,000	67%	\$166,700	75%	\$125,025	25%	\$41,675
Park Hill Road	\$100,000	25%	\$75,000	0%	\$	100%	\$75,000
Rotten Row Forcemain	\$300,000	0%	\$300,000	50%	\$150,000	50%	\$150,000
Rotten Row Lift Station	\$285,000	0%	\$285,000	50%	\$142,500	50%	\$142,500
TCH West Pump Station	\$200,000	0%	\$200,000	50%	\$100,000	50%	\$100,000
Twin Canoe Forcemain to Raven	\$1,550,000	67%	\$516,770	50%	\$258,385	50%	\$258,385
Twin Wharf St. Forcemain - Flow Equiliz.	\$1,500,000	50%	\$750,000	25%	\$187,500	75%	\$562,500
WPCC Construction	\$14,380,000	67%	\$4,794,292	10%	\$479,429	90%	\$4,314,863
WPCC - Site Selection (New)	\$75,000	0%	\$75,000	50%	\$37,500	50%	\$37,500
SWPCC - Stg IV - Pre-Design Study Audit	\$100,000	67%	\$33,340	50%	\$16,670	50%	\$16,670
Totals	\$26,581,000	\$15,629,778	\$10,951,222		\$3,117,468		\$7,833,753

Note: Capital Costs are based on Class "D" & "E" estimates. Detailed cost information on each project can be obtained by contacting the City Engineer.

Sanitary Sewer – DCC Calculations – 2% Municipal Assist Factor

Municipal Assist Factor	2% MAF
Total Sanitary Sewer Capital Costs for DCC share	\$26,581,000.00
Less Anticipated Grants and Developer Contributions	\$15,629,778.00
Less Benefit to Existing Development	\$3,117,468.70
Benefit to New Development	\$7,833,753.30
Less Municipal Assist Factor	\$156,675.07
Less Sanitary Sewer DCC Reserve Fund	\$247,643.72
Net Amount Recoverable by DCCs	\$7,429,434.51
Population Equivalents	7069
DCC per Population Equivalent	\$1,050.92
Residential	
Low Density Residential, 2.75 P.E.	\$2,890.04
Medium Density Residential, 2.00 P.E.	\$2,101.85
High Density Residential and Residential Unit A, 1.75 P.E.	\$1,839.12
Recreational Vehicle Strata Park and Residential Unit B, 1.00 P.E.	\$1,050.92
Recreational Vehicle Campsite, 0.3 P.E.	\$315.28
Commercial	
Gross building floor area, 0.010 PE/sq.m.	\$10.51
Industrial	
Per hectare of developable area, 5.0 P.E./ha	\$5,254.62
Plus gross building floor area, 0.005 PE/sq.m.	\$5.25
Institutional	
Gross building floor area, 0.015 PE/sq.m.	\$15.76



Projects	
Reference	Projects
1002	1000 Block - US Rd to Trunk Interceptor
1003	1800 Block - 2 Ave HE
1005	Bio solids Relocation - Remote Site
1007	Canoe Inline Booster Pump Station
1008	Canoe Lift Station Expansion
1009	Clares Cove Lift Station
1016	Park Hill Road
1017	Rotten Row Lift Station
1020	SCADA - Collection System
1024	Twin Wharf St Forcemain - Flow Equaliz.
1025	WPCC - Construction
1030	WPCC - Site Selection (New)
1031	WPCC - Stg IV - Pre-Design Study/Audit
1034	10 St SW Sewer Pipe Upgrade
1035	5 Ave SW Minor Pipe Upgrade
1036	8 Ave SW Trunk Sewer Upgrades
1037	Canoe Inline Booster Pump Station
1040	Okanagan Ave Pressure Sewer
1041	Outfall/Seasonal Booster
1042	Rotten Row Forcemain
1044	TCH Weir Pump Station
1045	Twin Canoe Forcemain to Raven



**DCC Eligible
Capital Projects**

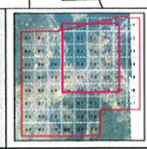


Legend
■ Sanitary
 Parcels

**SANITARY
SYSTEM**



1:8,500



Map Produced By: Gregg Patterson
 Development Services (250) 803-4000
 Date: January 8, 2007 Page 1 of 1
 Figure:
 Software: ArcGIS 9.3
 Projected Coordinate System: NAD_1983
 UTM Zone 11
 The data represented here is not guaranteed
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APPENDIX D
LONG TERM FINANCIAL PLAN
– WATER PROJECTS
CALCULATION OF WATER DCC'S
PROJECT MAP

