TOWN OF SIDNEY

BYLAW NO. 1440

A BYLAW OF THE MUNICIPALITY TO IMPOSE DEVELOPMENT COST CHARGES.

WHEREAS pursuant to Section 932 through 937 of the *Municipal Act,* the Council may, by bylaw, impose development cost charges under terms and conditions of the Section;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the Municipality to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, to provide park land, to service, directly or indirectly, the development for which the charge is being imposed:

AND WHEREAS **no** development cost charges shall be required to be paid:

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

(b) where the development does not impose new capital cost burdens on the Municipality.

AND WHEREAS Council has taken in consideration future land use patterns and development, the phasing of works and services, and the provision of park land described in an Official Community Plan;

AND WHEREAS in the consideration of Council the charges imposed by this bylaw:

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

(b) will not deter development;

(c) nor will discourage the construction of reasonably priced housing or the provision of reasonably price serviced land in the Municipality.

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

(a) related to capital costs attributable to projects involved in the capital budget of the Municipality;

(b) related to capital projects consistent with the Official Community Plan of the Municipality.

NOW THEREFORE the Municipal Council of the Town of Sidney in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as **"Development Cost Charge Bylaw 1440, 1998".**

2. For the purpose of calculating units in this bylaw:

   (a) a unit shall mean a self-contained dwelling unit in a Multiple Family Residence, each 230 square meters of Commercial space and each 1850 square metres of Industrial land for Building Permit Applications; and,

   (b) a unit shall mean each new lot created during a subdivision or strata development under the *Strata Title Act*.

3. (a) Every person who obtains a building permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension that:
      i. contains 4 or more self-contained dwelling units; and,
      ii. be put to other uses other than the residential use in the dwelling unit; or,
      iii. the value of the work authorized by the permit exceeds $50,000.

   (b) Every person who obtains approval of the subdivision of a parcel of land under the *Land Registry Act* or the *Strata Titles Act* for any purpose other than the creation of four (4) or more lots to provide sites for a total of four (4) or more self-contained dwelling units shall pay, prior to the approval of the subdivision or the issue of the building permit, as the case may be, to the Town, the applicable development cost charges as indicated in Schedule "A" attached hereto is subject to the charges payable in this bylaw if the real property is within the area shown on Schedule "B" of this bylaw.

4. A charge is payable in respect of every event under Tables 1(A), 1(B), 1(C), 1(D) and 1(E) provided that:

   a) a charge is not payable under this section where a charge under this bylaw has been paid previously for the same event in respect of the same development;

   b) a credit shall be deducted from the amount that would otherwise have been imposed under this Section in respect of a parcel for the amount of development cost charges previously paid to the Town for the same development on the same parcel under this bylaw;

5. Under no circumstances shall any charges collected under this bylaw be refunded. When an approved subdivision plan is not deposited or not construction is commenced pursuant to an approved building permit, charges collected shall be credit toward charges payable in respect of a future charging under Table 1.

6. Exemptions:

No charge is payable under this bylaw where the:

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 extension, exempt from taxation under Section 339 (1)(g) of the Municipal Act;

b) building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension:

(i) contain less than four (4) self contained dwelling units; and
(ii) be put to no other use than the residential use in those dwellings; and

c) value of the work authorized by the permit does not exceed $50,000 or any other amount prescribed by regulation under section 933 (4)(c) of the Municipal Act.

7. This bylaw hereby repeals Development Cost Charge Bylaw No. 1259, 1995.

Read a first time this 22nd day of June, 1998.

Read a second time this 22nd day of June, 1998.

Read a third time this 29th day of June, 1998.

Approved by the Inspector of Municipalities on the under the provisions of Section 937 of the Municipal Act on the 8th day of September, 1998.

Reconsidered and finally adopted on this 28th day of September,1998.

_____ _____

MAYOR **CLERK**

SCHEDULE "A"
DEVELOPMENT COST CHARGES

* Charges to be levied and paid are specified in Column "C".

