

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3054

A bylaw to impose Development Cost Charges for providing and improving park land within the White Valley Parks, Recreation and Culture service area

WHEREAS pursuant to the *Local Government Act* the Board may, by bylaw, impose development cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing and improving park land, in order to serve directly or indirectly, the development for which the charges are imposed;

AND WHEREAS *White Valley Parks and Recreation and Culture Service Conversion and Service Establishment Bylaw No. 1652, 2000* has established a service for providing park land and park improvements within the Service Area;

AND WHEREAS the Board has deemed the charges imposed by this Bylaw are related to capital costs attributable to projects included in the Financial Plan for the Regional District;

AND WHEREAS the Board has taken into consideration the matters set out in section 564(4)(a) through (d) of the *Local Government Act* and, in relation to the matters in section 564(4)(e) through (f), and has determined that the charges set within this Bylaw:

- i. are not excessive in relation to the capital cost of prevailing standards of service;
- ii. will not deter development;
- iii. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
- iv. will not discourage development designed to result in a low environmental impact.

AND WHEREAS Member Municipalities collect the development cost charges imposed under this Bylaw and remit them to the RDNO where applicable.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

A. CITATION

This bylaw may be cited as “***White Valley Parks Development Cost Charge Bylaw No. 3054, 2025***”.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.
2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.
3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.

C. SCHEDULE

Schedule "A" is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Accessory Dwelling means a detached carriage house, garden suite, laneway home or garage suite located on the same Parcel as a Single Detached Residential dwelling.

Commercial means Development of a commercial nature or purpose including commercial use on agricultural land that may include but is not limited to such uses as restaurants, retail nurseries, wineshops, retail sales and housing for workers in buildings with one or more central kitchens and with shared bathrooms facilities for the purpose of housing, either short term or long term, numerous unrelated workers.

Development means a subdivision or a building permit authorizing the construction, alteration, installation, extension of a building or structure.

Duplex means any residential building divided into two Dwelling Units connected by a common wall or by an adjoining ceiling/floor system with each Dwelling Unit occupied or intended to be occupied as a permanent home or residence of one household.

Dwelling Unit means one or more rooms constituting a self-contained unit for the residential accommodation of only one person or family, when such room or rooms contain or provide for sleeping facilities, sanitary facilities, and food storage and cooking facilities.

Gross Floor Area means the sum of the total horizontal area of all floors of a building or structure contained or partially contained within the exterior and basement walls including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, but excluding parking areas that are provided as an accessory use to the building or structure.

ICI means Industrial, Commercial and Institutional.

Industrial means Development with of industrial nature or purpose such as production, wholesale, processing, fabricating, manufacturing, warehousing or storage, and includes industrial use on agricultural land that may include but is not limited to wine production, manufacturing, processing plants for agricultural products, as well as marijuana production facilities or other crops grown inside an industrial building.

Institutional means Development of an institutional nature or purpose such as but not limited to congregate care facilities, supportive housing, schools, post-secondary institutions and other senior government and local government buildings.

Mixed Use means a Development that contains residential and ICI uses.

Multiple Unit Residential means a building containing two or more Dwelling Units or strata units but does not include a Single Detached Residential dwelling with a Secondary Suite.

Not-for-Profit Rental Housing means low-income housing that is owned by a non-profit charitable organization incorporated under the *Society Act* or a government organization and occupied or intended to be occupied under tenancy agreements as defined in the *Residential Tenancy Act*.

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.

Regional District means the Regional District of North Okanagan.

Secondary Suite means a Dwelling Unit fully contained within a Single Detached Residential unit but does not include an Accessory Dwelling.

Service Area is the total area that comprises the White Valley Parks, Recreation and Culture Service, including the Village of Lumby and Electoral Areas "D" and "E" of the Regional District of North Okanagan.

Single Detached Residential means a single residential dwelling on a Parcel containing only one Dwelling Unit or containing one Dwelling Unit with a Secondary Suite.

E. SEVERABILITY

If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed, and the remainder of the Bylaw continues to be valid.