Water – Capital Projects and Eligibility

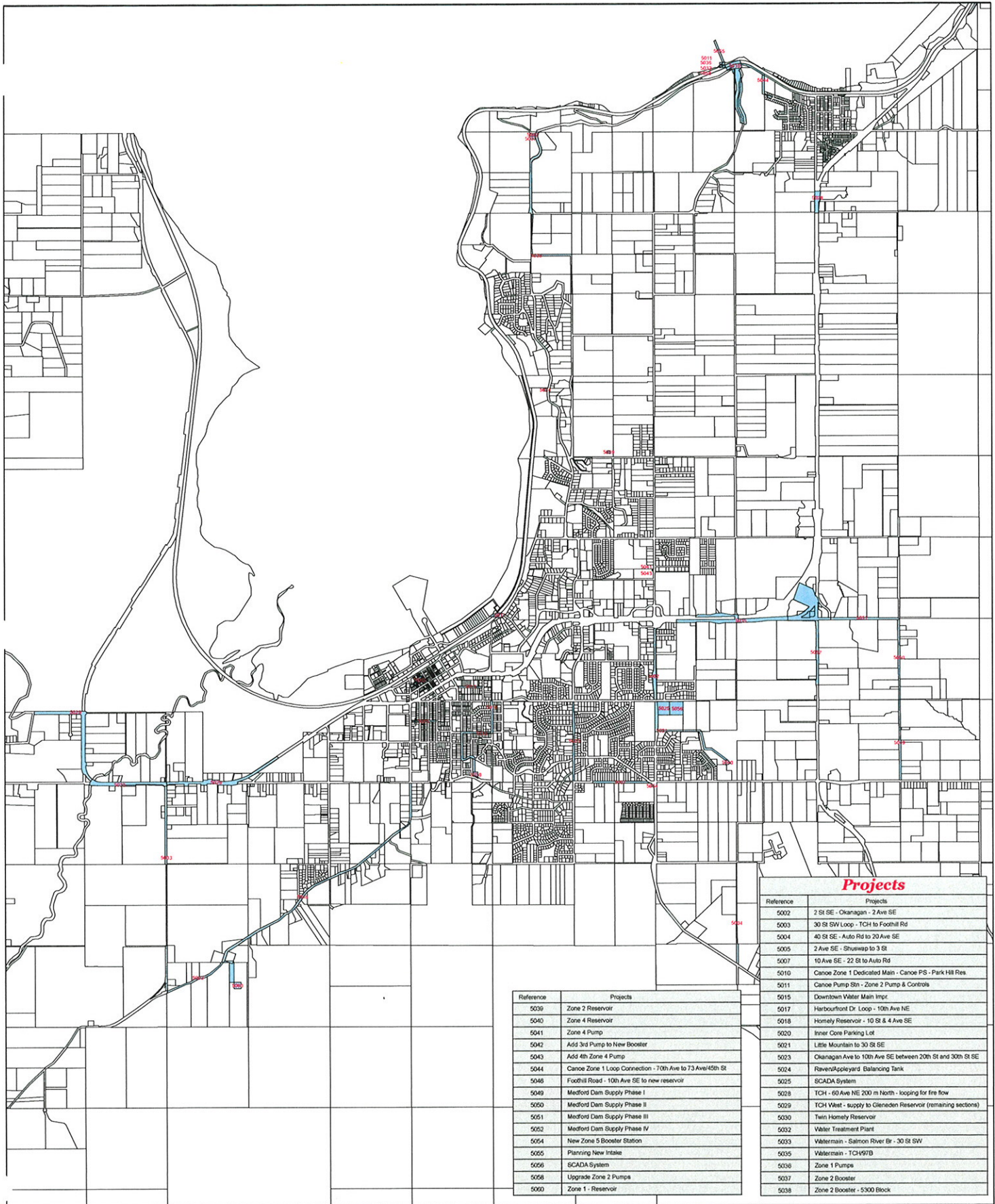
Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCC's \$
Water Service Area Wide DCC Recovery Calculation							
10 Ave SE – 22 St to Auto Rd	\$220,000	0%	\$220,000	25%	\$55,000	75%	\$165,000
2 Ave SE – Shuswap to 3 St.	\$400,000	25%	\$300,000	50%	\$150,000	50%	\$ 150,000
30 St SE TCH to Okanagan	\$500,000	0%	\$500,000	25%	\$25,000	75%	\$375,000
30 St SW Loop – TCH to Foothill Rd	\$700,000	25%	\$525,000	50%	\$262,500	50%	\$262,500
40 St SE – Auto Rd to 20 Ave SE	\$200,000	0%	\$200,000	25%	\$50,000	75%	\$150,000
Add 3rd pump to new booster	\$ 90,000	0%	\$90,000	25%	\$22,500	75%	\$67,500
Add 4th pump to Zone 4 PS	\$120,000	0%	\$120,000	25%	\$30,000	75%	\$ 90,000
Canoe Pump Stn – Zone 2 Pump & Controls	\$280,000	0%	\$280,000	25%	\$70,000	75%	\$210,000
Canoe Zone 1 Dedicated Main	\$275,000	25%	\$206,250	75%	\$154,688	25%	\$51,563
Canoe Zone 1 Loop Connection	\$250,000	25%	\$187,500	70%	\$131,250	30%	\$56,250
Downtown Water Main Improv.	\$200,000	25%	\$150,000	25%	\$37,500	75%	\$112,500
Foothill Road - 10th SE to Res.	\$850,000	25%	\$ 637,500	50%	\$318,750	50%	\$318,750
Harbourfront Dr. Loop - 10 Ave NE	\$100,000	0%	\$100,000	25%	\$25,000	75%	\$75,000
Homely Reservoir - 10 St & 4th Ave SE	\$400,000	0%	\$400,000	25%	\$100,000	75%	\$300,000
Inner Core Parking Lot	\$211,000	25%	\$158,250	50%	\$79,125	50%	\$79,125
Little Mtn to 30 St SE	\$250,000	0%	\$250,000	25%	\$62,500	75%	\$187,500
Medford Dam Supply - Phase I	\$300,000	25%	\$225,000	75%	\$168,750	25%	\$56,250
Medford Dam Supply - Phase II	\$290,000	25%	\$ 217,500	75%	\$163,125	25%	\$54,375
Medford Dam Supply - Phase III	\$240,000	25%	\$180,000	75%	\$135,000	25%	\$45,000
Medford Dam Supply - Phase IV	\$390,000	25%	\$292,500	75%	\$219,375	25%	\$73,125

Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCC's \$
New Zone 5 Booster Station	\$300,000	0%	\$300,000	25%	\$75,000	75%	\$ 225,000
Okanagan Ave -10th Ave SE , 20 St.	\$280,000	25%	\$210,000	25%	\$52,500	75%	\$157,500
Planning New Intake	\$1,550,000	67%	\$516,668	50%	\$258,334	50%	\$258,334
Raven/Appleyard Balancing Tank	\$100,000	0%	\$100,000	75%	\$75,000	25%	\$25,000
TCH-60 Ave NE (fire looping)	\$70,000	25%	\$52,500	75%	\$39,375	25%	\$13,125
TCH West -Salmon Riv. Bridge to Gleneden	\$800,000	50%	\$400,000	60%	\$240,000	40%	\$160,000
Twin Homely Reservoir	\$730,000	50%	\$365,000	60%	\$219,000	40%	\$146,000
Upgrade Zone 2 Pumps	\$380,000	0%	\$380,000	25%	\$95,000	75%	\$285,000
Water treatment plant	\$9,800,330	67%	\$3,234,109	60%	\$1,940,465	40%	\$1,293,644
Salmon River Br - 10 St SW	\$210,000	50%	\$105,000	60%	\$63,000	40%	\$ 42,000
Watermain - TCH/97B	\$570,000	0%	\$570,000	75%	\$427,500	25%	\$142,500
Zone 1 - Reservoir	\$2,000,000	50%	\$1,000,000	50%	\$500,000	50%	\$500,000
Zone 1 - Pumps	\$450,000	0%	\$450,000	25%	\$112,500	75%	\$337,500
Zone 2 Booster	\$300,000	0%	\$300,000	25%	\$ 75,000	75%	\$225,000
Zone 2 Booster - 5300 Block	\$500,000	0%	\$500,000	25%	\$125,000	75%	\$375,000
Zone 2 Reservoir	\$750,000	50%	\$ 375,000	25%	\$93,750	75%	\$281,250
Zone 4 Pump	\$120,000	0%	\$120,000	25%	\$30,000	75%	\$ 90,000
Zone 4 Reservoir	\$800,000	50%	\$400,000	25%	\$100,000	75%	\$300,000
Totals	\$25,976,330	\$11,358,553	\$14,617,777		\$6,881,487		\$7,736,290

Note: Capital Costs are based on Class "D" & "E" estimates. Detailed cost information on each project can be obtained by contacting the City Engineer.