TABLE 1 (A) - SEWER (See Schedule "B" for breakdown)

Column A AREA	Column B NO. OF UNITS	Column C TOTAL UNIT COST
Areas No. 1 & 2	655	$119.00 per unit

TABLE 1 (B) - WATER (See Schedule "C" for breakdown)

Column A AREA	Column B NO. OF UNITS	Column C TOTAL UNIT COST
Area No. 1	619	$362.20 per unit
Area No. 2	439	$310.07 per unit
Area No. 3	195	$347.08 per unit
Area No. 4	164	$452.68 per unit

TABLE 1 (C) - STORM DRAIN (See Schedule "D" for breakdown)

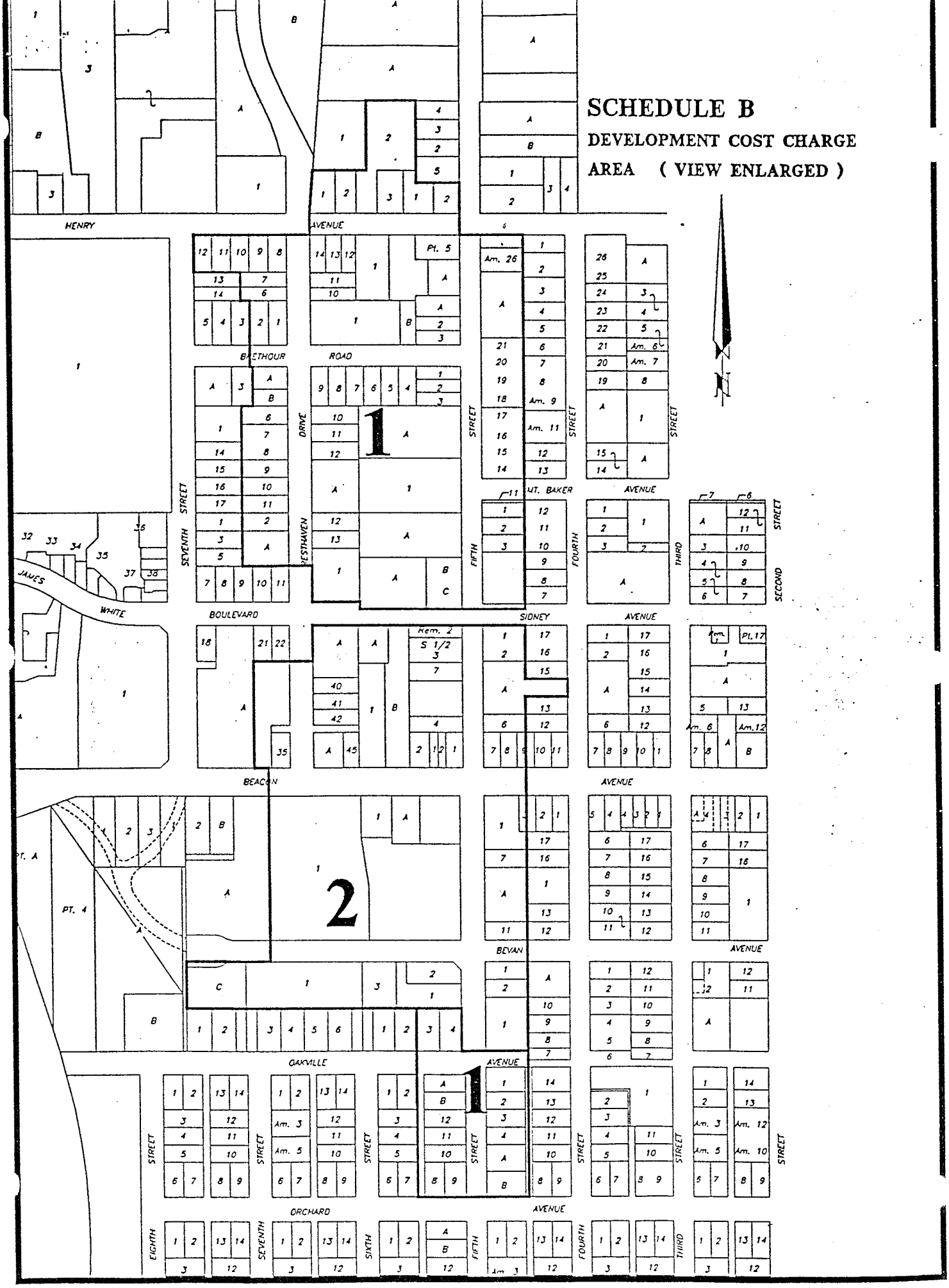
Column A AREA	Column B NO. OF UNITS	Column C TOTAL UNIT COST
Area No. 1	315	$243.81 per unit
Area No. 2	23	$521.74 per unit
Area No. 3	14	$985.71 per unit
Area No. 4	85	$169.41 per unit
Area No. 5	12	$2,500.00 per unit
Area No. 6	63	$203.18 per unit
Area No. 7	128	$90.63 per unit
Area No. 8	238	$105.88 per unit
Area No. 9	44	$427.27 per unit
Area No. 10	48	$125.00 per unit

