CITY OF SALMON ARM

DEVELOPMENT COST CHARGE BYLAW 2025

DRAFT - BACKGROUND REPORT

DRAFT – NOVEMBER 18, 2025

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CONTENTS

APPENDICES

TABLES

EXECUTIVE SUMMARY

In 2024, the City of Salmon Arm (City) initiated the process of updating their Development Cost Charge (DCC) Bylaw. The DCC Bylaw was informed by the growth data from the Official Community Plan, currently being updated, and infrastructure needs to service growth identified in recently completed infrastructure assessments and plans.

The current DCC Bylaw was developed in 2007. The City undertook an update to the current DCC Bylaw in 2017 using growth information from the Official Community Plan (adopted 2016) and informed by infrastructure assessments and plans completed in prior to 2017.

An update to the DCC Bylaw was pursued to incorporate current information in the DCC program lists, including costs, and the expanded eligible DCC categories, permitted through recent legislative updates to the *Local Government Act* .

This DCC Bylaw update included the following:

- Reviewing and updating residential and non-residential growth estimates;
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations;
- Reviewing and adjusting equivalencies to reflect new demand information;
- Identifying new and updating land use categories to better align with impact on infrastructure and development trends the City is experiencing and anticipating; and,
- Incorporating Provincial legislative changes into the City's development finance practices including the introduction of a Police Facilities DCC Program
- Applying varied municipal assist factors to phase in DCC rates

The proposed DCC program reflects a four-year phased municipal assist factor approach to minimize the rate increase on development. This is to allow more time for the development community to plan for DCC rate increases. The proposed DCC rates and corresponding municipal assist factors are detailed in Tables ES-1, ES-2, ES-3 and ES-4 below.

Table ES 1: Proposed DCC Rates – Year 1

Land Use	Unit of Charge	Roads *MAF 75%*	Water *MAF 15%*	Sanitary Sewer *MAF 70%*	Drainage *MAF 45%*	Parks *MAF 25%*	Police Facilities *MAF 50%*	Proposed Total Rate (Year One)
Low Density Residential	Per Parcel or Dwelling Unit	$2,090	$3,036	$3,073	$1,209	$1,058	$79	**$10,545**
Medium Density Residential	Per Dwelling Unit	$1,117	$2,408	$2,437	$532	$839	$63	**$7,396**
High Density Residential	Per Dwelling Unit	$717	$1,780	$1,801	$363	$620	$46	**$5,327**
Commercial	m^2 gross floor area	$2.87	$10.47	$10.60	$6.89	$3.65	$0.27	**$34.75**
Industrial	m^2 gross floor area	$3.28	$15.70	$15.89	$6.05	$0.00	$0.41	**$41.33**
Institutional	m^2 gross floor area	$3.69	$5.23	$5.30	$5.56	$0.00	$0.14	**$19.92**

Table ES-2: Proposed DCC Rates - Year 2

Land Use	Unit of Charge	Roads *MAF 72%*	Water *MAF 10%*	Sanitary Sewer *MAF 70%*	Drainage *MAF 40%*	Parks *MAF 20%*	Police Facilities *MAF 1%*	Proposed Total Rate (Year Two)
Low Density Residential	Per Parcel or Dwelling Unit	$2,474	$3,304	$3,073	$1,401	$1,147	$157	**$11,556**
Medium Density Residential	Per Dwelling Unit	$1,322	$2,620	$2,437	$617	$910	$124	**$8,030**
High Density Residential	Per Dwelling Unit	$849	$1,937	$1,801	$420	$672	$92	**$5,771**
Commercial	m^2 gross floor area	$3.40	$11.39	$10.60	$7.99	$3.95	$0.54	**$37.87**
Industrial	m^2 gross floor area	$3.88	$17.09	$15.89	$7.01	$0.00	$0.81	**$44.68**
Institutional	m^2 gross floor area	$4.37	$5.70	$5.30	$6.45	$0.00	$0.27	**$22.09**

Table ES-3: Proposed DCC Rates - Year 3

Land Use	Unit of Charge	Roads *MAF 70%*	Water *MAF 10%*	Sanitary Sewer *MAF 65%*	Drainage *MAF 40%*	Parks *MAF 20%*	Police Facilities *MAF 1%*	Proposed Total Rate (Year Three)
Low Density Residential	Per Parcel or Dwelling Unit	$2,731	$3,304	$3,820	$1,401	$1,147	$157	**$12,560**
Medium Density Residential	Per Dwelling Unit	$1,459	$2,620	$3,030	$617	$910	$124	**$8,760**
High Density Residential	Per Dwelling Unit	$937	$1,937	$2,239	$420	$672	$92	**$6,297**
Commercial	m^2 gross floor area	$3.75	$11.39	$13.17	$7.99	$3.95	$0.54	**$40.79**
Industrial	m^2 gross floor area	$4.28	$17.09	$19.76	$7.01	$0.00	$0.81	**$48.95**
Institutional	m^2 gross floor area	$4.82	$5.70	$6.59	$6.45	$0.00	$0.27	**$23.83**

Table ES-4: Proposed DCC Rates - Year 4

Land Use	Unit of Charge	Roads *MAF 67%*	Water *MAF 10%*	Sanitary Sewer *MAF 65%*	Drainage *MAF 30%*	Parks *MAF 20%*	Police Facilities *MAF 1%*	Proposed Total Rate (Year Four)
Low Density Residential	Per Parcel or Dwelling Unit	$3,115	$3,304	$3,820	$1,786	$1,147	$157	**$13,329**
Medium Density Residential	Per Dwelling Unit	$1,665	$2,620	$3,030	$786	$910	$124	**$9,135**
High Density Residential	Per Dwelling Unit	$1,069	$1,937	$2,239	$536	$672	$92	**$6,545**
Commercial	m^2 gross floor area	$4.28	$11.39	$13.17	$10.18	$3.95	$0.54	**$43.51**
Industrial	m^2 gross floor area	$4.89	$17.09	$19.76	$8.93	$0.00	$0.81	**$51.48**
Institutional	m^2 gross floor area	$5.50	$5.70	$6.59	$8.21	$0.00	$0.27	**$26.27**

1.0 BACKGROUND

In 2024 the City of Salmon Arm (City) initiated the process of updating their current Development Cost Charges (DCC) Bylaw. The City established the current DCC Bylaw in 2007 and updated it in 2017. The current DCC Bylaw levies charges to fund projects for the following services: Roads, Drainage, Parks, Water and Sanitary Sewer.

Since 2017, the City has seen changes in capital project costs and growth related infrastructure needs informed by updated infrastructure plans. The City has also noted changes in growth, which are being incorporated into their in-progress Official Community Plan update. In addition, recent legislative changes have introduced new DCC service categories that local governments can now leverage. Due to these factors, the City has chosen to undertake a DCC Bylaw update.

A major DCC Bylaw update is appropriate when there is significant new information on growth and the required infrastructure to service growth. Due to the updated information and the length of time since the previous DCC Bylaw was updated, a major update was conducted that involved a fulsome review of all inputs to the DCC rate calculation including the following:

- Reviewing and updating residential and non-residential growth estimates;
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations;
- Reviewing and adjusting equivalencies to reflect new demand information;
- Identifying new and updating land use categories to better align with impact on infrastructure and development trends the City is experiencing now and into the future; and,
- Incorporating Provincial legislative changes into the City's development finance practices including the introduction of a Police Facilities DCC Program
- Applying varied municipal assist factors to phase in DCC

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide, Ministry of Housing and Municipal Affairs
- Columbia Shuswap Regional District Electoral Area D Housing Needs Assessment (2022)
- City of Salmon Arm Official Community Plan (2020), currently being updated
- City of Salmon Arm Master Plans and studies including:
    - 20 Year Active Transportation Plan
    - 20 Year Infrastructure Plan
    - Sanitary Sewer Master Plan
    - Stormwater Master Plan
    - Parks Master Plan

The proposed DCC program includes sanitary sewer, water, drainage, roads, police protection, and the provision and development of parkland.

It should be noted that the material provided in this background report is meant for information only. Reference should be made to the City of Salmon Arm Development Cost Charge Bylaw No. 3600 for the specific DCC rates until the new bylaw has been adopted.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (Best Practices Guide), prepared by the Ministry of Housing and Municipal Affairs (the Ministry), stipulates key elements that should be considered when determining DCC rates. **Table 1** outlines the key elements, decisions, and supporting rationale used in this update and indicates whether the approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	City 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	20 Years	• Aligns with ongoing OCP update, recent infrastructure assessments and plans	✓
City-wide or area-specific charge	City-Wide	• All of the DCC projects included within this program are components of City-wide infrastructure systems and provide City-wide benefit	✓
Grant Assistance	None	• No identified DCC projects include grant assistance	✓
Developer Contribution	None	• No identified DCC projects include a developer contribution	✓
Financing	None	• No identified DCC projects include financing	✓
Benefit Allocation	30-100%	• 100% benefit is allocated to new infrastructure projects required to service greenfield development or future Master Plans. • For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some studies)	✓
Municipal Assist Factor	1-75% Phased-in DCC rates over 4 years using the	• The City is contributing between 1 – 75% municipal assist factors which varies between DCC programs as part of a four-year phased approach	✓

Key Element	City 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
	Municipal Assist Factor		
Units of charge	Per parcel; per dwelling unit; or per square metre gross floor area;	• *Per parcel or dwelling unit* levied on low density residential, medium density residential and high density residential. DCCs are levied at time of subdivision or building permit when number of units is known. • *Per square metre of gross floor area* (GFA) for commercial, industrial and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. DCCs are levied at time of building permit for these uses when the floor area is known.	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The residential growth projects were informed by updated census data. It is estimated the City will grow at 1.75% annually, resulting in 3,195 new dwelling units over the next 20 years. Based on discussions with City staff, this DCC update reflects the future OCP growth estimates and census data, which is a total population of 28,391 residents by 2043.

Persons per unit assumptions have been updated to reflect recent Census (2021) data and input from City staff to reflect recent trends. Residential growth projections by density type for the 20-year time horizon are shown below in **Table 2**.

Table 2: Residential Growth by Dwelling Type (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Low Density Residential	958	2.9	2,778
Medium Density Residential	1,279	2.3	2,942
High Density Residential	958	1.7	1,629
Total	**3,195**	**-**	**7,349**

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses were informed by recent building permit data, available land based on land use designations, and input from City staff. Non-residential growth projections for the 20-year time horizon used in this DCC update are shown in **Table 3.**

Table 3: Non-Residential Growth by Land Use (20 years)

Land Use	New Development	Units
Commercial	56,000	m^2 gross floor area
Industrial	36,000	m^2 gross floor area
Institutional	28,000	m^2 gross floor area

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expected relative impact.

Table 4: Equivalencies

Land Use	Transportation (weighted trip ends)	Drainage (imperviousness)	Water / Sewer / Police (pop.)	Parks (pop.)
Low Density Residential (per parcel or dwelling unit)	1.02	1.00	2.90	2.9
Medium Density Residential (per dwelling unit)	0.55	0.44	2.3	2.3
High Density Residential (per dwelling unit)	0.35	0.30	1.7	1.7
Commercial (per m^2 GFA)	0.0014	0.0057	0.0010	0.010
Institutional (per m^2 GFA)	0.0016	0.0050	0.0015	-
Industrial (per m^2 GFA)	0.0018	0.0046	0.005	-

Transportation

For transportation projects, the cost of development is distributed based on the expected number of trips generated by each land use. Trip ends are based on the ITE Trip Generation Manual.

Drainage

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the "run-off coefficient". The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to determine equivalency factors necessary to develop Equivalent Drainage Units (EDUs), the basis for calculating drainage DCCs. EDUs were allocated with reference to the appropriate impervious surface and lot coverage assumptions in the City's Stormwater Masterplan as well as permitted lot coverages in the City's Zoning Bylaw.

Sanitary, Water and Police

For residential demand, occupancy rates can be used to project demands for water, sanitary services as well as fire and police facilities. Occupancy rates were informed by 2021 Census Data from Statistics Canada. For non-residential land uses, equivalent populations per square metre are established.

Parks

The City's current DCC program levy's Parkland Acquisition and Development DCCs on will levy Parkland Acquisition and Development DCCs on all residential land use categories and on commercial land uses. This is based on the needs of park space and park development being generated by population increases and staff in the commercial sector. Occupancy rates for residential and commercial uses were used to project demands for Parkland Acquisition and Development. Occupancy rates were informed by 2021 Census Data from Statistics Canada.

4.0 DCC PROJECTS AND COSTS

4.1 DCC PROJECTS

The existing DCC program was reviewed, and projects that are still required that have not yet been built were carried forward with updated cost estimates. New projects were incorporated based on the City's 20 Year Infrastructure Plan which identified growth-related projects. The programs represent the most essential infrastructure required to facilitate development over the time horizon. The types of projects included in the DCC program are as follows:

Roads

- Intersection service upgrades
- New roads
- Active transportation pathways
- Transportation Master Plans to plan for growth

Water:

- Water main upsizing to increase capacity and extensions
- Reservoir development
- New pump stations and upgrades
- Water Master Planning

Stormwater:

- Storm main expansion
- Detention ponds
- Stormwater Master Planning

Sanitary Sewer:

- New pump stations and upgrades
- Sewer trunk main upsizing
- Water Pollution Control Centre (WPCC)
- Sanitary Sewer Master and Liquid Waste Management Plans

Parkland Acquisition and Development:

- Parkland acquisition to maintain existing LOS
- Parkland upgrades to service new growth

Police:

- Police building expansion to service new growth

All projects included in the DCC program are owned and controlled by the City. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.2 DCC COSTS

DCC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. **Table 5** below provides an overview of the DCC costs by infrastructure type, note that the information reflects only the final year of the DCC rate phase in. Costs reflect 2025 dollars.

All parkland improvement projects and costs in this DCC update align with the eligibility requirements outlined in the *Local Government Act.* Per section 566(2)(b)(ii), parkland improvement works are limited to:

- Fencing
- Landscaping
- Drainage and Irrigation
- Trails
- Restrooms
- Changing Rooms
- Playground Equipment
- Playing Field Equipment

Table 5: DCC Program Overview and Capital Costs – Year 4

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions)[1]
Transportation	$34.8	66-100%	67%	$9.1	$25.7
Water	$23.2	30-100%	10%	$14.1	$9.1
Drainage	$13.6	30-100%	30%	$6.5	$7.1
Sanitary Sewer	$46.0	30-100%	65%	$15.3	$30.6
Parkland Acquisition and Improvements	$11.2	30-100%	20%	$3.9	$7.3
Police Facilities	$0.6	75%	1%	$0.4	$0.2
Total [2]	**$129.4M**			**$49.5M**	**$80.0M**

(1) Includes municipal assist factor and portion allocated to existing development.
(2) Figures may not add due to rounding.

4.3 BENEFIT ALLOCATION

Project benefit allocations are used on a project-by-project basis to determine the extent to which the proposed DCC project benefits future growth versus existing users.

The benefit factor of each DCC eligible project was evaluated on a program by program basis. In general, all programs followed these two scenarios for the lower and upper limits of the benefit allocation :

1. **Baseline - Benefit to the population at large (30%)**

   Primarily benefits existing development but will also add capacity that proportionately benefits and supports the future population of the community, which is expected to grow by approximately 30% over the next 20 years.