Water - DCC Calculations – 2% Municipal Assist Factor

Municipal Assist Factor	2%
Total Water Capital Costs with DCC share	\$25,976,330.00
Less Anticipated Grants and Developer Contributions	\$11,358,553.40
Less Benefit to Existing Development	\$6,881,486.69
Benefit to New Development	\$7,736,289.91
Less Municipal Assist Factor	\$154,725.80
Less Water DCC Reserve Fund	\$33,080.40
Net Amount Recoverable by DCCs	\$7,548,483.71
Population Equivalents	7237
DCC per Population Equivalent	\$1,042.98
Residential	
Low Density Residential, 2.75 P.E.	\$2,868.20
Medium Density Residential, 2.00 P.E.	\$2,085.96
High Density Residential and Residential Unit A, 1.75 P.E.	\$1,825.22
Recreational Vehicle Strata Park and Residential Unit B, 1.00 P.E.	\$1,042.98
Recreational Vehicle Campground, 0.3 P.E.	\$312.89
Commercial	
Gross building floor area, 0.010 PE/sq.m.	10.43
Industrial	
Per hectare of developable area, 5.0 P.E./ha	5214.91
Plus gross building floor area, 0.005 PE/sq.m.	\$5.21
Institutional	
Gross building floor area, 0.015 PE/sq.m.	\$15.64



Projects

Reference	Projects
5002	2 St SE - Okanagan - 2 Ave SE
5003	30 St SW Loop - TCH to Foothill Rd
5004	40 St SE - Auto Rd to 20 Ave SE
5005	2 Ave SE - Shawsap to 3 St
5007	10 Ave SE - 22 St to Auto Rd
5010	Canoe Zone 1 Dedicated Main - Canoe PS - Park Hill Res.
5011	Canoe Pump Stn - Zone 2 Pump & Controls
5015	Downtown Water Main Impr.
5017	Harbourfront Dr. Loop - 10th Ave NE
5018	Homely Reservoir - 10 St & 4 Ave SE
5020	Inner Core Parking Lot
5021	Little Mountain to 30 St SE
5023	Okanagan Ave to 10th Ave SE between 20th St and 30th St SE
5024	Raven/Spayeyard - Balancing Tank
5025	SCADA System
5028	TCH - 60 Ave NE 200 m North - looping for fire flow
5029	TCH West - supply to Glenden Reservoir (remaining sections)
5030	Twin Homely Reservoir
5032	Water Treatment Plant
5033	Watermain - Salmon River Br - 30 St SW
5035	Watermain - TCH497B
5036	Zone 1 Pumps
5037	Zone 2 Booster
5038	Zone 2 Booster - 5300 Block

Reference	Projects
5039	Zone 2 Reservoir
5040	Zone 4 Reservoir
5041	Zone 4 Pump
5042	Add 3rd Pump to New Booster
5043	Add 4th Zone 4 Pump
5044	Canoe Zone 1 Loop Connection - 70th Ave to 73 Ave/45th St
5046	Foothill Road - 10th Ave SE to new reservoir
5049	Medford Dam Supply Phase I
5050	Medford Dam Supply Phase II
5051	Medford Dam Supply Phase III
5052	Medford Dam Supply Phase IV
5054	New Zone 5 Booster Station
5055	Planning New Intake
5056	SCADA System
5058	Upgrade Zone 2 Pumps
5060	Zone 1 - Reservoir



DCC Eligible Capital Projects

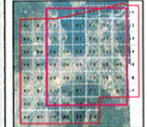


Legend
 Water
 Parcels

WATER SYSTEM



1:12,000



Map Produced By: Gregg Peterson
 Development Services (250) 803-4000
 Date: January 8, 2001 Page 1 of 1
 Figure
 Software: ArcGIS 8.3
 Projected Coordinate System: NAD_1983
 UTM_Zone_11
 The data represented here is not guaranteed for accuracy or legal accuracy and remains the property of the City of Salmon, BC.