TABLE NO. 1 (D) - PARKS AND PUBLIC OPEN SPACE (See Schedule "E" for breakdown)

Column A AREA	Column B NO. OF UNITS	Column C TOTAL UNIT COST
Area No. 1	611	$245.00 per unit

SCHEDULE B

DEVELOPMENT COST CHARGE AREA (VIEW ENLARGED)



CALCULATION DATA

UNITS

AREA 1

A. **Residential - Based on Official Community Plan:**

1.	Residential 2	40 units per net hectare
2.	Residential 4	30 units per net hectare
3.	Residential 5	38 units per net hectare
4.	Residential 7	65 units per net hectare
5.	Residential 8	75 units per net hectare
6.	Residential 9	75 units per net hectare
7.	Residential 10	75 units per net hectare

B. **Institutional:**
Based on maximum density of 75 units per net hectare

AREA 2

C. **Commercial:**
Commercial 1 and 2 - based on 223 square metres which is the minimum parcel size for Commercial Zone in the Subdivision Bylaw.

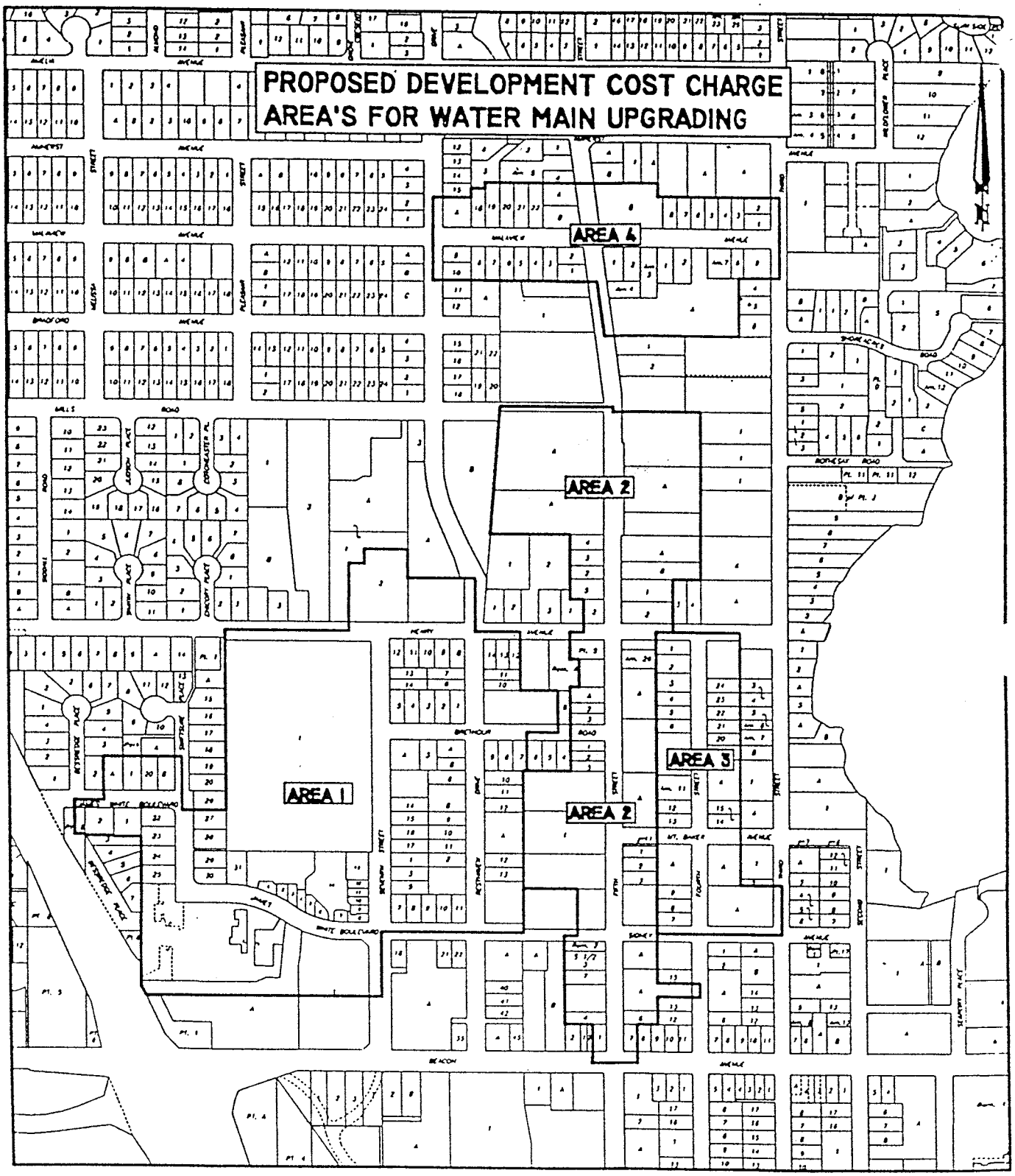
TOTAL AREAS:

1.	Residential 2	0.73 hectares x 40 units	=	29 units
2.	Residential 4	0.4666 hectares x 30 units	=	13 units
3.	Residential 5	2.6599 hectares x 38 units	=	101 units
4.	Residential 7	0.228 hectares x 65 units	=	14 units
5.	Residential 8	0.1486 hectares x 75 units	=	11 units
6.	Residential 9	1.682 hectares x 75 units	=	126 units
7.	Residential 10	1.2987 hectares x 75 units	=	97 units
8.	Institutional	0.4061 hectares x 75 units	=	30 units
9.	Commercial 1 & 2	5.284 hectares ÷ 0.0223 units	=	234 units
	Total			655 units

Pipe History:

- Existing pipe 250mm constructed in 1954
- Life expectancy - 50 years
- Life remaining - 10 years
- 1994 Construction Cost - $130,000. less contribution (Infrastructure Grant) $33,000. = $97,000.
- Assist factor 10/50 of $97,000. = $19,000.
- Estimated cost of Sewer Upgrading - $97,000.
- Less Assist Factor of (20%) = $19,000.
- $97,000. - $19,000. = $78,000. ÷ 655 units = $119. per unit

SCHEDULE "C"


PROPOSED DEVELOPMENT COST CHARGE
AREA'S FOR WATER MAIN UPGRADING
AREA 1
AREA 2
AREA 2
AREA 3
AREA 4

CALCULATION DATA FOR WATER

AREA 1 *HENRY AVENUE FROM SEVENTH STREET TO RESTHAVEN DRIVE*
JAMES WHITE BOULEVARD FROM SEVENTH STREET TO BESSREDGE PLACE
RESTHAVEN DRIVE FROM JAMES WHITE BOULEVARD TO HENRY AVENUE
SEVENTH STREET FROM JAMES WHITE BOULEVARD TO HENRY AVENUE

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 1	*20 UNITS PER NET HECTARE*
2. RESIDENTIAL 4	*30 UNITS PER NET HECTARE*
3. RESIDENTIAL 5	*38 UNITS PER NET HECTARE*
4. RESIDENTIAL 7.1	*65 UNITS PER NET HECTARE*
5. RESIDENTIAL 7.2	*73 UNITS PER NET HECTARE*
6. RESIDENTIAL 10	*75 UNITS PER NET HECTARE*
7. RESIDENTIAL 11	*40 UNITS*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***
BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

C. ***COMMERCIAL - BASED ON THE ZONING BYLAW 1300:***
1. COMMERCIAL 1 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 220 SQUARE METERS.
2. COMMERCIAL 2 - BASED ON MAXIMUM DENSITY OF 75 UNITS PER NET HECTARE.
3. COMMERCIAL 5 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 600 SQUARE METERS AND NOT MORE THAN 1800 SQUARE METERS.

TOTAL AREAS:

1. RESIDENTIAL 1	*0.206 HECTARES X 20 UNITS*	=	***4 UNITS***
2. RESIDENTIAL 4	*1.518 HECTARES X 30 UNITS*	=	***46 UNITS***
3. RESIDENTIAL 5	*4.001 HECTARES X 38 UNITS*	=	***152 UNITS***
4. RESIDENTIAL 7.1	*1.078 HECTARES X 65 UNITS*	=	***70 UNITS***
5. RESIDENTIAL 7.2	*1.224 HECTARES X 73 UNITS*	=	***89 UNITS***
6. RESIDENTIAL 10	*0.583 HECTARES X 75 UNITS*	=	***43 UNITS***
7. RESIDENTIAL 11		=	***40 UNITS***
8. INSTITUTIONAL	*4.141 HECTARES / 0.2 HECTARES*	=	***21 UNITS***
9. COMMERCIAL 1	*1.073 HECTARES/0.022 HECTARES*	=	***48 UNITS***
10. COMMERCIAL 2	*1.413 HECTARES X 75 UNITS*	=	***105 UNITS***
11. COMMERCIAL 5	*0.053 HECTARES / 0.06 HECTARES*	=	***1 UNIT***
	TOTAL	=	***619 UNITS***

PIPE HISTORY:

REASON *WATERMAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS, FIRE FLOW, AGE AND THE CAPACITY OF THE EXISTING SYSTEM.*
PROPOSED PIPES *200 mm PVC*
EXISTING PIPES *6" AC CONSTRUCTED IN 1957*
4" PVC CONSTRUCTED IN 1977
6" PVC CONSTRUCTED IN 1980
1997 ESTIMATED CONSTRUCTION COST OF WATER UPGRADING - $560,500.
ASSIST FACTOR (60%) OF $560,500 = $336,300.
$560,500. - $336,300. = $224,200. / 619 UNITS = $362.20 PER UNIT

CALCULATION DATA FOR WATER

AREA 2 *FIFTH STREET FROM BEACON AVENUE TO MILLS ROAD*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 1	*20 UNITS PER NET HECTARE*
2. RESIDENTIAL 4	*30 UNITS PER NET HECTARE*
3. RESIDENTIAL 5	*38 UNITS PER NET HECTARE*
4. RESIDENTIAL 8	*75 UNITS PER NET HECTARE*
5. RESIDENTIAL 9	*75 UNITS PER NET HECTARE*
6. RESIDENTIAL 10	*75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***

BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 1000 SQUARE METERS.

C. ***COMMERCIAL - BASED ON THE ZONING BYLAW 1300:***

1. COMMERCIAL 1 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 220 SQUARE METERS.

2. COMMERCIAL 2 - BASED ON MAXIMUM DENSITY OF 75 UNITS PER NET HECTARE.

TOTAL AREAS:

1. RESIDENTIAL 1	*0.146 HECTARES X 20 UNITS*	=	***2 UNITS***
2. RESIDENTIAL 4	*0.212 HECTARES X 30 UNITS*	=	***6 UNITS***
3. RESIDENTIAL 5	*4.132 HECTARES X 38 UNITS*	=	***157 UNITS***
4. RESIDENTIAL 8	*0.180 HECTARES X 75 UNITS*	=	***13 UNITS***
5. RESIDENTIAL 9	*1.662 HECTARES X 75 UNITS*	=	***124 UNITS***
6. RESIDENTIAL 10	*0.822 HECTARES X 75 UNITS*	=	***61 UNITS***
7. INSTITUTIONAL	*0.629 HECTARES / 0.1 HECTARES*	=	***6 UNITS***
8. COMMERCIAL 1	*0.795 HECTARES/0.022 HECTARES*	=	***36 UNITS***
9. COMMERCIAL 2	*0.455 HECTARES X 75 UNITS*	=	***34 UNITS***
	TOTAL	=	***439 UNITS***

PIPE HISTORY:

REASON *WATERMAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS, FIRE FLOW, AGE AND THE CAPACITY OF THE EXISTING SYSTEM.*

PROPOSED PIPE *200 mm PVC*

EXISTING PIPES *6" AC CONSTRUCTED IN 1962*

6" AC CONSTRUCTED IN 1972

1997 ESTIMATED CONSTRUCTION COST OF WATER UPGRADING - $340,300.

ASSIST FACTOR (60%) OF $340,300 = $204,180.

$340,300. - $204,180. = $136,120. / 439 UNITS = $310.07 PER UNIT

CALCULATION DATA FOR WATER

AREA 3 *FOURTH STREET FROM SIDNEY AVENUE TO HENRY AVENUE*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. *RESIDENTIAL 8* — *75 UNITS PER NET HECTARE*
2. *RESIDENTIAL 9* — *75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***

BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. *RESIDENTIAL 8*	*2.055 HECTARES X 75 UNITS*	=	*154 UNITS*
2. *RESIDENTIAL 9*	*0.502 HECTARES X 75 UNITS*	=	*37 UNITS*
3. *INSTITUTIONAL*	*0.753 HECTARES / 0.2 HECTARES*	=	*4 UNITS*
	TOTAL	=	*195 UNITS*

PIPE HISTORY:

REASON *WATERMAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS, FIRE FLOW, AGE AND THE CAPACITY OF THE EXISTING SYSTEM.*

PROPOSED PIPES *200 mm PVC*

EXISTING PIPES *4" AC CONSTRUCTED IN 1965*

1997 ESTIMATED CONSTRUCTION COST OF WATER UPGRADING - $169,200.

ASSIST FACTOR (60%) OF $169,200. = $101,520.