2. **Rule of thumb – fully growth driven (100%)**

   Benefits only future development and would not be required if not for growth occurring. This benefit allocation was applied to purely growth driven DCC projects (primarily in greenfield locations), and master plans required to assess future infrastructure needs to address growth.

3. **Rule of thumb (between 30% and 100%)**

   For each project where the benefit allocation fell between 30% and 100%, the following factors informed the determined benefit allocation:

   - Location of project
   - Service area, high growth location or infill development
   - Age of existing infrastructure
   - Level of service
   - Scale of capacity increase

This ensured fairness in infrastructure funding and helped determine the extent to which the project is driven by the anticipated growth and what benefits the existing population would receive from the DCC projects.

4.4 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included.

5.0 DCC RATES

A comparison of existing and proposed DCC rates is included in **Table 6** below. Please note the categories Residential A, Residential B, Recreational Vehicle Strata Park and Recreational Vehicle Campground have been removed to reflect the future growth planned for the City.

Table 6: DCC Rate Comparison

Land Use	Unit of Charge	Existing Rate (2017)	Proposed Rate (Year 1)	Proposed Rate (Year 2)	Proposed Rate (Year 3)	Proposed Rate (Year 4)	% Change
Low Density Residential	Per Parcel or Dwelling Unit	$9,529.62	$10,545	$11,556	$12,560	$13,329	11-40%
Medium Density Residential	Per Dwelling Unit	$6,930.63	$7,396	$8,030	$8,760	$9,135	7-32%
High Density Residential	Per Dwelling Unit	$6,064.31	$5,327	$5,771	$6,297	$6,545	-12-8%
Commercial	Per sq.m of GFA	$34.65	$34.75	$37.87	$40.79	$43.51	0-26%
Institutional	Per sq.m of GFA	$46.21	$41.33	$44.68	$48.95	$51.48	-11-11%
Industrial	Per sq.m of GFA	$15.40	$19.92	$22.09	$23.83	$26.27	29-71%

6.0 CONSULTATION AND DCC RATES

6.1 INTERESTED PARTIES' CONSULTATION

[To be completed]

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City, or if a DCC has already been paid in regard to the same development. However, if further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied on the additional development to capture costs.

The *LGA* further restricts levying DCCs at the time of building permit issuance if:

- The building permit is for a place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed $50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq. m. and only for residential use.

The City will maintain the thresholds as set out by the *LGA* and will not charge on building permits less than $50,000 in value or for residential units no larger than 29 square metres. Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The City will continue to charge DCCs on fewer than four self-contained dwelling units at building permit.

7.2 DCC WAIVERS AND REDUCTIONS

The *LGA* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low environmental impact development. The Best Practices Guide specifies the DCC program must remain whole which means for any waivers or reductions the City provides, this same value must be paid to the DCC reserves from municipal funds, not paid for by the rest of the development community. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw as it does not need approval by the Inspector of Municipalities. At this time, the City does not have a DCC waivers and reductions bylaw.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect DCCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The City will collect DCCs for Low Density Residential uses at time of subdivision approval. Collecting DCCs early will allow the City to ensure timely provision of infrastructure and services. DCCs for other residential land use categories will be collected at time of building permit (or at subdivision, whichever comes first). Non-residential land uses will also be levied DCCs at time of building permit (or at subdivision, whichever comes first) when floor area or site area will be known.

7.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer / builder should pay the applicable DCCs based on the additional floor area for commercial, industrial, or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the City is giving a DCC credit for the existing development or building. DCCs are only levied on the *new* development/ building area.

Note that if a single dwelling unit is replaced by another single dwelling unit, then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single dwelling units, then DCCs are payable on the one additional single dwelling lot.

7.5 IN-STREAM APPLICATIONS

Once the new DCC Bylaw has been adopted, the *LGA* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

   If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

   The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

7.6 PAYMENT BY INSTALLMENTS

To create more flexibility for the development community, the Province is set to update the existing regulations regarding the payment of DCCs by instalment.

It is anticipated that effective January 1, 2026, qualified developers and homebuilders paying greater than $50,000 in DCCs to a local government will be able to:

- Use on-demand surety bonds province-wide; and,
- Pay 25% of DCCs at permit approval and pay the remaining 75% at time of occupancy or within 4 years, whichever is earliest.

Information on the current regulations can be found in section 559 of the *Local Government Act*.

7.7 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.7.1 REBATES AND CREDITS

The City should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the DCC Best Practice Guide. There may be situation in which it is not in the best interests of the City to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the City is not prepared to support, or DCC reserves are not sufficient. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.7.2 DCC MONITORING AND ACCOUNTING

The City should enter all the projects contained in the DCC program into a tracking system to monitor the DCC program. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be informed by the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, or partially completed, their actual costs, and would include new projects that are added to the program.

7.7.3 DCC REVIEWS

To keep the DCC program as current as possible, the City should review its program annually. Based on its annual review, the City may make minor amendments to the DCC rates. The City should apply a CPI inflationary factor, as permitted by legislation, annually (to a maximum of four years). Typically, a major amendment to the DCC program and rates is recommended every three to five years. All DCC Bylaw amendments require approval from the Ministry, with the exception of CPI adjustments.

APPENDIX A

DCC Program and Calculations

DRAFT

2025-11-04

CITY OF SALMON ARM
ROADS DCC PROGRAM - YEAR 1

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 75%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
Active Transportation							
1	10 Street SW (22 Ave SW to 1881 10 St SW)	$ 380,000	66%	$ 250,800	$ 188,100	$ 62,700	$ 317,300
2	30 Street and 11 Avenue NE School Connector	$ 3,400,000	66%	$ 2,244,000	$ 1,683,000	$ 561,000	$ 2,839,000
3	10 Avenue SW Multi-use Pathway	$ 2,800,000	66%	$ 1,848,000	$ 1,386,000	$ 462,000	$ 2,338,000
4	20 Avenue & Lakeshore Downtown Connection	$ 2,900,000	66%	$ 1,914,000	$ 1,435,500	$ 478,500	$ 2,421,500
5	Downtown to Uptown Connection	$ 2,000,000	66%	$ 1,320,000	$ 990,000	$ 330,000	$ 1,670,000
6	Shuswap Street Bicycle Route	$ 400,000	66%	$ 264,000	$ 198,000	$ 66,000	$ 334,000
7	Canoe Beach Drive Multi Use Pathway	$ 600,000	66%	$ 396,000	$ 297,000	$ 99,000	$ 501,000
8	West Bay Connector	$ 1,600,000	66%	$ 1,056,000	$ 792,000	$ 264,000	$ 1,336,000
Roads							
9	Lakeshore Road - Roadway upgrades, including Multi-Use Pathway	$ 5,150,000	75%	$ 3,862,500	$ 2,896,875	$ 965,625	$ 4,184,375
10	Auto Road Connector Extension (New Greenfield)	$ 7,000,000	100%	$ 7,000,000	$ 5,250,000	$ 1,750,000	$ 5,250,000
11	10 Street & 5 Ave SE - Intersection Upgrade	$ 2,000,000	85%	$ 1,700,000	$ 1,275,000	$ 425,000	$ 1,575,000
12	9 Ave & 30 St NE - Intersection Upgrade	$ 3,100,000	85%	$ 2,635,000	$ 1,976,250	$ 658,750	$ 2,441,250
13	Shuswap & 14 Avenue - Auto Road Connector Intersection (New Greenfield)	$ 750,000	100%	$ 750,000	$ 562,500	$ 187,500	$ 562,500
14	11 Avenue and 30 Street NE - Intersection Upgrade	$ 2,500,000	85%	$ 2,125,000	$ 1,593,750	$ 531,250	$ 1,968,750
Plans & Studies							
15	Transportation Master Plan	$ 200,000	100%	$ 200,000	$ 150,000	$ 50,000	$ 150,000
16	Active Transportation Plan Update	$ 50,000	100%	$ 50,000	$ 37,500	$ 12,500	$ 37,500
	TOTAL	**$34,830,000**		**$27,615,300**	**$20,711,475**	**$6,903,825**	**$27,926,175**

CITY OF SALMON ARM
ROADS DCC RATE CALCULATION - YEAR 1

A: Traffic Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0200	977	44%
Medium Density Residential	1,279	Per Dwelling Unit	0.5450	697	32%
High Density Residential	958	Per Dwelling Unit	0.3500	335	15%
Commercial	56,000	Per sq.m. of GFA	0.0014	78	4%
Institutional	28,000	Per sq.m. of GFA	0.0016	45	2%
Industrial	36,000	Per sq.m. of GFA	0.0018	65	3%
			Total Trip Ends	2,198 (a)	100%

B: Unit Road DCC Calculation		
Net Road DCC Program Recoverable	$ 6,903,825.00	(b)
Existing DCC Reserve Monies	$ 2,401,215.84	(c)
Net Amount to be Paid by DCCs	$4,502,609	(d) = (b) - (c)
DCC per Trip End	$2,048.95	(e) = (d) / (a)

C: Resulting Road DCCs				**DCC Revenue Estimates**
Low Density Residential	$2,090	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,002,220
Medium Density Residential	$1,117	Per Dwelling Unit	(e) x Col. (3)	$1,428,643
High Density Residential	$717	Per Dwelling Unit	(e) x Col. (3)	$686,886
Commercial	$2.87	Per sq.m. of GFA	(e) x Col. (3)	$160,720
Institutional	$3.28	Per sq.m. of GFA	(e) x Col. (3)	$91,840
Industrial	$3.69	Per sq.m. of GFA	(e) x Col. (3)	$132,840

Notes

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CITY OF SALMON ARM
WATER DCC PROGRAM - YEAR 1

2025-11-04

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 15%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	Water Master Plans - update every 10 years	$ 200,000	100%	$ 200,000	$ 30,000	$ 170,000	$ 30,000
2	Little Mtn to 30 St SE - Watermain Upsizing	$ 302,400	80%	$ 241,920	$ 36,288	$ 205,632	$ 96,768
3	New Zone 5 Booster Station	$ 2,800,000	80%	$ 2,240,000	$ 336,000	$ 1,904,000	$ 896,000
4	Foothill Road - 10th SE to Res. - Watermain Upsizing	$ 1,807,000	50%	$ 903,500	$ 135,525	$ 767,975	$ 1,039,025
5	20 Avenue SE - Watermain Upsizing	$ 800,000	60%	$ 480,000	$ 72,000	$ 408,000	$ 392,000
6	4 Avenue SE - Watermain Extension (Greenfield)	$ 130,000	100%	$ 130,000	$ 19,500	$ 110,500	$ 19,500
7	20 Ave NE & Lakeshore - Watermain Upsizing	$ 1,300,000	50%	$ 650,000	$ 97,500	$ 552,500	$ 747,500
8	10 Avenue SE - Watermain Upsizing	$ 330,000	60%	$ 198,000	$ 29,700	$ 168,300	$ 161,700
9	TCH Water - 20 St NE to 50 St NE - Watermain Upsizing	$ 2,000,000	60%	$ 1,200,000	$ 180,000	$ 1,020,000	$ 980,000
10	Park Hill Reservoir / New Zone 2 (Greenfield)	$ 3,000,000	100%	$ 3,000,000	$ 450,000	$ 2,550,000	$ 450,000
11	Canoe Pump Stn - Zone 2 Pump & Controls	$ 5,000,000.00	30%	$ 1,500,000	$ 225,000	$ 1,275,000	$ 3,725,000
12	10 Avenue SW - Watermain Upsizing	$ 1,099,000	80%	$ 879,200	$ 131,880	$ 747,320	$ 351,680
13	30 St SW - Watermain Extension (Greenfield)	$ 720,000	100%	$ 720,000	$ 108,000	$ 612,000	$ 108,000
14	97B - Watermain Upsizing	$ 500,000	60%	$ 300,000	$ 45,000	$ 255,000	$ 245,000
15	Auto Road Connector - Water Trunk Main (Greenfield)	$ 400,000	100%	$ 400,000	$ 60,000	$ 340,000	$ 60,000
16	Park Hill - Trunk Main Pump	$ 680,000	80%	$ 544,000	$ 81,600	$ 462,400	$ 217,600
17	Zone 4 - Pump Station	$ 145,152	80%	$ 116,122	$ 17,418	$ 98,703	$ 46,449
18	New Reservoir (Greenfield)	$ 2,000,000	100%	$ 2,000,000	$ 300,000	$ 1,700,000	$ 300,000
	TOTAL	**$ 23,213,552**		**$ 15,702,742**	**$ 2,355,411**	**$ 13,347,330**	**$ 9,866,222**

CITY OF SALMON ARM
WATER DCC RATE CALCULATION - YEAR 1

A: Water Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Water DCC Calculation		
Net Water DCC Program Recoverable	$ 13,347,330.36	(b)
Existing DCC Reserve Monies	$ 4,439,902.05	(c)
Net Amount to be Paid by DCCs	$ 8,907,428.31	(d) = (b) - (c)
DCC per Equivalent Population	$1,046.89	(e) = (d) / (a)

C: Resulting Water DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,036	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,908,488
Medium Density Residential	$2,408	Per Dwelling Unit	(e) x Col. (3)	$3,079,832
High Density Residential	$1,780	Per Dwelling Unit	(e) x Col. (3)	$1,705,240
Commercial	$10.47	Per sq.m. of GFA	(e) x Col. (3)	$586,320
Institutional	$15.70	Per sq.m. of GFA	(e) x Col. (3)	$439,600
Industrial	$5.23	Per sq.m. of GFA	(e) x Col. (3)	$188,280

Notes

CITY OF SALMON ARM
SANITARY SEWER DCC PROGRAM - YEAR 1

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 70%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	10th St. SW - Sewer Upsizing	$ 425,779	30%	$ 127,734	$ 89,414	$ 38,320	$ 387,459
2	2 Ave NE (1751-1851) - Sewer Upsizing	$ 100,000	80%	$ 80,000	$ 56,000	$ 24,000	$ 76,000
3	Foreshore Main Upsizing	$ 3,000,000	60%	$ 1,800,000	$ 1,260,000	$ 540,000	$ 2,460,000
4	WPCC Stage 4 and Stage 5 Expansion Construction - New capacity only	$ 40,000,000	100%	$ 40,000,000	$ 28,000,000	$ 12,000,000	$ 28,000,000
5	Rotten Row Lift Station	$ 1,500,000	60%	$ 900,000	$ 630,000	$ 270,000	$ 1,230,000
6	Auto Road Connector - Sani Trunk Main (Greenfield)	$ 325,000	100%	$ 325,000	$ 227,500	$ 97,500	$ 227,500
7	Sanitary Sewer Master Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 210,000	$ 90,000	$ 210,000
8	Liquid Waste Management Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 210,000	$ 90,000	$ 210,000
	TOTAL	**$45,950,779**		**$43,832,734**	**$30,682,914**	**$13,149,820**	**$32,800,959**

CITY OF SALMON ARM
SANITARY SEWER DCC RATE CALCULATION - YEAR 1

A: Sanitary Sewer Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Sanitary Sewer DCC Calculation			
Net Sewer DCC Program Recoverable	$ 13,149,820.13	(b)	
Existing DCC Reserve Monies	$ 4,134,029.81	(c)	
Net Amount to be Paid by DCCs	$9,015,790	(d) = (b) - (c)	
DCC per Equivalent Population	$1,059.62	(e) = (d) / (a)	