APPENDIX E
LONG TERM FINANCIAL PLAN
– PARK RELATED PROJECTS
CALCULATION OF PARK DCC'S
PROJECT MAP

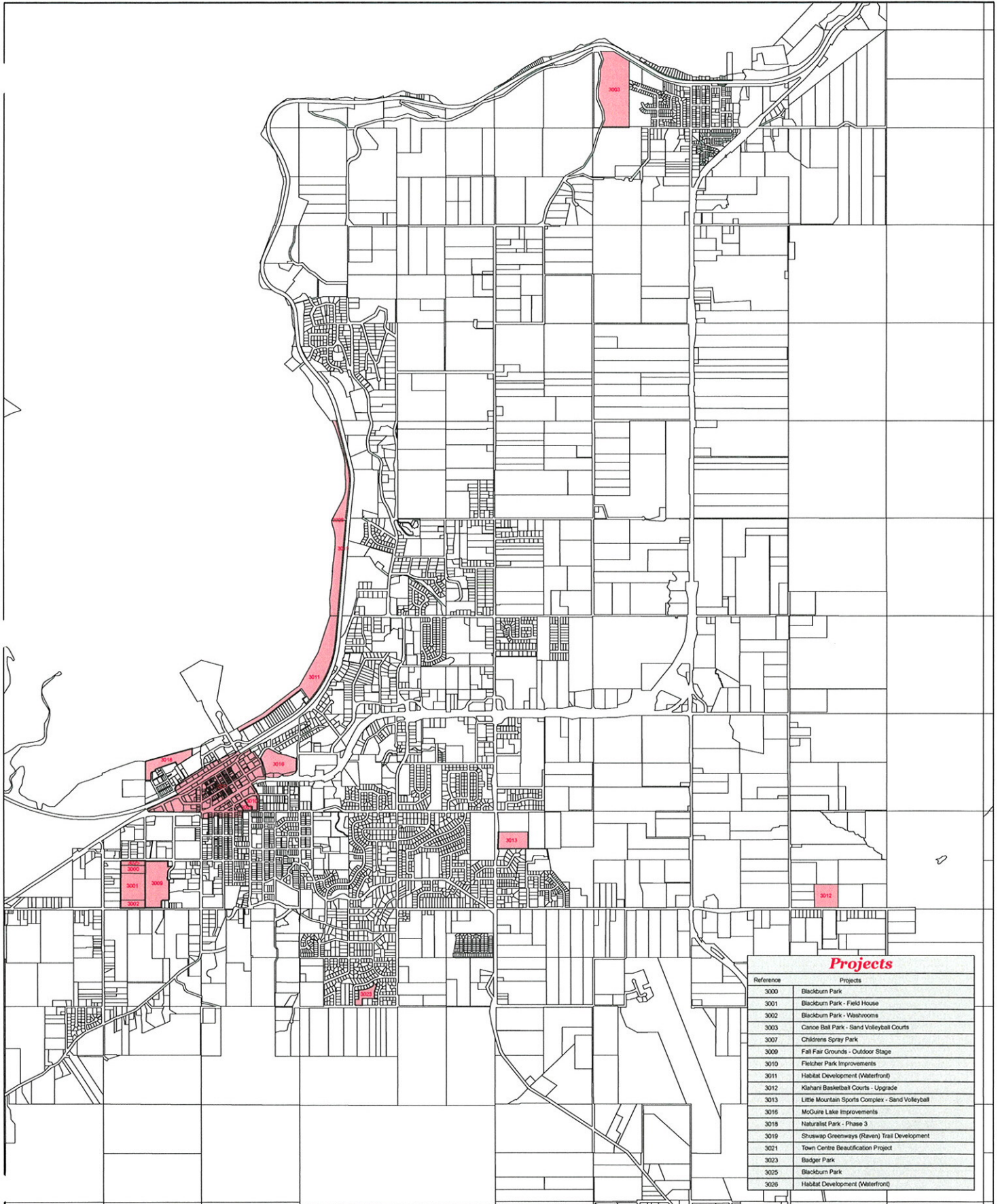
Parks – Capital Projects and Eligibility