$169,200. - $101,520. = $67,6800. / 195 UNITS = $347.08 PER UNIT

CALCULATION DATA FOR WATER

AREA 4 *MALAVIEW AVENUE FROM THIRD STREET TO RESTHAVEN DRIVE*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 4 — *30 UNITS PER NET HECTARE*

2. RESIDENTIAL 10 — *75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***

BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

C. ***COMMERCIAL - BASED ON THE ZONING BYLAW 1300:***

1. COMMERCIAL 5 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 600 SQUARE METERS AND NOT MORE THAN 1800 SQUARE METERS.

TOTAL AREAS:

1. RESIDENTIAL 4	*3.059 HECTARES X 30 UNITS*	=	*92 UNITS*
2. RESIDENTIAL 10	*0.902 HECTARES X 75 UNITS*	=	*67 UNITS*
3. INSTITUTIONAL	*0.501 HECTARES / 0.2 HECTARES*	=	*3 UNITS*
4. COMMERCIAL 5	*0.102 HECTARES / 0.06 HECTARES*	=	*2 UNITS*
	TOTAL	=	*164 UNITS*

PIPE HISTORY:

REASON *WATERMAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS, FIRE FLOW, AGE AND THE CAPACITY OF THE EXISTING SYSTEM.*

PROPOSED PIPE *200 mm PVC*

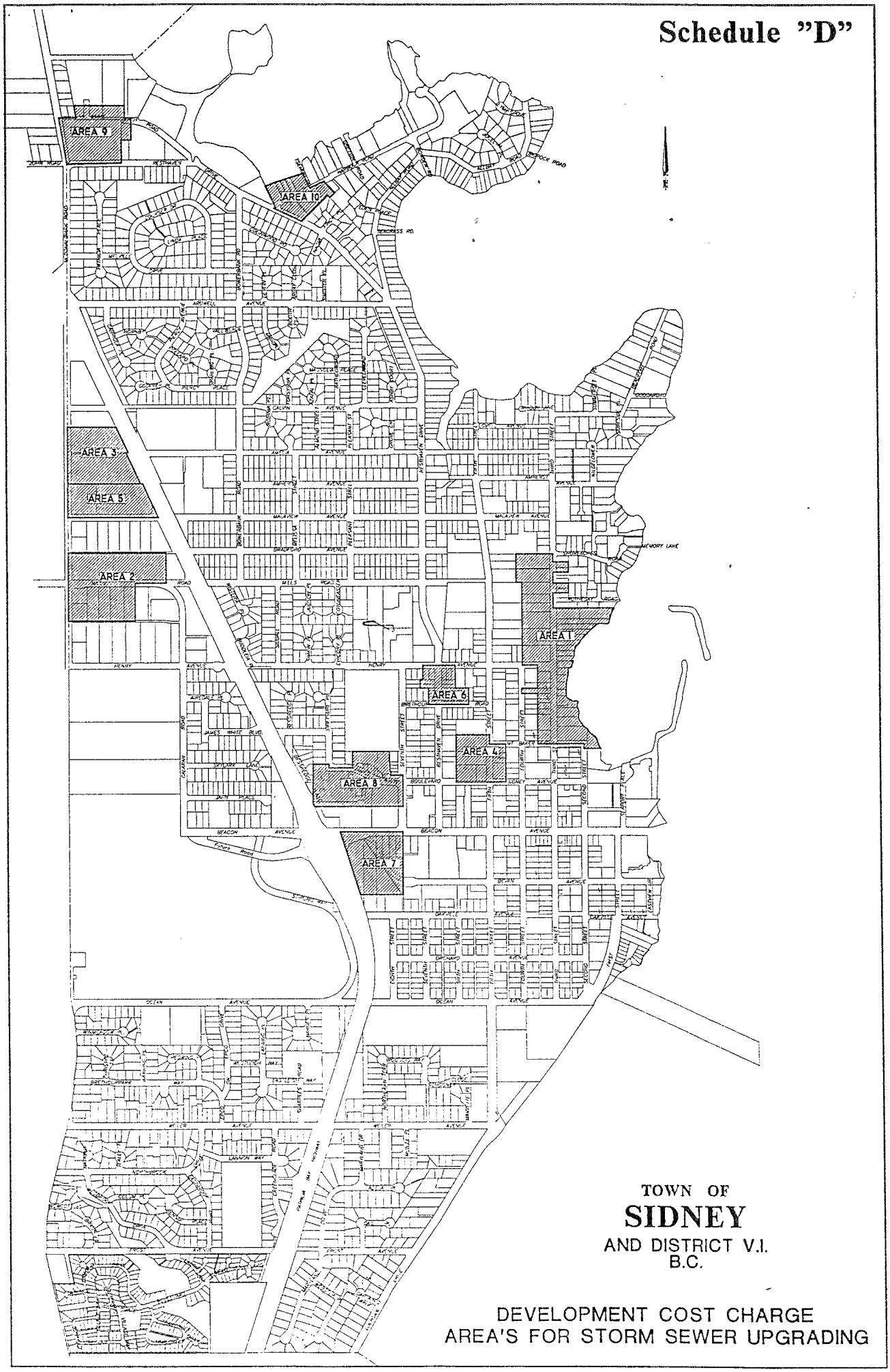
EXISTING PIPES *6" AC CONSTRUCTED IN 1973*