C: Resulting Sanitary Sewer DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,073	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,943,934
Medium Density Residential	$2,437	Per Dwelling Unit	(e) x Col. (3)	$3,116,923
High Density Residential	$1,801	Per Dwelling Unit	(e) x Col. (3)	$1,725,358
Commercial	$10.60	Per sq.m. of GFA	(e) x Col. (3)	$593,600
Institutional	$15.89	Per sq.m. of GFA	(e) x Col. (3)	$444,920
Industrial	$5.30	Per sq.m. of GFA	(e) x Col. (3)	$190,800

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CITY OF SALMON ARM
DRAINAGE DCC PROGRAM - YEAR 1

2025-11-04

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 45%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	26 Ave NE - Lakeshore Rd - 21 St - Drainage	$ 72,576	30%	$ 21,773	$ 9,798	$ 11,975	$ 60,601
2	Stormwater Master Plan - update every 10 years	$ 600,000	100%	$ 600,000	$ 270,000	$ 330,000	$ 270,000
3	Auto Road Connector - Drainage (Greenfield)	$ 300,000	100%	$ 300,000	$ 135,000	$ 165,000	$ 135,000
4	Okanagan Avenue Storm Pond - South	$ 1,840,000	30%	$ 552,000	$ 248,400	$ 303,600	$ 1,536,400
5	Auto Road Storm Pond	$ 490,000	30%	$ 147,000	$ 66,150	$ 80,850	$ 409,150
6	Canoe Storm Sewer - Trunk sewer from Lund Pond to CBD	$ 2,900,000	30%	$ 870,000	$ 391,500	$ 478,500	$ 2,421,500
7	Canoe Detention Pond	$ 290,000	30%	$ 87,000	$ 39,150	$ 47,850	$ 242,150
8	Future Area 1A Storm Sewer (Greenfield)	$ 900,000	100%	$ 900,000	$ 405,000	$ 495,000	$ 405,000
9	Future Area 1A Pond (Greenfield)	$ 920,000	100%	$ 920,000	$ 414,000	$ 506,000	$ 414,000
10	Future Area 1B Storm Main (Greenfield)	$ 340,000	100%	$ 340,000	$ 153,000	$ 187,000	$ 153,000
11	Future Area 1B Pond (Greenfield)	$ 810,000	100%	$ 810,000	$ 364,500	$ 445,500	$ 364,500
12	Future Area 2A Storm Sewer (Greenfield)	$ 2,040,000	100%	$ 2,040,000	$ 918,000	$ 1,122,000	$ 918,000
13	Future Area 2A Pond (Greenfield)	$ 1,610,000	100%	$ 1,610,000	$ 724,500	$ 885,500	$ 724,500
14	20 Ave NE at Lakeshore Extension	$ 200,000	30%	$ 60,000	$ 27,000	$ 33,000	$ 167,000
15	Lakeshore Road NE Storm Sewer	$ 300,000	30%	$ 90,000	$ 40,500	$ 49,500	$ 250,500
	TOTAL	**$ 13,612,576**		**$ 9,347,773**	**$ 4,206,498**	**$ 5,141,275**	**$ 8,471,301**

CITY OF SALMON ARM
DRAINAGE DCC RATE CALCULATION - YEAR 1

A: Drainage Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Impervious Area/Unit (m^2) Equivalent Factor**	**Equivalent Factor**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0000	958	39%
Medium Density Residential	1,279	Per Dwelling Unit	0.4400	563	23%
High Density Residential	958	Per Dwelling Unit	0.3000	287	12%
Commercial	56,000	Per sq.m. of GFA	0.0057	319	13%
Institutional	28,000	Per sq.m. of GFA	0.0050	140	6%
Industrial	36,000	Per sq.m. of GFA	0.0046	166	7%
			Total Equivalent Factor	2,433 (a)	100%

B: Unit Drainage DCC Calculation		
Net Drainage DCC Program Recoverable	$ 5,141,275.04	(b)
Existing DCC Reserve Monies	$ 2,199,197.96	(c)
Net Amount to be Paid by DCCs	$2,942,077	(d) = (b) - (c)
DCC per Equivalent Factor	$1,209.26	(e) = (d) / (a)

C: Resulting Drainage DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,209	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,158,222
Medium Density Residential	$532	Per Dwelling Unit	(e) x Col. (3)	$680,428
High Density Residential	$363	Per Dwelling Unit	(e) x Col. (3)	$347,754
Commercial	$6.89	Per sq.m. of GFA	(e) x Col. (3)	$385,840
Institutional	$6.05	Per sq.m. of GFA	(e) x Col. (3)	$169,400
Industrial	$5.56	Per sq.m. of GFA	(e) x Col. (3)	$200,160

CITY OF SALMON ARM
PARKS DCC PROGRAM - YEAR 1

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 25%	DCC Recoverable	Total Municipal Responsibility
1	Blackburn Park	Includes park Master Planning, vegetation planting, and site work prep for field exapansions.	$ 893,500	40%	$ 357,400	$ 89,350	$ 268,050	$ 625,450
2	McGuire Lake	Includes park walkway extension and washroom upgrade and expansion	$ 324,000	40%	$ 129,600	$ 32,400	$ 97,200	$ 226,800
3	Canoe Beach	Works address increase in users and growht. Includes beach expansion, park service connections, fencing, vegetation, playground, furnishings, trash receptacles, fountains, walkways and washroom development.	$ 2,106,500	60%	$ 1,263,900	$ 315,975	$ 947,925	$ 1,158,575
4	Klahani Park	Works address increase in users and growth. Includes irrigation expansion, provision of park furniture and drinking fountains, washroom development and site work preparation for field expansions.	$ 1,235,060	80%	$ 988,048	$ 247,012	$ 741,036	$ 494,024
5	Little Mountain Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 15,000	$ 45,000	$ 105,000
6	Jackson Park Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 15,000	$ 45,000	$ 105,000
7	Fletcher Park - Playground	Playground upgrade to address increase in users/growth.	$ 200,000	40%	$ 80,000	$ 20,000	$ 60,000	$ 140,000
8	Kin Park Playground	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 15,000	$ 45,000	$ 105,000
9	Cheetah Park Ugrade	Additional park amenities provided including play areas, seating and paths.	$ 100,000	40%	$ 40,000	$ 10,000	$ 30,000	$ 70,000
10	Future Trails & Greenways	Future Trails & Greenways to be developed city-wide.	$ 5,400,000	30%	$ 1,620,000	$ 405,000	$ 1,215,000	$ 4,185,000
11	Neighbourhood Parks	Land acquisition and development for Neighbourhood Parks in existing areas to service increase in users and growth.	$ 500,000	40%	$ 200,000	$ 50,000	$ 150,000	$ 350,000
		TOTAL	**$11,209,060**		**$ 4,858,948**	**$ 1,214,737**	**$ 3,644,211**	**$ 7,564,849**

CITY OF SALMON ARM
PARKS DCC RATE CALCULATION - YEAR 1

A: Parks Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	35%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	37%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	21%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0000	-	0%
Industrial	36,000	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	7,909 (a)	100%

B: Unit Parks DCC Calculation		
Net Park DCC Program Recoverable	$ 3,644,211.00	(b)
Existing DCC Reserve Monies	$ 759,804.59	(c)
Net Amount to be Paid by DCCs	$2,884,406	(d) = (b) - (c)
DCC per Equivalent Population	$364.72	(e) = (d) / (a)

C: Resulting Parks DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,058	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,013,564
Medium Density Residential	$839	Per Dwelling Unit	(e) x Col. (3)	$1,073,081
High Density Residential	$620	Per Dwelling Unit	(e) x Col. (3)	$593,960
Commercial	$3.65	Per sq.m. of GFA	(e) x Col. (3)	$204,400
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

Note
Existing program charges Commercial uses Parks DCCs, per schedule A of DCC bylaw No. 3600, 2007

CITY OF SALMON ARM
POLICE DCC PROGRAM - YEAR 1

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 50%	DCC Recoverable	Total Municipal Responsibility
POLC-0003	Police Building Expansion	Expansion to existing police building, to support expanded police services due to growth	$ 620,000	75%	$ 465,000	$ 232,500	$ 232,500	$ 387,500
		TOTAL	**$620,000**		**$ 465,000**	**$ 232,500**	**$ 232,500**	**$ 387,500**

CITY OF SALMON ARM
POLICE DCC RATE CALCULATION - YEAR 1

A: Police Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Police DCC Calculation		
Net Police DCC Program Recoverable	$ 232,500.00	(b)
Existing DCC Reserve Monies	$ -	(c)
Net Amount to be Paid by DCCs	$232,500	(d) = (b) - (c)
DCC per Equivalent Population	$27.33	(e) = (d) / (a)

C: Resulting Police DCCs				**DCC Revenue Estimates**
Low Density Residential	$79	Per Parcel or Dwelling Unit	(e) x Col. (3)	$75,682
Medium Density Residential	$63	Per Dwelling Unit	(e) x Col. (3)	$80,577
High Density Residential	$46	Per Dwelling Unit	(e) x Col. (3)	$44,068
Commercial	$0.27	Per sq.m. of GFA	(e) x Col. (3)	$15,120
Institutional	$0.41	Per sq.m. of GFA	(e) x Col. (3)	$11,480
Industrial	$0.14	Per sq.m. of GFA	(e) x Col. (3)	$4,919

Note
New program therefore no DCC reserve currently existing

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2025-11-04

CITY OF SALMON ARM
ROADS DCC PROGRAM - YEAR 2

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 72%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
Active Transportation							
1	10 Street SW (22 Ave SW to 1881 10 St SW)	$ 380,000	66%	$ 250,800	$ 180,576	$ 70,224	$ 309,776
2	30 Street and 11 Avenue NE School Connector	$ 3,400,000	66%	$ 2,244,000	$ 1,615,680	$ 628,320	$ 2,771,680
3	10 Avenue SW Multi-use Pathway	$ 2,800,000	66%	$ 1,848,000	$ 1,330,560	$ 517,440	$ 2,282,560
4	20 Avenue & Lakeshore Downtown Connection	$ 2,900,000	66%	$ 1,914,000	$ 1,378,080	$ 535,920	$ 2,364,080
5	Downtown to Uptown Connection	$ 2,000,000	66%	$ 1,320,000	$ 950,400	$ 369,600	$ 1,630,400
6	Shuswap Street Bicycle Route	$ 400,000	66%	$ 264,000	$ 190,080	$ 73,920	$ 326,080
7	Canoe Beach Drive Multi Use Pathway	$ 600,000	66%	$ 396,000	$ 285,120	$ 110,880	$ 489,120
8	West Bay Connector	$ 1,600,000	66%	$ 1,056,000	$ 760,320	$ 295,680	$ 1,304,320
Roads							
9	Lakeshore Road - Roadway upgrades, including Multi-Use Pathway	$ 5,150,000	75%	$ 3,862,500	$ 2,781,000	$ 1,081,500	$ 4,068,500
10	Auto Road Connector Extension (New Greenfield)	$ 7,000,000	100%	$ 7,000,000	$ 5,040,000	$ 1,960,000	$ 5,040,000
11	10 Street & 5 Ave SE - Intersection Upgrade	$ 2,000,000	85%	$ 1,700,000	$ 1,224,000	$ 476,000	$ 1,524,000
12	9 Ave & 30 St NE - Intersection Upgrade	$ 3,100,000	85%	$ 2,635,000	$ 1,897,200	$ 737,800	$ 2,362,200
13	Shuswap & 14 Avenue - Auto Road Connector Intersection (New Greenfield)	$ 750,000	100%	$ 750,000	$ 540,000	$ 210,000	$ 540,000
14	11 Avenue and 30 Street NE - Intersection Upgrade	$ 2,500,000	85%	$ 2,125,000	$ 1,530,000	$ 595,000	$ 1,905,000
Plans & Studies							
15	Transportation Master Plan	$ 200,000	100%	$ 200,000	$ 144,000	$ 56,000	$ 144,000
16	Active Transportation Plan Update	$ 50,000	100%	$ 50,000	$ 36,000	$ 14,000	$ 36,000
	TOTAL	**$34,830,000**		**$27,615,300**	**$19,883,016**	**$7,732,284**	**$27,097,716**

CITY OF SALMON ARM
ROADS DCC RATE CALCULATION - YEAR 2

A: Traffic Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0200	977	44%
Medium Density Residential	1,279	Per Dwelling Unit	0.5450	697	32%
High Density Residential	958	Per Dwelling Unit	0.3500	335	15%
Commercial	56,000	Per sq.m. of GFA	0.0014	78	4%
Institutional	28,000	Per sq.m. of GFA	0.0016	45	2%
Industrial	36,000	Per sq.m. of GFA	0.0018	65	3%
			Total Trip Ends	2,198 (a)	100%

B: Unit Road DCC Calculation		
Net Road DCC Program Recoverable	$ 7,732,284.00	(b)
Existing DCC Reserve Monies	$ 2,401,215.84	(c)
Net Amount to be Paid by DCCs	$5,331,068	(d) = (b) - (c)
DCC per Trip End	$2,425.95	(e) = (d) / (a)

C: Resulting Road DCCs				**DCC Revenue Estimates**
Low Density Residential	$2,474	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,370,092
Medium Density Residential	$1,322	Per Dwelling Unit	(e) x Col. (3)	$1,690,838
High Density Residential	$849	Per Dwelling Unit	(e) x Col. (3)	$813,342
Commercial	$3.40	Per sq.m. of GFA	(e) x Col. (3)	$190,400
Institutional	$3.88	Per sq.m. of GFA	(e) x Col. (3)	$108,640
Industrial	$4.37	Per sq.m. of GFA	(e) x Col. (3)	$157,320

Notes

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CITY OF SALMON ARM
WATER DCC PROGRAM - YEAR 2

2025-11-04

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 10%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	Water Master Plans - update every 10 years	$ 200,000	100%	$ 200,000	$ 20,000	$ 180,000	$ 20,000
2	Little Mtn to 30 St SE - Watermain Upsizing	$ 302,400	80%	$ 241,920	$ 24,192	$ 217,728	$ 84,672
3	New Zone 5 Booster Station	$ 2,800,000	80%	$ 2,240,000	$ 224,000	$ 2,016,000	$ 784,000
4	Foothill Road - 10th SE to Res. - Watermain Upsizing	$ 1,807,000	50%	$ 903,500	$ 90,350	$ 813,150	$ 993,850
5	20 Avenue SE - Watermain Upsizing	$ 800,000	60%	$ 480,000	$ 48,000	$ 432,000	$ 368,000
6	4 Avenue SE - Watermain Extension (Greenfield)	$ 130,000	100%	$ 130,000	$ 13,000	$ 117,000	$ 13,000
7	20 Ave NE & Lakeshore - Watermain Upsizing	$ 1,300,000	50%	$ 650,000	$ 65,000	$ 585,000	$ 715,000
8	10 Avenue SE - Watermain Upsizing	$ 330,000	60%	$ 198,000	$ 19,800	$ 178,200	$ 151,800
9	TCH Water - 20 St NE to 50 St NE - Watermain Upsizing	$ 2,000,000	60%	$ 1,200,000	$ 120,000	$ 1,080,000	$ 920,000
10	Park Hill Reservoir / New Zone 2 (Greenfield)	$ 3,000,000	100%	$ 3,000,000	$ 300,000	$ 2,700,000	$ 300,000
11	Canoe Pump Stn - Zone 2 Pump & Controls	$ 5,000,000.00	30%	$ 1,500,000	$ 150,000	$ 1,350,000	$ 3,650,000
12	10 Avenue SW - Watermain Upsizing	$ 1,099,000	80%	$ 879,200	$ 87,920	$ 791,280	$ 307,720
13	30 St SW - Watermain Extension (Greenfield)	$ 720,000	100%	$ 720,000	$ 72,000	$ 648,000	$ 72,000
14	97B - Watermain Upsizing	$ 500,000	60%	$ 300,000	$ 30,000	$ 270,000	$ 230,000
15	Auto Road Connector - Water Trunk Main (Greenfield)	$ 400,000	100%	$ 400,000	$ 40,000	$ 360,000	$ 40,000
16	Park Hill - Trunk Main Pump	$ 680,000	80%	$ 544,000	$ 54,400	$ 489,600	$ 190,400
17	Zone 4 - Pump Station	$ 145,152	80%	$ 116,122	$ 11,612	$ 104,509	$ 40,643
18	New Reservoir (Greenfield)	$ 2,000,000	100%	$ 2,000,000	$ 200,000	$ 1,800,000	$ 200,000
	TOTAL	**$ 23,213,552**		**$ 15,702,742**	**$ 1,570,274**	**$ 14,132,467**	**$ 9,081,085**