Project Name / Description	Capital Cost	Developer Contribution/ Government Grants	Remaining	Benefit to Existing %	Benefit to Existing \$	% DCC Eligible	Eligible for DCC's \$
City Wide DCC Recovery Calculation							
Blackburn Park	\$1,500,000	0%	\$1,500,000	60%	\$900,000	40%	\$600,000
Blackburn Park - Field House	\$100,000	0%	\$100,000	60%	\$60,000	40%	\$40,000
Blackburn Park - Washrooms	\$40,000	0%	\$40,000	60%	\$24,000	40%	\$16,000
Canoe Ball Park - Sand Volleyball Courts	\$75,000	0%	\$75,000	60%	\$45,000	40%	\$30,000
Childrens Spray Park	\$100,000	50%	\$50,000	60%	\$30,000	40%	\$20,000
Fall Fair Grounds - Outdoor Stage	\$100,000	0%	\$100,000	60%	\$60,000	40%	\$40,000
Fletcher Park Improvements	\$35,000	0%	\$35,000	60%	\$21,000	40%	\$14,000
Habitat Development (Waterfront)	\$100,000	0%	\$100,000	60%	\$60,000	40%	\$40,000
Klahani Basketball Courts - Upgrade	\$10,000	0%	\$10,000	60%	\$6,000	40%	\$4,000
Little Mountain Sports Complex - Sand Volleyball	\$110,000	50%	\$55,000	60%	\$33,000	40%	\$22,000
McGuire Lake Improvements	\$30,000	0%	\$30,000	60%	\$18,000	40%	\$12,000
Naturalist Park - Phase 3	\$16,000	0%	\$16,000	60%	\$9,600	40%	\$6,400
Shuswap Greenways (Raven) Trail Development	\$16,000	0%	\$16,000	60%	\$9,600	40%	\$6,400
Town Centre Beautification Project (Parks)	\$50,000	0%	\$50,000	60%	\$30,000	40%	\$20,000
Bikeways	\$1,876,000	0%	\$1,876,000	60%	\$1,125,600	40%	\$750,400
Greenways	\$1,256,250	0%	\$1,256,250	60%	\$753,750	40%	\$502,500
Community Parks	\$975,000	0%	\$975,000	60%	\$585,000	40%	\$390,000
Neighbourhood Parks (incl. Badger Park)	\$612,500	0%	\$612,500	60%	\$367,500	40%	\$245,000
Totals	\$7,001,750	\$105,000	\$6,896,750		\$4,138,050		\$2,758,700

Note: Capital Costs are based on Class "D" & "E" estimates. Detailed cost information on each project can be obtained by contacting the City Engineer.

Parks - DCC Calculations – 1% Municipal Assist Factor

Municipal Assist Factor	1% MAF
Total Parks Capital Costs for DCCs share	\$7,001,750.00
Less Anticipated Grants and Developer Contribution	\$105,000.00
Less Benefit to Existing Development	\$4,138,050.00
Benefit to New Development	\$2,758,700.00
Less Municipal Assist Factor	\$27,587.00
Less Parks DCC Reserve Fund	\$176,150.92
Net Amount Recoverable by DCCs	\$2,554,962.10
Population Equivalents (P.E.)	6649
DCC per Population Equivalent	\$384.24
Residential	
Low Density Residential, 2.75 P.E.	\$1,056.66
Medium Density Residential, 2.0 P.E.	\$768.48
High Density Residential and Residential Unit A, 1.75 P.E.	\$672.42
Recreational Vehicle Strata Park and Residential Unit B, 1.0 P.E.	\$384.24
Recreational Vehicle Campground, 0.3 P.E.	\$115.27
Commercial	
Gross building floor area, 0.010 PE/sq.m.	\$3.84
Industrial	
Per hectare of developable area, 5.0 P.E./ha	Exempt
Plus gross building floor area, 0.005 PE/sq.m.	Exempt
Institutional	
Gross building floor area, 0.015 PE/sq.m.	Exempt



Projects	
Reference	Projects
3000	Blackburn Park
3001	Blackburn Park - Field House
3002	Blackburn Park - Washrooms
3003	Canoe Ball Park - Sand Volleyball Courts
3007	Childrens Spray Park
3008	Fall Fair Grounds - Outdoor Stage
3010	Fletcher Park Improvements
3011	Habitat Development (Waterfront)
3012	Klaxani Basketball Courts - Upgrade
3013	Little Mountain Sports Complex - Sand Volleyball
3016	McQuinn Lake Improvements
3018	Naturalist Park - Phase 3
3019	Shuswap Greenways (Raven) Trail Development
3021	Town Centre Beautification Project
3023	Badger Park
3025	Blackburn Park
3026	Habitat Development (Waterfront)

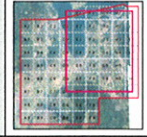
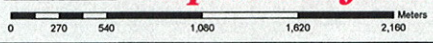


