



DEVELOPMENT COST CHARGES

BYLAW 4009, 2026

BYLAWS



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Cover photo by Toni Falk



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Development Cost Charges

Bylaw No. 4009, 2026

ADOPTED September 3, 2026

PURPOSE

A Bylaw to impose development cost charges.

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The Council of the City of Campbell River enacts as follows:

PART 1: Title

- 1.1 This bylaw may be cited for all purposes as Development Cost Charges Bylaw 4009, 2026

PART 2: Definitions and Interpretation

- 2.1 This Bylaw applies to all applications for Subdivisions and for issuance of a Building Permit for Parcels located in the City of Campbell River.
- 2.2 In the event of a conflict with any provision of this Bylaw with the provisions of the *Local Government Act* authorizing the imposition of development cost charges, this Bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.
- 2.3 For the purposes of this Bylaw, the words or phrases that are not defined in this section shall have the meaning assigned to them in the Zoning Bylaw.
- 2.4 In this Bylaw:
- (a) **“Accessory Dwelling Unit”** has the same meaning as defined in the Building Bylaw.
 - (b) **“Building”** has the same meaning as defined in the BC Building Code.
 - (c) **“Building Bylaw”** means *Building Bylaw No. 3899, 2023*, as amended or replaced from time to time.
 - (d) **“Building Permit”** means a permit authorizing the Construction or alteration of a Building in accordance with the Building Bylaw.
 - (e) **“City”** means the City of Campbell River.
 - (f) **“Commercial”** means a use listed in a Commercial Zone in the Zoning Bylaw or a similar use in another Zone permitted in accordance with the Zoning Bylaw.
 - (g) **“Construction”** includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.
 - (h) **“Dwelling Unit”** has the same meaning as defined in the Zoning Bylaw.
 - (i) **“Gross Floor Area”** or **“GFA”** means the total area of all the floors, measured to the inside face of exterior Building walls.
 - (j) **“High Density Residential”** means a Dwelling Unit that is located within a Building or portion of a Building containing three or more Dwelling Units, where one or more Dwelling Units are wholly or partly located above or below another Dwelling Unit.
 - (k) **“Industrial”** means a use listed in an Industrial Zone in the Zoning Bylaw, or similar use in another Zone permitted in accordance with the Zoning Bylaw.

- (l) **“Institutional”** means a use listed in a Public Assembly or Institutional Zone listed in the Zoning Bylaw or a similar use in another Zone permitted in accordance with the Zoning Bylaw.
- (m) **“Lot”** means a Parcel of land.
- (n) **“Low Density Residential”** means a Dwelling Unit in a Secondary Suite, single family dwelling (including Modular Home), or duplex to a maximum of four (4) units on a lot.
- (o) **“Medium Density Residential”** means a Dwelling Unit that meets any of the following criteria:
- i. Located in a ground-oriented Building containing three or more Dwelling Units, each with direct access to the exterior at grade, and is not wholly or partly located above or below another Dwelling Unit; or,
 - ii. An Accessory Dwelling Unit; or
 - iii. A Dwelling Unit within a Mobile Home, or similar form of ground-oriented housing.
- (p) **“Mobile Home”** means a Building containing one Dwelling Unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to CAN/CSA Z-240 (Mobile Home) standard, but specifically excludes Recreational Vehicles.
- (q) **“Modular Home”** means a Building containing one Dwelling Unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA A-277 (Modular Home) standard.
- (r) **“Mobile Home Park”** means a development consisting of one or more Parcels on which more than one Mobile Home Site is located.
- (s) **“Mobile Home Site”** means a site in a Manufactured Home Park which is intended for occupation by a Manufactured Home
- (t) **“Parcel”** means any Lot, block or other area in which land is held or into which it is subdivided but does not include a highway.
- (u) **“Secondary Suite”** means a self-contained Dwelling Unit located within a Building or portion of a Building pursuant to the British Columbia Building Code.
- (v) **“Subdivision”** means a Subdivision as defined in the *Land Title Act* or *Strata Property Act*.
- (w) **“Zone”** means the Zones identified and defined in the Zoning Bylaw.
- (x) **“Zoning Bylaw”** means the City of Campbell River Zoning Bylaw No. 3250, 2006, as amended, or repealed and replaced from time to time.