CITY OF SALMON ARM
WATER DCC RATE CALCULATION YEAR 2

A: Water Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Water DCC Calculation		
Net Water DCC Program Recoverable	$ 14,132,467.44	(b)
Existing DCC Reserve Monies	$ 4,439,902.05	(c)
Net Amount to be Paid by DCCs	$ 9,692,565.39	(d) = (b) - (c)
DCC per Equivalent Population	$1,139.16	(e) = (d) / (a)

C: Resulting Water DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,304	Per Parcel or Dwelling Unit	(e) x Col. (3)	$3,165,232
Medium Density Residential	$2,620	Per Dwelling Unit	(e) x Col. (3)	$3,350,980
High Density Residential	$1,937	Per Dwelling Unit	(e) x Col. (3)	$1,855,646
Commercial	$11.39	Per sq.m. of GFA	(e) x Col. (3)	$637,840
Institutional	$17.09	Per sq.m. of GFA	(e) x Col. (3)	$478,520
Industrial	$5.70	Per sq.m. of GFA	(e) x Col. (3)	$205,200

Notes

CITY OF SALMON ARM
SANITARY SEWER DCC PROGRAM - YEAR 2

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 70%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	10th St. SW - Sewer Upsizing	$ 425,779	30%	$ 127,734	$ 89,414	$ 38,320	$ 387,459
2	2 Ave NE (1751-1851) - Sewer Upsizing	$ 100,000	80%	$ 80,000	$ 56,000	$ 24,000	$ 76,000
3	Foreshore Main Upsizing	$ 3,000,000	60%	$ 1,800,000	$ 1,260,000	$ 540,000	$ 2,460,000
4	WPCC Stage 4 and Stage 5 Expansion Construction - New capacity only	$ 40,000,000	100%	$ 40,000,000	$ 28,000,000	$ 12,000,000	$ 28,000,000
5	Rotten Row Lift Station	$ 1,500,000	60%	$ 900,000	$ 630,000	$ 270,000	$ 1,230,000
6	Auto Road Connector - Sani Trunk Main (Greenfield)	$ 325,000	100%	$ 325,000	$ 227,500	$ 97,500	$ 227,500
7	Sanitary Sewer Master Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 210,000	$ 90,000	$ 210,000
8	Liquid Waste Management Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 210,000	$ 90,000	$ 210,000
	TOTAL	**$45,950,779**		**$43,832,734**	**$30,682,914**	**$13,149,820**	**$32,800,959**

CITY OF SALMON ARM
SANITARY SEWER DCC RATE CALCULATION - YEAR 2

A: Sanitary Sewer Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Sanitary Sewer DCC Calculation			
Net Sewer DCC Program Recoverable	$ 13,149,820.13	(b)	
Existing DCC Reserve Monies	$ 4,134,029.81	(c)	
Net Amount to be Paid by DCCs	$9,015,790	(d) = (b) - (c)	
DCC per Equivalent Population	$1,059.62	(e) = (d) / (a)	

C: Resulting Sanitary Sewer DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,073	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,943,934
Medium Density Residential	$2,437	Per Dwelling Unit	(e) x Col. (3)	$3,116,923
High Density Residential	$1,801	Per Dwelling Unit	(e) x Col. (3)	$1,725,358
Commercial	$10.60	Per sq.m. of GFA	(e) x Col. (3)	$593,600
Institutional	$15.89	Per sq.m. of GFA	(e) x Col. (3)	$444,920
Industrial	$5.30	Per sq.m. of GFA	(e) x Col. (3)	$190,800

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2025-11-04

CITY OF SALMON ARM
DRAINAGE DCC PROGRAM - YEAR 2

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 40%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	26 Ave NE - Lakeshore Rd - 21 St - Drainage	$ 72,576	30%	$ 21,773	$ 8,709	$ 13,064	$ 59,512
2	Stormwater Master Plan - update every 10 years	$ 600,000	100%	$ 600,000	$ 240,000	$ 360,000	$ 240,000
3	Auto Road Connector - Drainage (Greenfield)	$ 300,000	100%	$ 300,000	$ 120,000	$ 180,000	$ 120,000
4	Okanagan Avenue Storm Pond - South	$ 1,840,000	30%	$ 552,000	$ 220,800	$ 331,200	$ 1,508,800
5	Auto Road Storm Pond	$ 490,000	30%	$ 147,000	$ 58,800	$ 88,200	$ 401,800
6	Canoe Storm Sewer - Trunk sewer from Lund Pond to CBD	$ 2,900,000	30%	$ 870,000	$ 348,000	$ 522,000	$ 2,378,000
7	Canoe Detention Pond	$ 290,000	30%	$ 87,000	$ 34,800	$ 52,200	$ 237,800
8	Future Area 1A Storm Sewer (Greenfield)	$ 900,000	100%	$ 900,000	$ 360,000	$ 540,000	$ 360,000
9	Future Area 1A Pond (Greenfield)	$ 920,000	100%	$ 920,000	$ 368,000	$ 552,000	$ 368,000
10	Future Area 1B Storm Main (Greenfield)	$ 340,000	100%	$ 340,000	$ 136,000	$ 204,000	$ 136,000
11	Future Area 1B Pond (Greenfield)	$ 810,000	100%	$ 810,000	$ 324,000	$ 486,000	$ 324,000
12	Future Area 2A Storm Sewer (Greenfield)	$ 2,040,000	100%	$ 2,040,000	$ 816,000	$ 1,224,000	$ 816,000
13	Future Area 2A Pond (Greenfield)	$ 1,610,000	100%	$ 1,610,000	$ 644,000	$ 966,000	$ 644,000
14	20 Ave NE at Lakeshore Extension	$ 200,000	30%	$ 60,000	$ 24,000	$ 36,000	$ 164,000
15	Lakeshore Road NE Storm Sewer	$ 300,000	30%	$ 90,000	$ 36,000	$ 54,000	$ 246,000
	TOTAL	**$ 13,612,576**		**$ 9,347,773**	**$ 3,739,109**	**$ 5,608,664**	**$ 8,003,912**

CITY OF SALMON ARM
DRAINAGE DCC RATE CALCULATION - YEAR 2

A: Drainage Generation Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Impervious Area/Unit (m^2) Equivalent Factor	Equivalent Factor	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0000	958	39%
Medium Density Residential	1,279	Per Dwelling Unit	0.4400	563	23%
High Density Residential	958	Per Dwelling Unit	0.3000	287	12%
Commercial	56,000	Per sq.m. of GFA	0.0057	319	13%
Institutional	28,000	Per sq.m. of GFA	0.0050	140	6%
Industrial	36,000	Per sq.m. of GFA	0.0046	166	7%
			Total Equivalent Factor	2,433 (a)	100%

B: Unit Drainage DCC Calculation		
Net Drainage DCC Program Recoverable	$ 5,608,663.68	(b)
Existing DCC Reserve Monies	$ 2,199,197.96	(c)
Net Amount to be Paid by DCCs	$3,409,466	(d) = (b) - (c)
DCC per Equivalent Factor	$1,401.37	(e) = (d) / (a)

C: Resulting Drainage DCCs				DCC Revenue Estimates
Low Density Residential	$1,401	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,342,158
Medium Density Residential	$617	Per Dwelling Unit	(e) x Col. (3)	$789,143
High Density Residential	$420	Per Dwelling Unit	(e) x Col. (3)	$402,360
Commercial	$7.99	Per sq.m. of GFA	(e) x Col. (3)	$447,440
Institutional	$7.01	Per sq.m. of GFA	(e) x Col. (3)	$196,280
Industrial	$6.45	Per sq.m. of GFA	(e) x Col. (3)	$232,200

CITY OF SALMON ARM
PARKS DCC PROGRAM - YEAR 2

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 20%	DCC Recoverable	Total Municipal Responsibility
1	Blackburn Park	Includes park Master Planning, vegetation planting, and site work prep for field exapansions.	$ 893,500	40%	$ 357,400	$ 71,480	$ 285,920	$ 607,580
2	McGuire Lake	Includes park walkway extension and washroom upgrade and expansion	$ 324,000	40%	$ 129,600	$ 25,920	$ 103,680	$ 220,320
3	Canoe Beach	Works address increase in users and growht. Includes beach expansion, park service connections, fencing, vegetation, playground, furnishings, trash receptacles, fountains, walkways and washroom development.	$ 2,106,500	60%	$ 1,263,900	$ 252,780	$ 1,011,120	$ 1,095,380
4	Klahani Park	Works address increase in users and growth. Includes irrigation expansion, provision of park furniture and drinking fountains, washroom development and site work preparation for field expansions.	$ 1,235,060	80%	$ 988,048	$ 197,610	$ 790,438	$ 444,622
5	Little Mountain Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
6	Jackson Park Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
7	Fletcher Park - Playground	Playground upgrade to address increase in users/growth.	$ 200,000	40%	$ 80,000	$ 16,000	$ 64,000	$ 136,000
8	Kin Park Playground	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
9	Cheetah Park Ugrade	Additional park amenities provided including play areas, seating and paths.	$ 100,000	40%	$ 40,000	$ 8,000	$ 32,000	$ 68,000
10	Future Trails & Greenways	Future Trails & Greenways to be developed city-wide.	$ 5,400,000	30%	$ 1,620,000	$ 324,000	$ 1,296,000	$ 4,104,000
11	Neighbourhood Parks	Land acquisition and development for Neighbourhood Parks in existing areas to service increase in users and growth.	$ 500,000	40%	$ 200,000	$ 40,000	$ 160,000	$ 340,000
		TOTAL	**$11,209,060**		**$ 4,858,948**	**$ 971,790**	**$ 3,887,158**	**$ 7,321,902**

CITY OF SALMON ARM
PARKS DCC RATE CALCULATION - YEAR 2

A: Parks Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	35%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	37%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	21%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0000	-	0%
Industrial	36,000	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	7,909 (a)	100%

B: Unit Parks DCC Calculation		
Net Park DCC Program Recoverable	$ 3,887,158.40	(b)
Existing DCC Reserve Monies	$ 759,804.59	(c)
Net Amount to be Paid by DCCs	$3,127,354	(d) = (b) - (c)
DCC per Equivalent Population	$395.44	(e) = (d) / (a)

C: Resulting Parks DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,147	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,098,826
Medium Density Residential	$910	Per Dwelling Unit	(e) x Col. (3)	$1,163,890
High Density Residential	$672	Per Dwelling Unit	(e) x Col. (3)	$643,776
Commercial	$3.95	Per sq.m. of GFA	(e) x Col. (3)	$221,200
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

Note
Existing program charges Commercial uses Parks DCCs, per schedule A of DCC bylaw No. 3600, 2007

CITY OF SALMON ARM
POLICE DCC PROGRAM - YEAR 2

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
POLC-0003	Police Building Expansion	Expansion to existing police building, to support expanded police services due to growth	$ 620,000	75%	$ 465,000	$ 4,650	$ 460,350	$ 159,650
		TOTAL	**$620,000**		**$ 465,000**	**$ 4,650**	**$ 460,350**	**$ 159,650**

CITY OF SALMON ARM
POLICE DCC RATE CALCULATION - YEAR 2

A: Police Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Police DCC Calculation			
Net Police DCC Program Recoverable	$ 460,350.00	(b)	
Existing DCC Reserve Monies	$ -	(c)	
Net Amount to be Paid by DCCs	$460,350	(d) = (b) - (c)	
DCC per Equivalent Population	$54.10	(e) = (d) / (a)	

C: Resulting Police DCCs				**DCC Revenue Estimates**
Low Density Residential	$157	Per Parcel or Dwelling Unit	(e) x Col. (3)	$150,406
Medium Density Residential	$124	Per Dwelling Unit	(e) x Col. (3)	$158,596
High Density Residential	$92	Per Dwelling Unit	(e) x Col. (3)	$88,136
Commercial	$0.54	Per sq.m. of GFA	(e) x Col. (3)	$30,240
Institutional	$0.81	Per sq.m. of GFA	(e) x Col. (3)	$22,680
Industrial	$0.27	Per sq.m. of GFA	(e) x Col. (3)	$9,739

Note
New program therefore no DCC reserve currently existing

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2025-11-04

CITY OF SALMON ARM
ROADS DCC PROGRAM - YEAR 3

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 70%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
Active Transportation							
1	10 Street SW (22 Ave SW to 1881 10 St SW)	$ 380,000	66%	$ 250,800	$ 175,560	$ 75,240	$ 304,760
2	30 Street and 11 Avenue NE School Connector	$ 3,400,000	66%	$ 2,244,000	$ 1,570,800	$ 673,200	$ 2,726,800
3	10 Avenue SW Multi-use Pathway	$ 2,800,000	66%	$ 1,848,000	$ 1,293,600	$ 554,400	$ 2,245,600
4	20 Avenue & Lakeshore Downtown Connection	$ 2,900,000	66%	$ 1,914,000	$ 1,339,800	$ 574,200	$ 2,325,800
5	Downtown to Uptown Connection	$ 2,000,000	66%	$ 1,320,000	$ 924,000	$ 396,000	$ 1,604,000
6	Shuswap Street Bicycle Route	$ 400,000	66%	$ 264,000	$ 184,800	$ 79,200	$ 320,800
7	Canoe Beach Drive Multi Use Pathway	$ 600,000	66%	$ 396,000	$ 277,200	$ 118,800	$ 481,200
8	West Bay Connector	$ 1,600,000	66%	$ 1,056,000	$ 739,200	$ 316,800	$ 1,283,200
Roads							
9	Lakeshore Road - Roadway upgrades, including Multi-Use Pathway	$ 5,150,000	75%	$ 3,862,500	$ 2,703,750	$ 1,158,750	$ 3,991,250
10	Auto Road Connector Extension (New Greenfield)	$ 7,000,000	100%	$ 7,000,000	$ 4,900,000	$ 2,100,000	$ 4,900,000
11	10 Street & 5 Ave SE - Intersection Upgrade	$ 2,000,000	85%	$ 1,700,000	$ 1,190,000	$ 510,000	$ 1,490,000
12	9 Ave & 30 St NE - Intersection Upgrade	$ 3,100,000	85%	$ 2,635,000	$ 1,844,500	$ 790,500	$ 2,309,500
13	Shuswap & 14 Avenue - Auto Road Connector Intersection (New Greenfield)	$ 750,000	100%	$ 750,000	$ 525,000	$ 225,000	$ 525,000
14	11 Avenue and 30 Street NE - Intersection Upgrade	$ 2,500,000	85%	$ 2,125,000	$ 1,487,500	$ 637,500	$ 1,862,500
Plans & Studies							
15	Transportation Master Plan	$ 200,000	100%	$ 200,000	$ 140,000	$ 60,000	$ 140,000
16	Active Transportation Plan Update	$ 50,000	100%	$ 50,000	$ 35,000	$ 15,000	$ 35,000
	TOTAL	**$34,830,000**		**$27,615,300**	**$19,330,710**	**$8,284,590**	**$26,545,410**