DCC Eligible Capital Projects



Legend
 Parks
 Parcels

PARKS



Map Produced By: Gregg Patterson
 Development Services (250) 833-4000
 Date: January 8, 2002 Page 1 of 1
 Figure:
 Software: ArcGIS 8.2
 Projected Coordinate System: NAD_1983
 UTM Zone 11
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APPENDIX F
LIST OF STAKEHOLDERS
PUBLIC MEETING
– MINUTES AND NOTES

CITY OF SALMON ARM
DEVELOPMENT COST CHARGE BYLAW REVIEW
STAKEHOLDER GROUP

Name and Title	Organization	Email Address
C. R. Ward Director of Operations	City of Salmon Arm	cward@salmonarm.ca
Dale McTaggart Municipal Engineer	City of Salmon Arm	dmctaggart@salmonarm.ca
Kevin Pearson, Planning and Development Officer	City of Salmon Arm	kpearson@salmonarm.ca
Monica Dennis Director of Corporate Services	City of Salmon Arm	mdennis@salmonarm.ca
Corey Paiement, Director of Development Services	City of Salmon Arm	cpaiement@salmonarm.ca
Brian Gregory, Environmental Health Officer	Interior Health Authority	Brian.gregory@interiorhealth.ca
Cindy Howes	Shuswap Construction Industry Professional	scip@jetstream.net
Neil Babiy, Economic Development Officer	Salmon Arm Economic Development Society	n_babiy@salmonarmedc.com
Ken Magel, Realtor	Okanagan Mainline Real Estate Board - Shuswap	kenmagel@remax.net
June Stewart	Parks Committee Rep.	junestewart@sascu.com
Bill Laird	Downtown Improvement Association / Revitalization	w@whlaird.com

CALL FOR COMMUNITY STAKEHOLDERS

Development Cost Charge Bylaw Review

The City of Salmon Arm has determined that Development Cost Charge Bylaw No. 2261 (adopted in 1993) is outdated. Development Cost Charges (DCCs) are monies collected by the City at the time of property development or subdivision. Generally, DCC funds are used to assist with financing some of the future capital projects that will be needed in our community as a result of population growth. In consultation with the DCC Bylaw Stakeholder Group and the public, City Council will be considering a new DCC Bylaw that will more accurately reflect the goals and objectives of the City's Official Community Plan and Long Term Financial Plan.

The Stakeholder Group is presently comprised of representatives from the development industry, business community, former parks committee and public health. The City is seeking **two** citizens of Salmon Arm to volunteer on this group who will represent the "community at-large". Ideal candidates will have an interest in and some understanding of growth management issues, municipal financing and the provision of public infrastructure.

City Council will select two "community at-large" representatives for the Stakeholder Group. It is anticipated that the group will be asked to participate in a review of the Draft DCC Bylaw in May 2006. This review process will likely involve several meetings.

Interested Salmon Arm citizens are requested to forward a Letter of Interest with general background information to the attention of the undersigned by Friday, March 17, 2006. Letters of Interest can be sent by e-mail to kpearson@salmonarm.ca; by fax to (250) 832-5584; by mail to Box 40, Salmon Arm, B.C., V1E 4N2; or dropped off at City Hall located at 500 - 2nd Avenue N.E.

Kevin Pearson, MCIP
Planning and Development Officer



Salmon Arm

**Advertised in the
Salmon Arm Observer:
March 8 and 15, 2006**

NOTICE OF PUBLIC MEETING

Development Cost Charge Bylaw Review

The City of Salmon Arm has determined that Development Cost Charge Bylaw No. 2261 (adopted in 1993) is outdated. Development Cost Charges (DCCs) are monies collected by the municipality at the time of property development or subdivision. The funds collected from DCCs are specifically earmarked to assist with the financing of various capital projects needed in our community as a result of new growth.

City Council will soon be considering a new DCC Bylaw that will reflect the objectives of the City's Official Community Plan and Long Term Financial Plan. Prior to the formal bylaw review process, Stantec Consulting Ltd. will be presenting a Draft DCC Bylaw and the related background report to the Public on Wednesday, August 2nd, 2006 at 7:00 p.m. in the Council Chambers of City Hall.

For more information, please contact Kevin Pearson, MCIP at: 803-4011.