1997 ESTIMATED CONSTRUCTION COST OF WATER UPGRADING - $185,600.

ASSIST FACTOR (60%) OF $185,600. = $111,360.

$185,600. - $111,360. = $74,240. / 164 UNITS = $452.68 PER UNIT

Schedule "D"



TOWN OF

SIDNEY

AND DISTRICT V.I.
B.C.

DEVELOPMENT COST CHARGE
AREA'S FOR STORM SEWER UPGRADING

CALCULATION DATA FOR STORM DRAIN

AREA 1 *MT BAKER AVENUE FROM THIRD STREET TO SECOND STREET OUTFALL*
THIRD STREET FROM MT BAKER AVENUE TO SHOREACRES ROAD

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 1	*20 UNITS PER NET HECTARE*
2. RESIDENTIAL 4	*30 UNITS PER NET HECTARE*
3. RESIDENTIAL 5	*38 UNITS PER NET HECTARE*
4. RESIDENTIAL 8	*75 UNITS PER NET HECTARE*
5. RESIDENTIAL 10	*75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***
BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. RESIDENTIAL 1	*0.126 HECTARES X 20 UNITS*	=	***3 UNITS***
2. RESIDENTIAL 4	*2.311 HECTARES X 30 UNITS*	=	***69 UNITS***
3. RESIDENTIAL 5	*3.404 HECTARES X 38 UNITS*	=	***129 UNITS***
4. RESIDENTIAL 8	*1.036 HECTARES X 75 UNITS*	=	***78 UNITS***
5. RESIDENTIAL 10	*0.455 HECTARES X 75 UNITS*	=	***34 UNITS***
6. INSTITUTIONAL	*0.456 HECTARES / 0.2 HECTARES*	=	***2 UNITS***
	TOTAL	=	***315 UNITS***

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS.*
PROPOSED PIPES	*300 mm PVC*
	375 mm PVC
	450 mm PVC
EXISTING PIPES	*8" CONCRETE*
	10" CONCRETE

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $192,000.
ASSIST FACTOR (60%) OF $192,000 = $115,200.
$192,000. - $115,200. = $76,800. / 315 UNITS = $243.81 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 2 *MILLS ROAD FROM McDONALD PARK ROAD TO GALARAN ROAD*

A. ***INDUSTRIAL - BASED ON THE ZONING BYLAW 1300:***
BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. INDUSTRIAL	*4.548 HECTARES / 0.2 HECTARES*	=	*23 UNITS*
	TOTAL	=	*23 UNITS*

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS*
PROPOSED PIPES	*525mm PVC*
EXISTING PIPES	*14" AC*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $30,000.
ASSIST FACTOR (60%) OF $30,000. = $18,000.
$30,000. - $18,000. = $12,000. / 23 UNITS = $521.74 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 3 *AMELIA AVENUE FROM McDONALD PARK ROAD TO THE PAT BAY HWY*

A. ***INDUSTRIAL - BASED ON THE ZONING BYLAW 1300:***
BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. INDUSTRIAL	*2.745 HECTARES / 0.2 HECTARES*	=	***14 UNITS***
	TOTAL	=	***14 UNITS***

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS*
ASSIST FACTOR	*DETERMINED BY THE DIFFERENCE IN COST OF INSTALLING THE EXISTING PIPE SIZE AND THE PROPOSED PIPE SIZE*
PROPOSED PIPES	*525mm PVC*
EXISTING PIPES	*18" CONCRETE*
	18" PVC

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $34,500.
ASSIST FACTOR (60%) OF $34,500. = $20,700.
$34,500 - $20,700. = $13,800. / 14 UNITS = $985.71 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 4 *FIFTH STREET FROM SIDNEY AVENUE TO MT BAKER AVENUE*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. *RESIDENTIAL 9* — *75 UNITS PER NET HECTARE*
2. *RESIDENTIAL 10* — *75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***

BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 1000 SQUARE METERS.