CITY OF SALMON ARM
ROADS DCC RATE CALCULATION - YEAR 3

A: Traffic Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0200	977	44%
Medium Density Residential	1,279	Per Dwelling Unit	0.5450	697	32%
High Density Residential	958	Per Dwelling Unit	0.3500	335	15%
Commercial	56,000	Per sq.m. of GFA	0.0014	78	4%
Institutional	28,000	Per sq.m. of GFA	0.0016	45	2%
Industrial	36,000	Per sq.m. of GFA	0.0018	65	3%
			Total Trip Ends	2,198 (a)	100%

B: Unit Road DCC Calculation		
Net Road DCC Program Recoverable	$ 8,284,590.00	(b)
Existing DCC Reserve Monies	$ 2,401,215.84	(c)
Net Amount to be Paid by DCCs	$5,883,374	(d) = (b) - (c)
DCC per Trip End	$2,677.29	(e) = (d) / (a)

C: Resulting Road DCCs				**DCC Revenue Estimates**
Low Density Residential	$2,731	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,616,298
Medium Density Residential	$1,459	Per Dwelling Unit	(e) x Col. (3)	$1,866,061
High Density Residential	$937	Per Dwelling Unit	(e) x Col. (3)	$897,646
Commercial	$3.75	Per sq.m. of GFA	(e) x Col. (3)	$210,000
Institutional	$4.28	Per sq.m. of GFA	(e) x Col. (3)	$119,840
Industrial	$4.82	Per sq.m. of GFA	(e) x Col. (3)	$173,520

Notes

CITY OF SALMON ARM
WATER DCC PROGRAM - YEAR 3

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 10%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	Water Master Plans - update every 10 years	$ 200,000	100%	$ 200,000	$ 20,000	$ 180,000	$ 20,000
2	Little Mtn to 30 St SE - Watermain Upsizing	$ 302,400	80%	$ 241,920	$ 24,192	$ 217,728	$ 84,672
3	New Zone 5 Booster Station	$ 2,800,000	80%	$ 2,240,000	$ 224,000	$ 2,016,000	$ 784,000
4	Foothill Road - 10th SE to Res. - Watermain Upsizing	$ 1,807,000	50%	$ 903,500	$ 90,350	$ 813,150	$ 993,850
5	20 Avenue SE - Watermain Upsizing	$ 800,000	60%	$ 480,000	$ 48,000	$ 432,000	$ 368,000
6	4 Avenue SE - Watermain Extension (Greenfield)	$ 130,000	100%	$ 130,000	$ 13,000	$ 117,000	$ 13,000
7	20 Ave NE & Lakeshore - Watermain Upsizing	$ 1,300,000	50%	$ 650,000	$ 65,000	$ 585,000	$ 715,000
8	10 Avenue SE - Watermain Upsizing	$ 330,000	60%	$ 198,000	$ 19,800	$ 178,200	$ 151,800
9	TCH Water - 20 St NE to 50 St NE - Watermain Upsizing	$ 2,000,000	60%	$ 1,200,000	$ 120,000	$ 1,080,000	$ 920,000
10	Park Hill Reservoir / New Zone 2 (Greenfield)	$ 3,000,000	100%	$ 3,000,000	$ 300,000	$ 2,700,000	$ 300,000
11	Canoe Pump Stn - Zone 2 Pump & Controls	$ 5,000,000.00	30%	$ 1,500,000	$ 150,000	$ 1,350,000	$ 3,650,000
12	10 Avenue SW - Watermain Upsizing	$ 1,099,000	80%	$ 879,200	$ 87,920	$ 791,280	$ 307,720
13	30 St SW - Watermain Extension (Greenfield)	$ 720,000	100%	$ 720,000	$ 72,000	$ 648,000	$ 72,000
14	97B - Watermain Upsizing	$ 500,000	60%	$ 300,000	$ 30,000	$ 270,000	$ 230,000
15	Auto Road Connector - Water Trunk Main (Greenfield)	$ 400,000	100%	$ 400,000	$ 40,000	$ 360,000	$ 40,000
16	Park Hill - Trunk Main Pump	$ 680,000	80%	$ 544,000	$ 54,400	$ 489,600	$ 190,400
17	Zone 4 - Pump Station	$ 145,152	80%	$ 116,122	$ 11,612	$ 104,509	$ 40,643
18	New Reservoir (Greenfield)	$ 2,000,000	100%	$ 2,000,000	$ 200,000	$ 1,800,000	$ 200,000
	TOTAL	**$ 23,213,552**		**$ 15,702,742**	**$ 1,570,274**	**$ 14,132,467**	**$ 9,081,085**

CITY OF SALMON ARM
WATER DCC RATE CALCULATION - YEAR 3

A: Water Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Water DCC Calculation		
Net Water DCC Program Recoverable	$ 14,132,467.44	(b)
Existing DCC Reserve Monies	$ 4,439,902.05	(c)
Net Amount to be Paid by DCCs	$ 9,692,565.39	(d) = (b) - (c)
DCC per Equivalent Population	$1,139.16	(e) = (d) / (a)

C: Resulting Water DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,304	Per Parcel or Dwelling Unit	(e) x Col. (3)	$3,165,232
Medium Density Residential	$2,620	Per Dwelling Unit	(e) x Col. (3)	$3,350,980
High Density Residential	$1,937	Per Dwelling Unit	(e) x Col. (3)	$1,855,646
Commercial	$11.39	Per sq.m. of GFA	(e) x Col. (3)	$637,840
Institutional	$17.09	Per sq.m. of GFA	(e) x Col. (3)	$478,520
Industrial	$5.70	Per sq.m. of GFA	(e) x Col. (3)	$205,200

Notes

CITY OF SALMON ARM
SANITARY SEWER DCC PROGRAM - YEAR 3

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 65%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	10th St. SW - Sewer Upsizing	$ 425,779	30%	$ 127,734	$ 83,027	$ 44,707	$ 381,072
2	2 Ave NE (1751-1851) - Sewer Upsizing	$ 100,000	80%	$ 80,000	$ 52,000	$ 28,000	$ 72,000
3	Foreshore Main Upsizing	$ 3,000,000	60%	$ 1,800,000	$ 1,170,000	$ 630,000	$ 2,370,000
4	WPCC Stage 4 and Stage 5 Expansion Construction - New capacity only	$ 40,000,000	100%	$ 40,000,000	$ 26,000,000	$ 14,000,000	$ 26,000,000
5	Rotten Row Lift Station	$ 1,500,000	60%	$ 900,000	$ 585,000	$ 315,000	$ 1,185,000
6	Auto Road Connector - Sani Trunk Main (Greenfield)	$ 325,000	100%	$ 325,000	$ 211,250	$ 113,750	$ 211,250
7	Sanitary Sewer Master Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 195,000	$ 105,000	$ 195,000
8	Liquid Waste Management Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 195,000	$ 105,000	$ 195,000
	TOTAL	**$45,950,779**		**$43,832,734**	**$28,491,277**	**$15,341,457**	**$30,609,322**

CITY OF SALMON ARM
SANITARY SEWER DCC RATE CALCULATION - YEAR 3

A: Sanitary Sewer Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Sanitary Sewer DCC Calculation			
Net Sewer DCC Program Recoverable	$ 15,341,456.82	(b)	
Existing DCC Reserve Monies	$ 4,134,029.81	(c)	
Net Amount to be Paid by DCCs	$11,207,427	(d) = (b) - (c)	
DCC per Equivalent Population	$1,317.20	(e) = (d) / (a)	

C: Resulting Sanitary Sewer DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,820	Per Parcel or Dwelling Unit	(e) x Col. (3)	$3,659,560
Medium Density Residential	$3,030	Per Dwelling Unit	(e) x Col. (3)	$3,875,370
High Density Residential	$2,239	Per Dwelling Unit	(e) x Col. (3)	$2,144,962
Commercial	$13.17	Per sq.m. of GFA	(e) x Col. (3)	$737,520
Institutional	$19.76	Per sq.m. of GFA	(e) x Col. (3)	$553,280
Industrial	$6.59	Per sq.m. of GFA	(e) x Col. (3)	$237,240

DRAFT

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CITY OF SALMON ARM
DRAINAGE DCC PROGRAM - YEAR 3

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 40%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	26 Ave NE - Lakeshore Rd - 21 St - Drainage	$ 72,576	30%	$ 21,773	$ 8,709	$ 13,064	$ 59,512
2	Stormwater Master Plan - update every 10 years	$ 600,000	100%	$ 600,000	$ 240,000	$ 360,000	$ 240,000
3	Auto Road Connector - Drainage (Greenfield)	$ 300,000	100%	$ 300,000	$ 120,000	$ 180,000	$ 120,000
4	Okanagan Avenue Storm Pond - South	$ 1,840,000	30%	$ 552,000	$ 220,800	$ 331,200	$ 1,508,800
5	Auto Road Storm Pond	$ 490,000	30%	$ 147,000	$ 58,800	$ 88,200	$ 401,800
6	Canoe Storm Sewer - Trunk sewer from Lund Pond to CBD	$ 2,900,000	30%	$ 870,000	$ 348,000	$ 522,000	$ 2,378,000
7	Canoe Detention Pond	$ 290,000	30%	$ 87,000	$ 34,800	$ 52,200	$ 237,800
8	Future Area 1A Storm Sewer (Greenfield)	$ 900,000	100%	$ 900,000	$ 360,000	$ 540,000	$ 360,000
9	Future Area 1A Pond (Greenfield)	$ 920,000	100%	$ 920,000	$ 368,000	$ 552,000	$ 368,000
10	Future Area 1B Storm Main (Greenfield)	$ 340,000	100%	$ 340,000	$ 136,000	$ 204,000	$ 136,000
11	Future Area 1B Pond (Greenfield)	$ 810,000	100%	$ 810,000	$ 324,000	$ 486,000	$ 324,000
12	Future Area 2A Storm Sewer (Greenfield)	$ 2,040,000	100%	$ 2,040,000	$ 816,000	$ 1,224,000	$ 816,000
13	Future Area 2A Pond (Greenfield)	$ 1,610,000	100%	$ 1,610,000	$ 644,000	$ 966,000	$ 644,000
14	20 Ave NE at Lakeshore Extension	$ 200,000	30%	$ 60,000	$ 24,000	$ 36,000	$ 164,000
15	Lakeshore Road NE Storm Sewer	$ 300,000	30%	$ 90,000	$ 36,000	$ 54,000	$ 246,000
	TOTAL	**$ 13,612,576**		**$ 9,347,773**	**$ 3,739,109**	**$ 5,608,664**	**$ 8,003,912**

CITY OF SALMON ARM
DRAINAGE DCC RATE CALCULATION - YEAR 3

A: Drainage Generation Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Impervious Area/Unit (m^2) Equivalent Factor	Equivalent Factor	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0000	958	39%
Medium Density Residential	1,279	Per Dwelling Unit	0.4400	563	23%
High Density Residential	958	Per Dwelling Unit	0.3000	287	12%
Commercial	56,000	Per sq.m. of GFA	0.0057	319	13%
Institutional	28,000	Per sq.m. of GFA	0.0050	140	6%
Industrial	36,000	Per sq.m. of GFA	0.0046	166	7%
			Total Equivalent Factor	2,433 (a)	100%

B: Unit Drainage DCC Calculation		
Net Drainage DCC Program Recoverable	$ 5,608,663.68	(b)
Existing DCC Reserve Monies	$ 2,199,197.96	(c)
Net Amount to be Paid by DCCs	$3,409,466	(d) = (b) - (c)
DCC per Equivalent Factor	$1,401.37	(e) = (d) / (a)

C: Resulting Drainage DCCs				DCC Revenue Estimates
Low Density Residential	$1,401	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,342,158
Medium Density Residential	$617	Per Dwelling Unit	(e) x Col. (3)	$789,143
High Density Residential	$420	Per Dwelling Unit	(e) x Col. (3)	$402,360
Commercial	$7.99	Per sq.m. of GFA	(e) x Col. (3)	$447,440
Institutional	$7.01	Per sq.m. of GFA	(e) x Col. (3)	$196,280
Industrial	$6.45	Per sq.m. of GFA	(e) x Col. (3)	$232,200

CITY OF SALMON ARM
PARKS DCC PROGRAM - YEAR 3

Project No.	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 20%	DCC Recoverable	Total Municipal Responsibility
1	Blackburn Park	Includes park Master Planning, vegetation planting, and site work prep for field exapansions.	$ 893,500	40%	$ 357,400	$ 71,480	$ 285,920	$ 607,580
2	McGuire Lake	Includes park walkway extension and washroom upgrade and expansion	$ 324,000	40%	$ 129,600	$ 25,920	$ 103,680	$ 220,320
3	Canoe Beach	Works address increase in users and growht. Includes beach expansion, park service connections, fencing, vegetation, playground, furnishings, trash receptacles, fountains, walkways and washroom development.	$ 2,106,500	60%	$ 1,263,900	$ 252,780	$ 1,011,120	$ 1,095,380
4	Klahani Park	Works address increase in users and growth. Includes irrigation expansion, provision of park furniture and drinking fountains, washroom development and site work preparation for field expansions.	$ 1,235,060	80%	$ 988,048	$ 197,610	$ 790,438	$ 444,622
5	Little Mountain Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
6	Jackson Park Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
7	Fletcher Park - Playground	Playground upgrade to address increase in users/growth.	$ 200,000	40%	$ 80,000	$ 16,000	$ 64,000	$ 136,000
8	Kin Park Playground	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
9	Cheetah Park Ugrade	Additional park amenities provided including play areas, seating and paths.	$ 100,000	40%	$ 40,000	$ 8,000	$ 32,000	$ 68,000
10	Future Trails & Greenways	Future Trails & Greenways to be developed city-wide.	$ 5,400,000	30%	$ 1,620,000	$ 324,000	$ 1,296,000	$ 4,104,000
11	Neighbourhood Parks	Land acquisition and development for Neighbourhood Parks in existing areas to service increase in users and growth.	$ 500,000	40%	$ 200,000	$ 40,000	$ 160,000	$ 340,000
		TOTAL	**$11,209,060**		**$ 4,858,948**	**$ 971,790**	**$ 3,887,158**	**$ 7,321,902**

CITY OF SALMON ARM
PARKS DCC RATE CALCULATION - YEAR 3

A: Parks Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	35%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	37%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	21%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0000	-	0%
Industrial	36,000	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	7,909 (a)	100%