F. DEVELOPMENT COST CHARGES PAYABLE

1. Every person who obtains:
 - a. approval of a subdivision under the *Land Title Act* or the *Strata Property Act*, or
 - b. a building permit authorizing the construction, alteration, or extension of a building or structure;within the boundaries of the Service Area shall pay to the Regional District, at the time of approval of the subdivision or the issuance of a building permit, the applicable development cost charges as set out in Schedule "A" hereto.
2. Pursuant to Section 561 (6) of the *Local Government Act* development cost charges are payable relation to a Development authorized by building permit that authorizes the construction, alteration or extension of buildings that will, after the construction, alteration or extension, contain fewer than four self-contained Dwelling Units.
3. For clarity, the amount of development cost charges payable in relation to a Development shall be calculated from Schedule "A" as follows:
 - a. for all newly subdivided lots created by subdivision, including strata lots and bare land strata lots, one Single Detached Residential charge shall be imposed for each additional lot created, regardless of zoning or future land use;
 - b. for building strata units created by subdivision one Multiple Unit Residential charge shall be imposed for each unit;
 - c. for a Duplex or an Accessory Dwelling authorized by building permit, one Multiple Unit Residential charge shall be imposed for each new unit;
 - d. for a second and each additional Single Detached Residential unit authorized by building permit on a single Parcel, one Single Detached Residential charge shall be imposed for each additional unit;
 - e. for a Multiple Unit Residential Development authorized by a building permit, one Multiple Unit Residential charge shall be imposed for each Dwelling Unit;

- f. for ICI Development authorized by a building permit, the Industrial, Commercial or Institutional charge multiplied by the Gross Floor Area shall be imposed.
- 4. Where a type of Development is not specifically identified on Schedule "A", the amount of development cost charges to be paid to the Regional District shall be equal to the development cost charges that would have been payable for the most comparable type of Development.
- 5. The amount of development cost charges payable in relation to a Mixed Use type of Development authorized by building permit shall be calculated separately for each portion of the Development, according to the separate use types, and shall be the sum of the charges payable for each type.

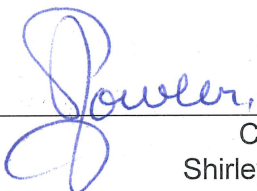
G. DEVELOPMENT COST CHARGES NOT PAYABLE

- 1. Development Cost Charges are not payable where:
 - a. a building permit authorizing the construction, alteration or extension of a building or structure that is, or will be, exempt from taxation as a place of public worship;
 - b. a building permit authorizing construction, alteration, or extension of a building or structure where the value of the work authorized by the building permit does not exceed \$50,000;
 - c. a building permit authorizing the construction, alteration, or extension of self-contained Dwelling Units in a building where each unit is no larger than 29m² and each unit is to be put to no other use other than residential use; or
 - d. a building permit authorizing the construction, alteration, or extension of a building for Not-for-Profit Rental Housing.
- 2. The following Developments are deemed to not impose new capital cost burdens on the Regional District:
 - a. a building permit authorizing the construction, alteration, or extension of a Secondary Suite.

H. REPEAL

White Valley Parks and Recreation District Service Development Cost Charge Bylaw No. 1390, 1996 and all amendments are hereby repealed.

Read a First Time	this	19th	day of	November, 2025
Read a Second Time	this	15th	day of	April, 2026
Read a THIRD Time	this	15th	day of	April, 2026
Approved by the Inspector of Municipalities	this	5th	day of	May, 2026
ADOPTED	this	17th	day of	June, 2026



 Chair
 Shirley Fowler



 Corporate Officer
 Ashley Bevan

SCHEDULE "A"

Attached to and forming part of
White Valley Parks Development Cost Charge Bylaw No. 3054, 2025

Land Use Category	Parks Development Cost Charge
Single Detached Residential	\$959 per parcel/lot/unit
Multiple Unit Residential	\$624 per unit
Commercial	\$2.30 per sq.m.
Industrial	\$2.30 per sq.m.
Institutional	\$2.30 per sq.m.