PART 3: Application

- 3.1** Development cost charges are applicable in the following areas:
- (a) Transportation, drainage, fire, water, sewer, and parks development cost charges are applicable within the municipal boundary of the City of Campbell River;
 - (b) The Quinsam Heights Drainage development cost charge shown in Schedule “B” are applicable within the boundaries as shown in Schedule “C”.
- 3.2** The development cost charges set out in Schedule “A”, attached hereto and forming part of this Bylaw, are hereby imposed on every person who obtains:
- a) approval of a Subdivision of land under the *Land Title Act* or the *Strata Property Act*, that results in two or more Parcels on which the Zoning Bylaw permits the Construction of a Low Density Residential Dwelling Unit;
 - b) approval of a Building Permit authorizing the Construction of a Low Density Residential Dwelling Unit on an existing Parcel; or
 - c) approval of a Building Permit authorizing the Construction of Medium Density Residential, High Density Residential, Commercial, Industrial, or Institutional development;
- and the development cost charge shall be paid upon approval of a Subdivision or issuance of a Building Permit, as the case may be.
- 3.3** Properties within the Quinsam Heights Drainage Area identified in Schedule “C” of this bylaw will be charged the Development Cost Charges identified in Schedule “B” in addition to the Development Cost Charges set out in Schedule “A”.
- 3.4** For certainty, this Bylaw imposes charges in respect of Building Permits authorizing the Construction, alteration or extension of Buildings that will, after the Construction, alteration or extension, contain fewer than four self-contained Dwelling Units and be put to no other use than residential use in those Dwelling Units.

PART 4: Calculation of Development Cost Charges

- 4.1** The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule “A” and Schedule “B” of this bylaw.
- 4.2** Where a type of development is not specifically identified in Schedule “A” or Schedule “B” the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for type of development that in the opinion of the Director of Development Services imposes the most similar cost burden on the City’s transportation, sewer, water, drainage, fire, and park services.
- 4.3** The amount of development cost charges payable in relation to mixed-use development shall be calculated separately for each portion of the development, in accordance with Schedule “A” and Schedule “B”, based on the mix of uses included in the Building Permit application and the total development cost charges payable shall be the sum of the charges payable for each type.

- 4.4 In the case of a Building Permit for Mobile Home within a Mobile Home Park development cost charges are calculated by multiplying the total development cost charges payable per site for a Medium Density Residential use, as prescribed in Schedule "A", by the number of Mobile Home Sites to be constructed.
- 4.5 For clarity, two Dwelling Units located within one Building would be charged two (2) Low Density Residential DCCs, one per Dwelling Unit.
- 4.6 For clarity, the first Secondary Suite located in a Building containing one Dwelling Unit, excluding Secondary Suites, is included within the Low Density Residential DCC.
- 4.7 For clarity, the first two Secondary Suites located in a Building containing two Dwelling Units, excluding Secondary Suites, is included within the Low Density Residential DCC.
- 4.8 For clarity, any additional Secondary Suites beyond what is permitted in Low Density Residential would be levied one Medium Density Residential DCC per Dwelling Unit.

PART 5: Effective Date

- 5.1 This Bylaw shall come into force and effect on the date of adoption.

PART 6: Severability

- 6.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

PART 7: Repeal

- 7.1 Development Cost Charges Bylaw No. 3411, 2010, and all amendments, is repealed.

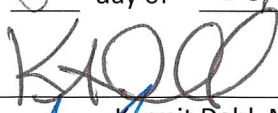
READ THE FIRST TIME this 12 day of March, 2026

READ THE SECOND TIME this 12 day of March, 2026

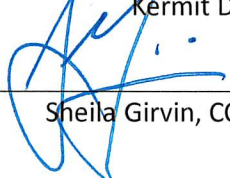
READ THE THIRD TIME this 12 day of March, 2026