B: Unit Parks DCC Calculation		
Net Park DCC Program Recoverable	$ 3,887,158.40	(b)
Existing DCC Reserve Monies	$ 759,804.59	(c)
Net Amount to be Paid by DCCs	$3,127,354	(d) = (b) - (c)
DCC per Equivalent Population	$395.44	(e) = (d) / (a)

C: Resulting Parks DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,147	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,098,826
Medium Density Residential	$910	Per Dwelling Unit	(e) x Col. (3)	$1,163,890
High Density Residential	$672	Per Dwelling Unit	(e) x Col. (3)	$643,776
Commercial	$3.95	Per sq.m. of GFA	(e) x Col. (3)	$221,200
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

Note
Existing program charges Commercial uses Parks DCCs, per schedule A of DCC bylaw No. 3600, 2007

CITY OF SALMON ARM
POLICE DCC PROGRAM - YEAR 3

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
POLC-0003	Police Building Expansion	Expansion to existing police building, to support expanded police services due to growth	$ 620,000	75%	$ 465,000	$ 4,650	$ 460,350	$ 159,650
		TOTAL	**$620,000**		**$ 465,000**	**$ 4,650**	**$ 460,350**	**$ 159,650**

CITY OF SALMON ARM
POLICE DCC RATE CALCULATION - YEAR 3

A: Police Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Police DCC Calculation		
Net Police DCC Program Recoverable	$ 460,350.00	(b)
Existing DCC Reserve Monies	$ -	(c)
Net Amount to be Paid by DCCs	$460,350	(d) = (b) - (c)
DCC per Equivalent Population	$54.10	(e) = (d) / (a)

C: Resulting Police DCCs				**DCC Revenue Estimates**
Low Density Residential	$157	Per Parcel or Dwelling Unit	(e) x Col. (3)	$150,406
Medium Density Residential	$124	Per Dwelling Unit	(e) x Col. (3)	$158,596
High Density Residential	$92	Per Dwelling Unit	(e) x Col. (3)	$88,136
Commercial	$0.54	Per sq.m. of GFA	(e) x Col. (3)	$30,240
Institutional	$0.81	Per sq.m. of GFA	(e) x Col. (3)	$22,680
Industrial	$0.27	Per sq.m. of GFA	(e) x Col. (3)	$9,739

Note
New program therefore no DCC reserve currently existing

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2025-11-04

CITY OF SALMON ARM
ROADS DCC PROGRAM - YEAR 4

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 67%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
Active Transportation							
1	10 Street SW (22 Ave SW to 1881 10 St SW)	$ 380,000	66%	$ 250,800	$ 168,036	$ 82,764	$ 297,236
2	30 Street and 11 Avenue NE School Connector	$ 3,400,000	66%	$ 2,244,000	$ 1,503,480	$ 740,520	$ 2,659,480
3	10 Avenue SW Multi-use Pathway	$ 2,800,000	66%	$ 1,848,000	$ 1,238,160	$ 609,840	$ 2,190,160
4	20 Avenue & Lakeshore Downtown Connection	$ 2,900,000	66%	$ 1,914,000	$ 1,282,380	$ 631,620	$ 2,268,380
5	Downtown to Uptown Connection	$ 2,000,000	66%	$ 1,320,000	$ 884,400	$ 435,600	$ 1,564,400
6	Shuswap Street Bicycle Route	$ 400,000	66%	$ 264,000	$ 176,880	$ 87,120	$ 312,880
7	Canoe Beach Drive Multi Use Pathway	$ 600,000	66%	$ 396,000	$ 265,320	$ 130,680	$ 469,320
8	West Bay Connector	$ 1,600,000	66%	$ 1,056,000	$ 707,520	$ 348,480	$ 1,251,520
Roads							
9	Lakeshore Road - Roadway upgrades, including Multi-Use Pathway	$ 5,150,000	75%	$ 3,862,500	$ 2,587,875	$ 1,274,625	$ 3,875,375
10	Auto Road Connector Extension (New Greenfield)	$ 7,000,000	100%	$ 7,000,000	$ 4,690,000	$ 2,310,000	$ 4,690,000
11	10 Street & 5 Ave SE - Intersection Upgrade	$ 2,000,000	85%	$ 1,700,000	$ 1,139,000	$ 561,000	$ 1,439,000
12	9 Ave & 30 St NE - Intersection Upgrade	$ 3,100,000	85%	$ 2,635,000	$ 1,765,450	$ 869,550	$ 2,230,450
13	Shuswap & 14 Avenue - Auto Road Connector Intersection (New Greenfield)	$ 750,000	100%	$ 750,000	$ 502,500	$ 247,500	$ 502,500
14	11 Avenue and 30 Street NE - Intersection Upgrade	$ 2,500,000	85%	$ 2,125,000	$ 1,423,750	$ 701,250	$ 1,798,750
Plans & Studies							
15	Transportation Master Plan	$ 200,000	100%	$ 200,000	$ 134,000	$ 66,000	$ 134,000
16	Active Transportation Plan Update	$ 50,000	100%	$ 50,000	$ 33,500	$ 16,500	$ 33,500
	TOTAL	**$34,830,000**		**$27,615,300**	**$18,502,251**	**$9,113,049**	**$25,716,951**

CITY OF SALMON ARM
ROADS DCC RATE CALCULATION - YEAR 4

A: Traffic Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0200	977	44%
Medium Density Residential	1,279	Per Dwelling Unit	0.5450	697	32%
High Density Residential	958	Per Dwelling Unit	0.3500	335	15%
Commercial	56,000	Per sq.m. of GFA	0.0014	78	4%
Institutional	28,000	Per sq.m. of GFA	0.0016	45	2%
Industrial	36,000	Per sq.m. of GFA	0.0018	65	3%
			Total Trip Ends	2,198 (a)	100%

B: Unit Road DCC Calculation		
Net Road DCC Program Recoverable	$ 9,113,049.00	(b)
Existing DCC Reserve Monies	$ 2,401,215.84	(c)
Net Amount to be Paid by DCCs	$6,711,833	(d) = (b) - (c)
DCC per Trip End	$3,054.28	(e) = (d) / (a)

C: Resulting Road DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,115	Per Parcel or Dwelling Unit	(e) x Col. (3)	$2,984,170
Medium Density Residential	$1,665	Per Dwelling Unit	(e) x Col. (3)	$2,129,535
High Density Residential	$1,069	Per Dwelling Unit	(e) x Col. (3)	$1,024,102
Commercial	$4.28	Per sq.m. of GFA	(e) x Col. (3)	$239,680
Institutional	$4.89	Per sq.m. of GFA	(e) x Col. (3)	$136,920
Industrial	$5.50	Per sq.m. of GFA	(e) x Col. (3)	$198,000

Notes

CITY OF SALMON ARM
WATER DCC PROGRAM - YEAR 4

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 10%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	Water Master Plans - update every 10 years	$ 200,000	100%	$ 200,000	$ 20,000	$ 180,000	$ 20,000
2	Little Mtn to 30 St SE - Watermain Upsizing	$ 302,400	80%	$ 241,920	$ 24,192	$ 217,728	$ 84,672
3	New Zone 5 Booster Station	$ 2,800,000	80%	$ 2,240,000	$ 224,000	$ 2,016,000	$ 784,000
4	Foothill Road - 10th SE to Res. - Watermain Upsizing	$ 1,807,000	50%	$ 903,500	$ 90,350	$ 813,150	$ 993,850
5	20 Avenue SE - Watermain Upsizing	$ 800,000	60%	$ 480,000	$ 48,000	$ 432,000	$ 368,000
6	4 Avenue SE - Watermain Extension (Greenfield)	$ 130,000	100%	$ 130,000	$ 13,000	$ 117,000	$ 13,000
7	20 Ave NE & Lakeshore - Watermain Upsizing	$ 1,300,000	50%	$ 650,000	$ 65,000	$ 585,000	$ 715,000
8	10 Avenue SE - Watermain Upsizing	$ 330,000	60%	$ 198,000	$ 19,800	$ 178,200	$ 151,800
9	TCH Water - 20 St NE to 50 St NE - Watermain Upsizing	$ 2,000,000	60%	$ 1,200,000	$ 120,000	$ 1,080,000	$ 920,000
10	Park Hill Reservoir / New Zone 2 (Greenfield)	$ 3,000,000	100%	$ 3,000,000	$ 300,000	$ 2,700,000	$ 300,000
11	Canoe Pump Stn - Zone 2 Pump & Controls	$ 5,000,000.00	30%	$ 1,500,000	$ 150,000	$ 1,350,000	$ 3,650,000
12	10 Avenue SW - Watermain Upsizing	$ 1,099,000	80%	$ 879,200	$ 87,920	$ 791,280	$ 307,720
13	30 St SW - Watermain Extension (Greenfield)	$ 720,000	100%	$ 720,000	$ 72,000	$ 648,000	$ 72,000
14	97B - Watermain Upsizing	$ 500,000	60%	$ 300,000	$ 30,000	$ 270,000	$ 230,000
15	Auto Road Connector - Water Trunk Main (Greenfield)	$ 400,000	100%	$ 400,000	$ 40,000	$ 360,000	$ 40,000
16	Park Hill - Trunk Main Pump	$ 680,000	80%	$ 544,000	$ 54,400	$ 489,600	$ 190,400
17	Zone 4 - Pump Station	$ 145,152	80%	$ 116,122	$ 11,612	$ 104,509	$ 40,643
18	New Reservoir (Greenfield)	$ 2,000,000	100%	$ 2,000,000	$ 200,000	$ 1,800,000	$ 200,000
	TOTAL	**$ 23,213,552**		**$ 15,702,742**	**$ 1,570,274**	**$ 14,132,467**	**$ 9,081,085**

CITY OF SALMON ARM
WATER DCC RATE CALCULATION - YEAR 4

A: Water Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Water DCC Calculation		
Net Water DCC Program Recoverable	$ 14,132,467.44	(b)
Existing DCC Reserve Monies	$ 4,439,902.05	(c)
Net Amount to be Paid by DCCs	$ 9,692,565.39	(d) = (b) - (c)
DCC per Equivalent Population	$1,139.16	(e) = (d) / (a)

C: Resulting Water DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,304	Per Parcel or Dwelling Unit	(e) x Col. (3)	$3,165,232
Medium Density Residential	$2,620	Per Dwelling Unit	(e) x Col. (3)	$3,350,980
High Density Residential	$1,937	Per Dwelling Unit	(e) x Col. (3)	$1,855,646
Commercial	$11.39	Per sq.m. of GFA	(e) x Col. (3)	$637,840
Institutional	$17.09	Per sq.m. of GFA	(e) x Col. (3)	$478,520
Industrial	$5.70	Per sq.m. of GFA	(e) x Col. (3)	$205,200

Notes

CITY OF SALMON ARM
SANITARY SEWER DCC PROGRAM - YEAR 4

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 65%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	10th St. SW - Sewer Upsizing	$ 425,779	30%	$ 127,734	$ 83,027	$ 44,707	$ 381,072
2	2 Ave NE (1751-1851) - Sewer Upsizing	$ 100,000	80%	$ 80,000	$ 52,000	$ 28,000	$ 72,000
3	Foreshore Main Upsizing	$ 3,000,000	60%	$ 1,800,000	$ 1,170,000	$ 630,000	$ 2,370,000
4	WPCC Stage 4 and Stage 5 Expansion Construction - New capacity only	$ 40,000,000	100%	$ 40,000,000	$ 26,000,000	$ 14,000,000	$ 26,000,000
5	Rotten Row Lift Station	$ 1,500,000	60%	$ 900,000	$ 585,000	$ 315,000	$ 1,185,000
6	Auto Road Connector - Sani Trunk Main (Greenfield)	$ 325,000	100%	$ 325,000	$ 211,250	$ 113,750	$ 211,250
7	Sanitary Sewer Master Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 195,000	$ 105,000	$ 195,000
8	Liquid Waste Management Plan - update every 10 years	$ 300,000	100%	$ 300,000	$ 195,000	$ 105,000	$ 195,000
	TOTAL	**$45,950,779**		**$43,832,734**	**$28,491,277**	**$15,341,457**	**$30,609,322**

CITY OF SALMON ARM
SANITARY SEWER DCC RATE CALCULATION - YEAR 4

A: Sanitary Sewer Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Sanitary Sewer DCC Calculation			
Net Sewer DCC Program Recoverable	$ 15,341,456.82	(b)	
Existing DCC Reserve Monies	$ 4,134,029.81	(c)	
Net Amount to be Paid by DCCs	$11,207,427	(d) = (b) - (c)	
DCC per Equivalent Population	$1,317.20	(e) = (d) / (a)	

C: Resulting Sanitary Sewer DCCs				**DCC Revenue Estimates**
Low Density Residential	$3,820	Per Parcel or Dwelling Unit	(e) x Col. (3)	$3,659,560
Medium Density Residential	$3,030	Per Dwelling Unit	(e) x Col. (3)	$3,875,370
High Density Residential	$2,239	Per Dwelling Unit	(e) x Col. (3)	$2,144,962
Commercial	$13.17	Per sq.m. of GFA	(e) x Col. (3)	$737,520
Institutional	$19.76	Per sq.m. of GFA	(e) x Col. (3)	$553,280
Industrial	$6.59	Per sq.m. of GFA	(e) x Col. (3)	$237,240

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2025-11-04

CITY OF SALMON ARM
DRAINAGE DCC PROGRAM - YEAR 4

Project No.	Project Name	Col. (2) Cost Estimate (2024)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 30%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
1	26 Ave NE - Lakeshore Rd - 21 St - Drainage	$ 72,576	30%	$ 21,773	$ 6,532	$ 15,241	$ 57,335
2	Stormwater Master Plan - update every 10 years	$ 600,000	100%	$ 600,000	$ 180,000	$ 420,000	$ 180,000
3	Auto Road Connector - Drainage (Greenfield)	$ 300,000	100%	$ 300,000	$ 90,000	$ 210,000	$ 90,000
4	Okanagan Avenue Storm Pond - South	$ 1,840,000	30%	$ 552,000	$ 165,600	$ 386,400	$ 1,453,600
5	Auto Road Storm Pond	$ 490,000	30%	$ 147,000	$ 44,100	$ 102,900	$ 387,100
6	Canoe Storm Sewer - Trunk sewer from Lund Pond to CBD	$ 2,900,000	30%	$ 870,000	$ 261,000	$ 609,000	$ 2,291,000
7	Canoe Detention Pond	$ 290,000	30%	$ 87,000	$ 26,100	$ 60,900	$ 229,100
8	Future Area 1A Storm Sewer (Greenfield)	$ 900,000	100%	$ 900,000	$ 270,000	$ 630,000	$ 270,000
9	Future Area 1A Pond (Greenfield)	$ 920,000	100%	$ 920,000	$ 276,000	$ 644,000	$ 276,000
10	Future Area 1B Storm Main (Greenfield)	$ 340,000	100%	$ 340,000	$ 102,000	$ 238,000	$ 102,000
11	Future Area 1B Pond (Greenfield)	$ 810,000	100%	$ 810,000	$ 243,000	$ 567,000	$ 243,000
12	Future Area 2A Storm Sewer (Greenfield)	$ 2,040,000	100%	$ 2,040,000	$ 612,000	$ 1,428,000	$ 612,000
13	Future Area 2A Pond (Greenfield)	$ 1,610,000	100%	$ 1,610,000	$ 483,000	$ 1,127,000	$ 483,000
14	20 Ave NE at Lakeshore Extension	$ 200,000	30%	$ 60,000	$ 18,000	$ 42,000	$ 158,000
15	Lakeshore Road NE Storm Sewer	$ 300,000	30%	$ 90,000	$ 27,000	$ 63,000	$ 237,000
	TOTAL	**$ 13,612,576**		**$ 9,347,773**	**$ 2,804,332**	**$ 6,543,441**	**$ 7,069,135**