Salmon Arm

**Advertised in the
Salmon Arm Observer:
July 26 and August 2, 2006**



CITY OF SALMON ARM

DEVELOPMENT COST CHARGE BYLAW REVIEW PUBLIC / STAKEHOLDER MEETING MINUTES

AUGUST 2, 2006, 7:00 P.M.
COUNCIL CHAMBER, CITY HALL

Attendees:

City Council:

Mayor M. Bootsma
Councillor M. Kentel
Councillor A. Harrison
Councillor C. Eliason
Councillor D. Cannon
Councillor K. Flynn
Councillor I. Idzan

City Staff and Project Consultant:

C. Bannister, Corporate Officer
M. Dalziel, Deputy Corporate Officer
C. Ward, Director of Operations
C. Paiement, Director of Development Services
K. Pearson, Planning and Development Officer
G. Cote, Stantec Consulting Ltd.

DCC Bylaw Stakeholders:

B. Laird, Downtown Improvement Association
B. Gregory, Interior Health Authority
C. Howes, Shuswap Construction Industry Professionals
J. Stewart, Former City Parks Committee Representative

Public:

None

The meeting commenced at 7:05 p.m.

K. Pearson provided a brief overview on the status of the DCC Bylaw Review process, and summarized what has already been presented to Council this year in regards to this project.

G. Cote, the project consultant, provided the gallery with a power-point presentation, which summarized the latest draft of the DCC Bylaw and background information. General information on the concepts of municipal assisted factor, population equivalents, and comparisons of DCC in other municipalities was provided by staff and the project consultant.

Council and some of the Stakeholders in attendance commented on how the proportion of Parks DCC and related capital projects are too low. It was explained by staff that the park projects are derived from the City's Long Term Financial Plan. Some Council members questioned whether commercial development should be charged Park DCCs.

Council expressed concern on the proposed increase for commercial and industrial DCCs. An explanation was provided by the project consultant on how the commercial and industrial DCCs were arrived at. It was suggested that the population equivalents could be reviewed for these categories.

The Stakeholders in attendance acknowledged that the City has set priorities for long term capital projects, and that DCCs are needed to assist in paying for them. There was discussion on the practicality of having a density gradient for residential DCCs; the need for lower DCCs for institutional developments, such as hospitals; having an annual inflationary adjustment in the new DCC Bylaw; and on the idea of allowing DCCs to be waived for non-profit entities.

Staff advised Council that a report would be provided to Council through the Development and Planning Services Committee within the next few weeks, which will recommend courses of action for the DCC Bylaw Review based on this meeting tonight.

The meeting adjourned at 8:45 p.m.

K. Pearson, Recording Secretary

PUBLIC NOTICE

Proposed Development Cost Charge Bylaw

The City of Salmon Arm has determined that Development Cost Charge Bylaw No. 2261 (adopted in 1993) is outdated. Development Cost Charges (DCCs) are monies collected by the City at the time of property development or subdivision. Generally, DCC funds are used to assist with financing a portion of future capital infrastructure projects in Salmon Arm, which will be needed as a result of population growth. The concept of DCCs involves a “user pay” philosophy, in which new development pays a share of capital infrastructure costs.

Proposed DCC Bylaw No. 3600 has been drafted to account for inflationary and construction cost increases over the past 13 years; to more accurately reflect the objectives of the City’s Official Community Plan and Long Term Financial Plan; and to be consistent with today’s legislative requirements of the Local Government Act.

City Council will be reviewing and considering DCC Bylaw No. 3600 at the following two meetings in the Council Chambers of City Hall:

1. Development and Planning Services Committee meeting scheduled for Monday, February 5th, 2007 at 8:00 a.m.
2. Regular Council meeting – Monday, February 12th, 2007 – Public Session commences at 2:30 p.m. after which time the Bylaw is proposed to be considered for 3 Readings.

The proposed Effective Date of DCC Bylaw No. 3600 is **April 1, 2007**, or the date of adoption by Council, whichever date is later.

All building permits issued after the Effective Date of the new DCC bylaw will be required to pay the new DCCs, regardless of the date of the submission for building permit.

Subdivision applications received after the Effective Date of the new DCC Bylaw will be subject to the new DCCs. Subdivision applications received prior to the Effective Date will be reviewed in accordance with Section 943 of the Local Government Act. Generally, this Section states that a completed subdivision application received prior to the Effective Date, in which all applicable subdivision fees have been paid, will not be subject to the new DCC Bylaw for a period of 12 months after the Effective Date.

Proposed DCC Bylaw No. 3600 and related background documents are available for inspection at City Hall between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, excluding holidays. These documents are also available on-line at www.salmonarm.ca. For more information, please contact Kevin Pearson, MCIP, at 803-4000 or kpearson@salmonarm.ca.



To be advertised in the
Salmon Arm Observer:
January 31st and February 8th, 2007