ADOPTED this 3 day of September, 2026

Signed by the Mayor and Corporate Officer this 3 day of September, 2026



Kermit Dahl, MAYOR



Sheila Girvin, CORPORATE OFFICER

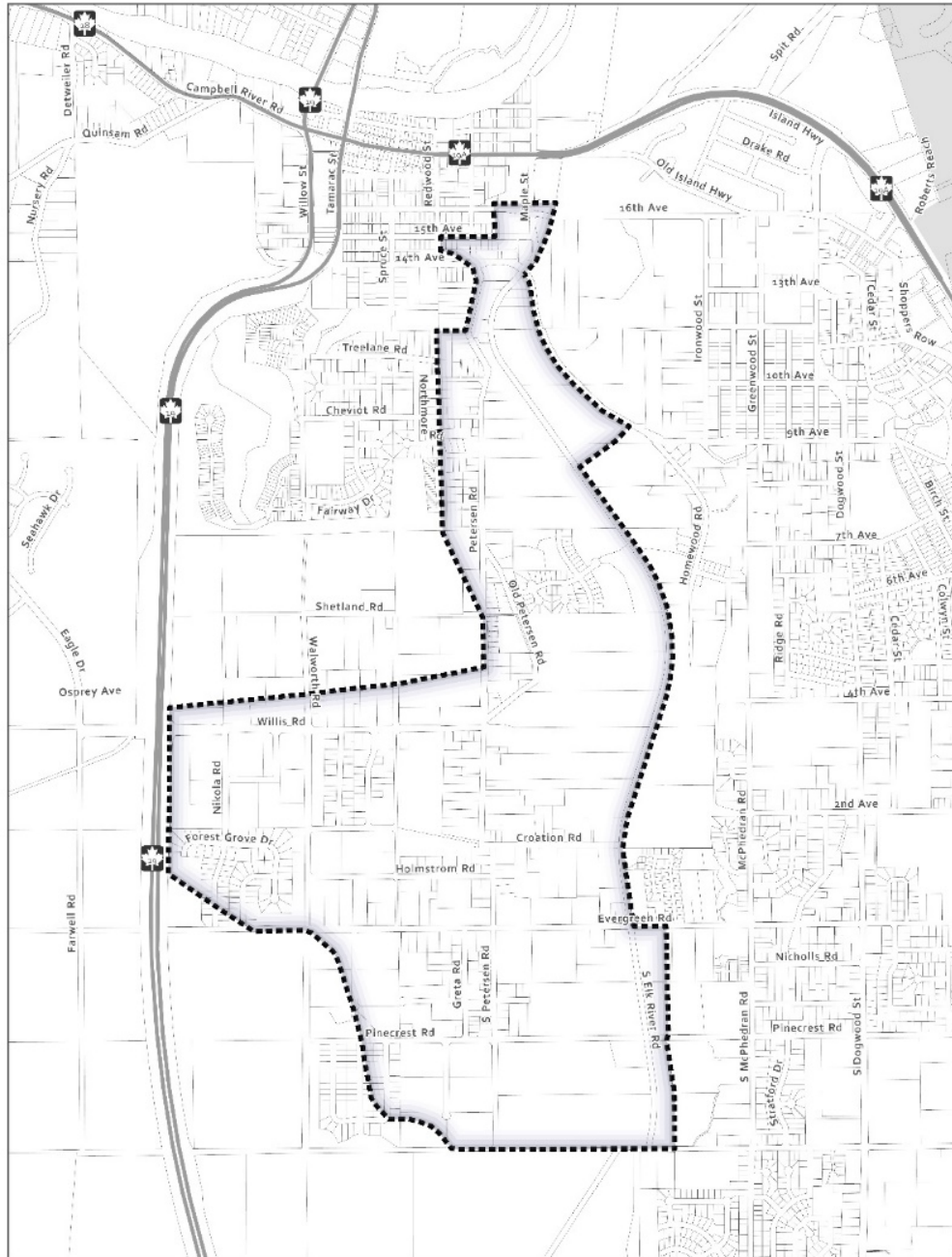
SCHEDULE "A" City-Wide Development Cost Charges

	Unit	Transportation	Water	Drainage	Sewer	Parks	Fire	Total
Low Density Residential	Per lot / Per dwelling unit	\$4,928.33	\$6,212.73	\$236.96	\$4,831.34	\$1,857.95	\$1,870.20	\$19,937.51
Medium Density Residential	Per dwelling unit / Per site	\$2,448.03	\$3,764.90	\$100.66	\$2,927.78	\$1,125.91	\$1,133.33	\$11,500.61
High Density Residential	Per square metre of gross floor area	\$21.73	\$30.92	\$1.20	\$24.05	\$9.25	\$9.31	\$96.45
Commercial	Per square metre of gross floor area	\$51.93	\$16.37	\$0.56	\$12.73	\$4.41	\$4.93	\$90.92
Industrial	Per square metre of gross floor area	\$10.39	\$9.82	\$0.40	\$7.64	\$2.20	\$2.96	\$33.40
Institutional	Per square metre of gross floor area	\$66.76	\$18.01	\$0.56	\$14.00	\$5.38	\$5.42	\$110.13

SCHEDULE "B" Quinsam Heights Drainage Development Cost Charges

	Unit	Drainage
Low Density Residential	Per lot / Per dwelling unit	\$4,137.07
Medium Density Residential	Per dwelling unit / Per site	\$1,757.36
High Density Residential	Per square metre of gross floor area	\$21.01
Commercial	Per square metre of gross floor area	\$9.70
Industrial	Per square metre of gross floor area	\$6.06
Institutional	Per square metre of gross floor area	\$9.09

SCHEDULE "C" Quinsam Heights Drainage Map



**Quinsam Heights
Storm Drainage
DCC Area**

Legend



Scale:
1:15,000



Project #: 1479-0000-01
Author: KG
Checked: ZH
Status: - DRAFT -
Revision: A
Date: 2021-11-26

SCHEDULE C



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