CITY OF SALMON ARM
DRAINAGE DCC RATE CALCULATION - YEAR 4

A: Drainage Generation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Impervious Area/Unit (m^2) Equivalent Factor**	**Equivalent Factor**	
Low Density Residential	958	Per Parcel or Dwelling Unit	1.0000	958	39%
Medium Density Residential	1,279	Per Dwelling Unit	0.4400	563	23%
High Density Residential	958	Per Dwelling Unit	0.3000	287	12%
Commercial	56,000	Per sq.m. of GFA	0.0057	319	13%
Institutional	28,000	Per sq.m. of GFA	0.0050	140	6%
Industrial	36,000	Per sq.m. of GFA	0.0046	166	7%
			Total Equivalent Factor	2,433 (a)	100%

B: Unit Drainage DCC Calculation		
Net Drainage DCC Program Recoverable	$ 6,543,440.96	(b)
Existing DCC Reserve Monies	$ 2,199,197.96	(c)
Net Amount to be Paid by DCCs	$4,344,243	(d) = (b) - (c)
DCC per Equivalent Factor	$1,785.58	(e) = (d) / (a)

C: Resulting Drainage DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,786	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,710,988
Medium Density Residential	$786	Per Dwelling Unit	(e) x Col. (3)	$1,005,294
High Density Residential	$536	Per Dwelling Unit	(e) x Col. (3)	$513,488
Commercial	$10.18	Per sq.m. of GFA	(e) x Col. (3)	$570,080
Institutional	$8.93	Per sq.m. of GFA	(e) x Col. (3)	$250,040
Industrial	$8.21	Per sq.m. of GFA	(e) x Col. (3)	$295,560

CITY OF SALMON ARM
PARKS DCC PROGRAM - YEAR 4

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 20%	DCC Recoverable	Total Municipal Responsibility
1	Blackburn Park	Includes park Master Planning, vegetation planting, and site work prep for field exapansions.	$ 893,500	40%	$ 357,400	$ 71,480	$ 285,920	$ 607,580
2	McGuire Lake	Includes park walkway extension and washroom upgrade and expansion	$ 324,000	40%	$ 129,600	$ 25,920	$ 103,680	$ 220,320
3	Canoe Beach	Works address increase in users and growht. Includes beach expansion, park service connections, fencing, vegetation, playground, furnishings, trash receptacles, fountains, walkways and washroom development.	$ 2,106,500	60%	$ 1,263,900	$ 252,780	$ 1,011,120	$ 1,095,380
4	Klahani Park	Works address increase in users and growth. Includes irrigation expansion, provision of park furniture and drinking fountains, washroom development and site work preparation for field expansions.	$ 1,235,060	80%	$ 988,048	$ 197,610	$ 790,438	$ 444,622
5	Little Mountain Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
6	Jackson Park Playground Upgrade	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
7	Fletcher Park - Playground	Playground upgrade to address increase in users/growth.	$ 200,000	40%	$ 80,000	$ 16,000	$ 64,000	$ 136,000
8	Kin Park Playground	Playground upgrade to address increase in users/growth.	$ 150,000	40%	$ 60,000	$ 12,000	$ 48,000	$ 102,000
9	Cheetah Park Ugrade	Additional park amenities provided including play areas, seating and paths.	$ 100,000	40%	$ 40,000	$ 8,000	$ 32,000	$ 68,000
10	Future Trails & Greenways	Future Trails & Greenways to be developed city-wide.	$ 5,400,000	30%	$ 1,620,000	$ 324,000	$ 1,296,000	$ 4,104,000
11	Neighbourhood Parks	Land acquisition and development for Neighbourhood Parks in existing areas to service increase in users and growth.	$ 500,000	40%	$ 200,000	$ 40,000	$ 160,000	$ 340,000
		TOTAL	**$11,209,060**		**$ 4,858,948**	**$ 971,790**	**$ 3,887,158**	**$ 7,321,902**

CITY OF SALMON ARM
PARKS DCC RATE CALCULATION - YEAR 4

A: Parks Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Persons Per Unit**	**Equivalent Population**	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	35%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	37%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	21%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0000	-	0%
Industrial	36,000	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	7,909 (a)	100%

B: Unit Parks DCC Calculation		
Net Park DCC Program Recoverable	$ 3,887,158.40	(b)
Existing DCC Reserve Monies	$ 759,804.59	(c)
Net Amount to be Paid by DCCs	$3,127,354	(d) = (b) - (c)
DCC per Equivalent Population	$395.44	(e) = (d) / (a)

C: Resulting Parks DCCs				**DCC Revenue Estimates**
Low Density Residential	$1,147	Per Parcel or Dwelling Unit	(e) x Col. (3)	$1,098,826
Medium Density Residential	$910	Per Dwelling Unit	(e) x Col. (3)	$1,163,890
High Density Residential	$672	Per Dwelling Unit	(e) x Col. (3)	$643,776
Commercial	$3.95	Per sq.m. of GFA	(e) x Col. (3)	$221,200
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

Note
Existing program charges Commercial uses Parks DCCs, per schedule A of DCC bylaw No. 3600, 2007

CITY OF SALMON ARM
POLICE DCC PROGRAM - YEAR 4

Project No.		Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2024)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
POLC-0003	Police Building Expansion	Expansion to existing police building, to support expanded police services due to growth	$ 620,000	75%	$ 465,000	$ 4,650	$ 460,350	$ 159,650
		TOTAL	**$620,000**		**$ 465,000**	**$ 4,650**	**$ 460,350**	**$ 159,650**

CITY OF SALMON ARM
POLICE DCC RATE CALCULATION - YEAR 4

A: Police Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Persons Per Unit	Equivalent Population	
Low Density Residential	958	Per Parcel or Dwelling Unit	2.9000	2,778	33%
Medium Density Residential	1,279	Per Dwelling Unit	2.3000	2,942	35%
High Density Residential	958	Per Dwelling Unit	1.7000	1,629	19%
Commercial	56,000	Per sq.m. of GFA	0.0100	560	7%
Institutional	28,000	Per sq.m. of GFA	0.0150	420	5%
Industrial	36,000	Per sq.m. of GFA	0.0050	180	2%
			Total Equivalent Population	8,509 (a)	100%

B: Unit Police DCC Calculation		
Net Police DCC Program Recoverable	$ 460,350.00	(b)
Existing DCC Reserve Monies	$ -	(c)
Net Amount to be Paid by DCCs	$460,350	(d) = (b) - (c)
DCC per Equivalent Population	$54.10	(e) = (d) / (a)

C: Resulting Police DCCs				DCC Revenue Estimates
Low Density Residential	$157	Per Parcel or Dwelling Unit	(e) x Col. (3)	$150,406
Medium Density Residential	$124	Per Dwelling Unit	(e) x Col. (3)	$158,596
High Density Residential	$92	Per Dwelling Unit	(e) x Col. (3)	$88,136
Commercial	$0.54	Per sq.m. of GFA	(e) x Col. (3)	$30,240
Institutional	$0.81	Per sq.m. of GFA	(e) x Col. (3)	$22,680
Industrial	$0.27	Per sq.m. of GFA	(e) x Col. (3)	$9,739

Note
New program therefore no DCC reserve currently existing

APPENDIX B

City of Salmon Arm
Development Cost Charge
Bylaw No. XXXX

APPENDIX C

City of Salmon Arm
Development Cost Charge
Bylaw No. 3600

City of Salmon Arm

Development Cost Charge Bylaw No. 3600, 2007

A bylaw to impose development cost charges.

WHEREAS pursuant to Sections 932 to 937 of the Province of British Columbia *Local Government Act* the Council of the City of Salmon Arm wishes to impose development cost charges and under the terms and conditions of those Sections;

AND WHEREAS the development cost charges may be imposed on every person who obtains approval of a subdivision or a building permit authorizing the construction, alteration or extension of a building or structure, in order to assist the municipality to pay the capital costs of:

(a) providing, constructing altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities; and

(b) providing and improving parkland,

in order to service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS in the opinion of Council the charges imposed by this Bylaw;

(a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;

(b) will not deter development in the municipality;

(c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and

AND WHEREAS in the opinion of Council the charges imposed by this Bylaw are:

(a) related to capital costs attributable to projects included in the Long Term Financial Plan of the municipality; and

(b) related to capital projects consistent with the Official Community Plan Bylaw of the municipality;

NOW THEREFORE the Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1.0 TITLES

This Bylaw may be referred to as “City of Salmon Arm Development Cost Charge Bylaw No. 3600”.

2.0 REPEAL AND EFFECTIVE DATE

2.1 Repeal

Development Cost Charge Bylaw No. 2261 and all amendments thereto are hereby repealed.

2.2 Effective Date

This Bylaw shall come into full force and effect and be binding on all persons as and from the first day of April 2007 or the date of final adoption by Council, whichever is later.

3.0 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

“Approving Officer” means a person appointed under Section 77 of the *Land Title Act* as an Approving Officer for the municipality.

“Building” means any construction used or intended for supporting or sheltering any use or occupancy.

“Building Official” means the Manager of Permits and Licensing and any other person appointed as a Building Official for the municipality.

“Bylaw” means the City of Salmon Arm Development Cost Charge Bylaw No. 3600, as amended from time to time.

“Commercial” means a commercial development or similar development as permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of principal uses, is of a commercial nature.

“Council” means the duly elected Council of the City of Salmon Arm.

“Developable Land” means all areas of a parcel as measured in hectares with development potential and excludes riparian areas, steep slopes, dedicated parkland, and covenanted or development permit areas which do not allow development.

“Development” means approval of a subdivision or issuance of a building permit authorizing the construction, alteration, or extension of a building or structure.

“Dwelling Unit” means a dwelling unit as defined in the Zoning Bylaw, a Residential Unit A or Residential Unit B, or Mobile Home as defined in this Bylaw, and may mean a recreational vehicle or park model trailer sited on a permanent basis.

“Gross Floor Area” means the aggregate of all floor areas including mezzanines in a building, whether at, above or below grade, located within the exterior walls and required fire walls, including the space occupied by interior walls and partitions, but excluding an unfinished attic, crawl space, unenclosed roof top occupancies, vertical service spaces piercing the floor, any floor area used for parking of motor vehicles or an unenclosed loading area.

“High Density Residential” means a residential subdivision or building where the density is greater than 40 parcels or dwelling units per hectare.

“Highway” means any street, lane, walkway, bridge, viaduct and any other way open to the use of the public, but does not include a private right-of-way on private property.

“Industrial” means an industrial development or similar development as permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

“Institutional” means an institutional development or similar development as permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature.

“Low Density Residential” means a residential subdivision or building where the density is less than or equal to 22 parcels or dwelling units per hectare.

“Medium Density Residential” means a residential subdivision or building where the density is greater than 22 but less than or equal to 40 parcels or dwelling units per hectare.

“Mobile Home” means a factory built dwelling unit certified by the Canadian Standards Association as complying with Z-240 or A-277 standards suitable for long term occupancy and designed to be transported on wheels.

“Municipality” means the City of Salmon Arm.

“Parcel” means any fee simple, bare land strata or phased strata lot, or other areas in which land is held or into which land is subdivided, but does not include a highway.

“Residential Unit A” means upper floor dwelling unit, assisted living housing unit, resort residential unit, church manse, each as defined in the Zoning Bylaw, and may mean a caretaker’s suite, manager’s suite, or any similar form of an accessory dwelling unit, all of which contain kitchen facilities.

“Residential Unit B” means an accessory dwelling unit, an assisted living housing or sleeping unit, boarding homes unit, each as defined in the Zoning Bylaw, or any similar form of an accessory dwelling unit, all of which do not contain kitchen facilities.

“Recreational Vehicle Campground” means a campground as defined in the Zoning Bylaw, which provides individual sites or pads used for the temporary siting of recreational vehicles and tents.

“Recreational Vehicle Strata Park” means land that is subdivided into parcels under the Strata Property Act and used for the siting of recreational vehicles on a seasonal basis.

“Service Area” means a prescribed geographical portion or area of the municipality within which a development cost charge is levied, as shown on the service area maps in Schedule “B” attached to and forming part of to this Bylaw.

“Subdivision” means the division of land into two or more parcels, whether by plan, apt descriptive words, or otherwise.

“Zone” means a land use zone as defined in the Zoning Bylaw.

“Zoning Bylaw” means the City of Salmon Arm Zoning Bylaw No. 2303, as amended from time to time.

All words and expressions used in this Bylaw shall have the same meaning assigned to them as like works or expressions contained in the *Land Title Act* and the *Local Government Act.*

4.0 GENERAL PROVISIONS

4.1 Severability

The provisions of this Bylaw are severable. If any provision is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

4.2 Administration

This Bylaw shall be administered by:

(a) the Approving Officer of the municipality with respect to subdivision of land;

(b) a Building Official; or

(c) any other officer appointed by Council.

4.3 Measurements

All measurements in this Bylaw are expressed in the metric system. Bracketed (equivalents) expressed in Imperial units included in Schedule "A" are for convenience purposes only and are not an integral part of this Bylaw.

5.0 DEVELOPMENT COST CHARGES

5.1 Development Cost Charge Levy

Each person who obtains:

(a) approval by the Approving Officer of a subdivision pursuant to the *Land Title Act*, or the *Strata Property Act*; or

(b) a building permit authorizing the construction, alteration or extension of buildings or structures for any purpose except as exempted as follows:

i) a building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction alteration or expansion, exempt from taxation under Section 220 (1) (h) [statutory exemption for places of public worship] or 224 (2) (f) [permissive exemptions in relation to places of public worship] of the *Community Charter*;

ii) the value authorized by the building permit does not exceed $50,000 or any other amount the Minister may, by regulation, prescribe;

iii) the development does not impose new capital cost burdens on the municipality*;* or

iv) a development cost charge has previously been paid with respect to the same development, unless, as result of a further development, new capital cost burdens will be imposed on the municipality;

shall make payment to the municipality at the time of the approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges as set out in Schedule "A" attached to and forming part of this Bylaw.

Where a type of development is not identified in Schedule "A", the amount of the development cost charges to be paid to the municipality shall be equal to the development cost charges that would have been payable for the most comparable type of development.

The amount of development cost charges payable in relation to a mixed use type of development shall be calculated separately for each portion of the development, according to the separate use types included in the building permit application and shall be the sum of the charges payable for each type.

Where the applicable development cost charges as set out in Schedule "A" refer to a "service area", the applicable development cost charges shall apply to all properties contained within the associated service area maps in Schedule "B" attached to and forming part of this Bylaw.

5.2 Oversized or Extended Works and Services Provided by Developer

Where an owner has, with the approval of the municipality, provided or paid for the costs of providing specific works and services located outside the boundaries of land being subdivided or developed, or oversizing of specific works and services located within the boundaries of land being subdivided or developed, that are included in the calculations used to determine the amount of a development cost charge, the cost of the respective works and services provided by the owner shall be deducted from those classes of development cost charges that would otherwise be applicable to the subdivision or development.

Such deduction shall not reduce any individual applicable class of development cost charges to less than zero, nor shall the cost deducted for the respective works and services be greater than the cost calculations used in calculating the development cost charges.

5.3 Credits for Parkland Dedication or Cash-in-Lieu of Parkland Dedication

Where an owner of a development where no subdivision included in the development has, with the approval of the municipality, provided parkland dedication or cash-in-lieu of parkland dedication, a credit in the amount of the value of the parkland dedication or cash-in-lieu of parkland dedication may be made to the Parks development cost charges that would otherwise be applicable to that development.

Where an owner of a subdivision of land has, with the approval of the municipality, provided parkland dedication or cash-in-lieu of parkland dedication in excess of five percent (5%) of the land being subdivided, a credit in the amount of the value of the excess parkland dedication or excess cash-in-lieu of parkland dedication may be made to the Parks development cost charges that would otherwise be applicable to that subdivision of land.

The amount of the credit given shall not exceed the amount of the parkland development cost charges that would otherwise be applicable to the development or subdivision.

6.0 BACKGROUND REPORT

6.1 Background Summary Report

A Background Summary Report describing the assumptions, calculations and capital projects used as a basis for calculating the development cost charges is attached to this Bylaw for reference information only and does not form part of this Bylaw.

7.0 ADOPTION

READ A FIRST TIME THIS 12th DAY OF February 2007.

READ A SECOND TIME THIS 12th DAY OF February 2007.

READ A THIRD TIME THIS 12th DAY OF February 2007.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES ON THE 9th DAY OF March, 2007.

ADOPTED BY COUNCIL THIS 26th DAY OF March 2007.

"M. BOOTSMA"
MAYOR

"C. BANNISTER"
CORPORATE OFFICER

I hereby certify the above to be a true copy of the Bylaw No. _____ 2007 as passed at three readings.

Certified a true and correct copy of Bylaw No. 3600, as adopted by Council on _____ 2007

A true copy of Bylaw No. ____ was registered in the office of the Inspector of Municipalities this _____ day of _____ 2007

INSPECTOR OF MUNICIPALITIES

Schedule “A”

Development Cost Charge Collection Schedule for All Services Applicable to Development within the Municipality

Schedule "A"

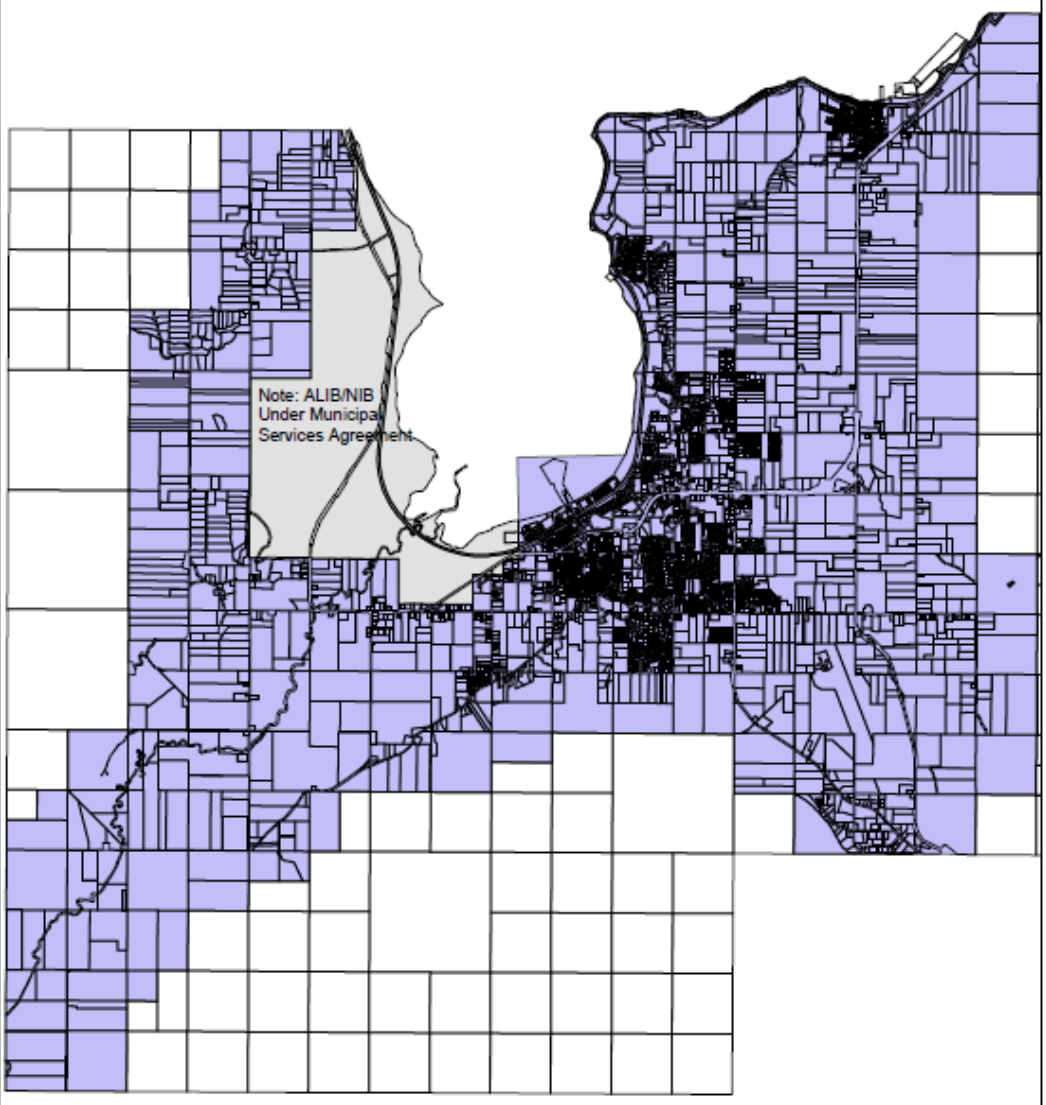
Amount of Development Cost Charges Payable

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 / m² ($0.52 / ft²)	$4.31 / m² ($0.40 / ft²)	$3.84 / m² ($0.36 / ft²)	$10.43 / m² ($0.97 / ft²)	$10.51 / m² ($0.98 / ft²)	$34.65 / m² (3.22 / ft²)
Institutional, per square metre of gross floor area	$8.34 / m² ($0.78 / ft²)	$6.47 / m² ($0.60 / ft²)	Exempt	$15.64 / m² ($1.45 / ft²)	$15.76 / m² ($1.46 / ft²)	$46.21 / m² ($4.29/ ft²)
Industrial, per square metre of gross floor area	$2.78 / m² ($0.26 / ft²)	$2.16 / m² ($0.20 / ft²)	Exempt	$5.21 / m² ($0.48 / ft²)	$5.25 / m² ($0.49 / ft²)	$15.40 / m² ($1.43 / ft²)
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)

Schedule “B”

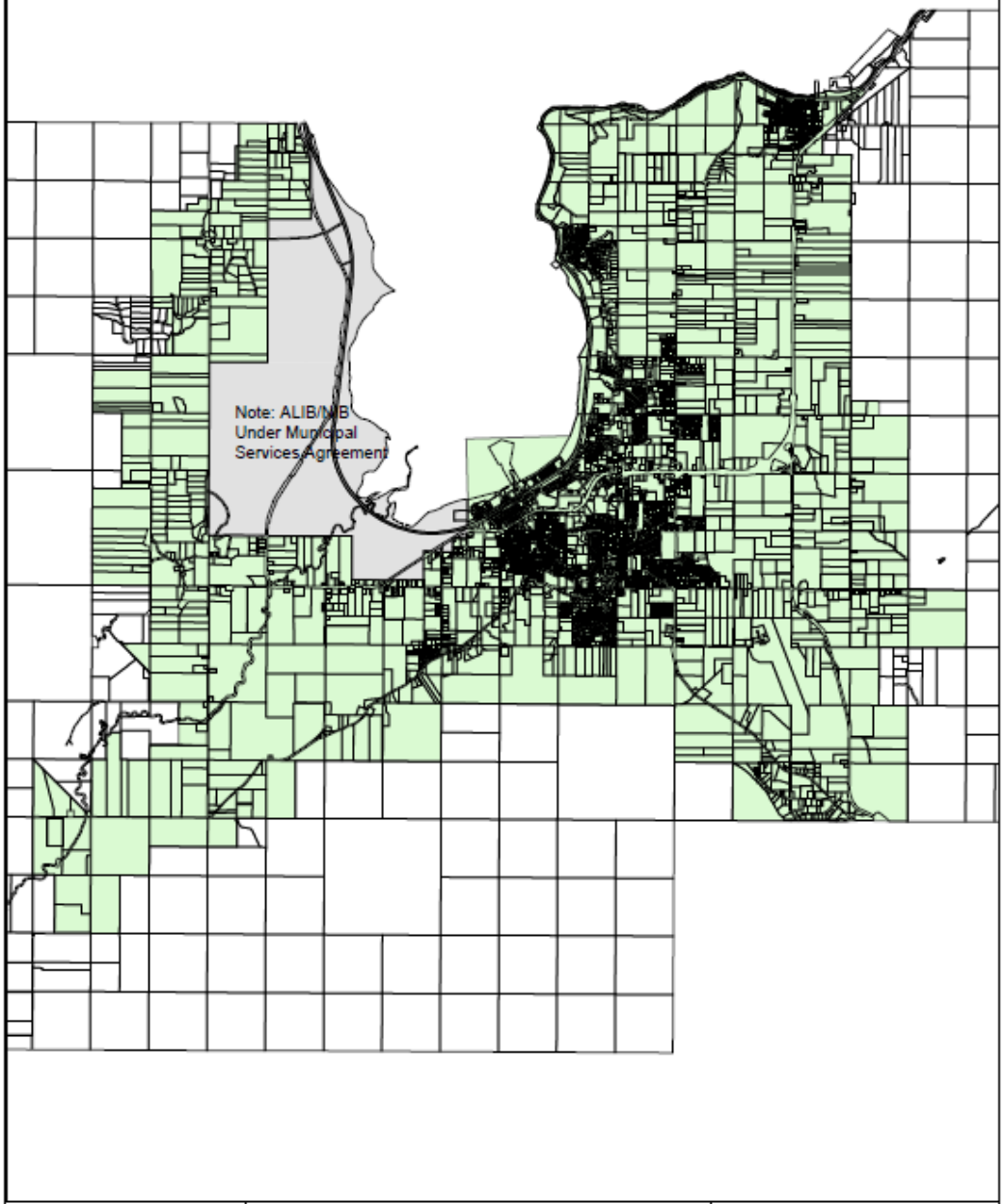
Service Area Mapping for Development Cost Charges

SCHEDULE "B"

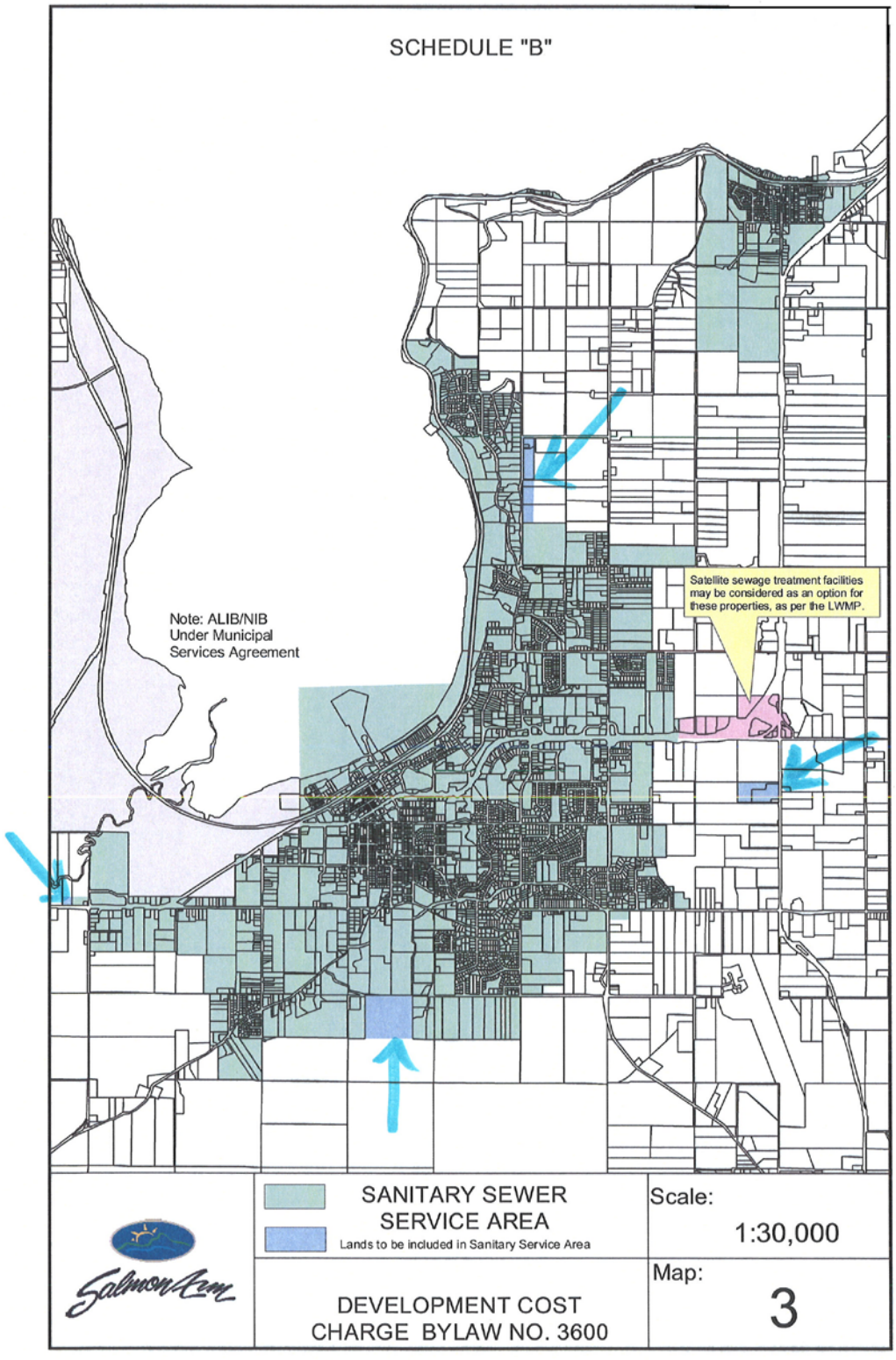


Salmon Arm	ROADS / DRAINAGE / PARKS SERVICE AREA	Scale: 1:53,000
	DEVELOPMENT COST CHARGE BYLAW NO.3600	Map: 1

SCHEDULE "B"



Salmon Arm	WATER SERVICE AREA	Scale: 1:53,000
	DEVELOPMENT COST CHARGE BYLAW NO. 3600	Map: 2


SCHEDULE "B"
Note: ALIB/NIB
Under Municipal
Services Agreement
Satellite sewage treatment facilities may be considered as an option for these properties, as per the LWMP.
SANITARY SEWER
SERVICE AREA
Lands to be included in Sanitary Service Area
Scale:
1:30,000
Map:
3
DEVELOPMENT COST
CHARGE BYLAW NO. 3600