TOTAL AREAS:

1. *RESIDENTIAL 9*	*0.708 HECTARES X 75 UNITS*	=	*53 UNITS*
2. *RESIDENTIAL 10*	*0.374 HECTARES X 75 UNITS*	=	*28 UNITS*
3. *INSTITUTIONAL*	*0.448 HECTARES / 0.1 HECTARES*	=	*4 UNITS*
	TOTAL	=	*85 UNITS*

PIPE HISTORY:

REASON — *STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS.*

PROPOSED PIPES — *375 mm PVC*

EXISTING PIPES — *10" CONCRETE*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $36,000.

ASSIST FACTOR (60%) OF $36,000 = $21,600.

$36,000. - $21,600. = $14,400. / 85 UNITS = $169.41 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 5 *MALAVIEW AVENUE FROM McDONALD PARK ROAD TO PAT BAY HWY*

A. ***INDUSTRIAL - BASED ON THE ZONING BYLAW 1300:***
BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. INDUSTRIAL	*2.303 HECTARES / 0.2 HECTARES*	=	*12 UNITS*
	TOTAL	=	*12 UNITS*

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS*
PROPOSED PIPES	*450mm PVC*
EXISTING PIPES	*10" CONCRETE*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $75,000.
ASSIST FACTOR (60%) OF $75,000. = $45,000.
$75,000. - $45,000. = $30,000. / 12 UNITS = $2,500.00 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 6 *RESTHAVEN DRIVE FROM BRETHOUR ROAD TO HENRY AVENUE*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 5	*38 UNITS PER NET HECTARE*
2. RESIDENTIAL 7.1	*65 UNITS PER NET HECTARE*
3. RESIDENTIAL 10	*75 UNITS PER NET HECTARE*

B. ***COMMERCIAL - BASED ON THE ZONING BYLAW 1300:***

COMMERCIAL 5 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 600 SQUARE METERS AND NOT MORE THAN 1800 SQUARE METERS.

TOTAL AREAS:

1. RESIDENTIAL 5	*0.312 HECTARES X 38 UNITS*	=	*12 UNITS*
2. RESIDENTIAL 7.1	*0.325 HECTARES X 65 UNITS*	=	*21 UNITS*
3. RESIDENTIAL 10	*0.391 HECTARES X 75 UNITS*	=	*29 UNITS*
1. COMMERCIAL 5	*0.053 HECTARES / 0.06 HECTARES*	=	*1 UNIT*
	TOTAL	=	*63 UNITS*

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS*
PROPOSED PIPES	*375mm PVC*
EXISTING PIPES	*10" AC*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $32,000.
ASSIST FACTOR (60%) OF $32,000. = $19,200.
$32,000 - $19,200. = $12,800. / 63 UNITS = $203.18 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 7 *SEVENTH STREET/BEVAN AVENUE FROM SAANCHA HALL TO DRAIN EASEMENT*

A. ***COMMERCIAL - BASED ON THE ZONING BYLAW 1300:***

1. COMMERCIAL 1 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 220 SQUARE METERS.

TOTAL AREAS:

1. COMMERCIAL 1	*2.821 HECTARES / 0.022 HECTARES*	=	***128 UNITS***
	TOTAL	=	*128 UNITS*

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS.*
PROPOSED PIPE	*375mm PVC*
EXISTING PIPES	*200mm PVC*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $29,000.
ASSIST FACTOR (60%) OF $29,000. = $17,400.
$29,000. - $17,400. = $11,600. / 128 UNITS = $90.63 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 8 *JAMES WHITE BOULEVARD FROM SEVENTH TO CORNER*

A. *RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:*

1. *RESIDENTIAL 4* — *30 UNITS PER NET HECTARE*
2. *RESIDENTIAL 7.1* — *65 UNITS PER NET HECTARE*
3. *RESIDENTIAL 7.2* — *73 UNITS PER NET HECTARE*

B. *COMMERCIAL - BASED ON THE ZONING BYLAW 1300:*

1. *COMMERCIAL 1 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 220 SQUARE METERS.*
2. *COMMERCIAL 2 - BASED ON MAXIMUM DENSITY OF 75 UNITS PER NET HECTARE.*

TOTAL AREAS:

1. *RESIDENTIAL 4*	*0.094 HECTARES X 30 UNITS*	=	*2 UNITS*
2. *RESIDENTIAL 7.1*	*0.330 HECTARES X 65 UNITS*	=	*21 UNITS*
3. *RESIDENTIAL 7.2*	*0.854 HECTARES X 73 UNITS*	=	*62 UNITS*
4. *COMMERCIAL 1*	*1.073 HECTARES/ 0.022 UNITS*	=	*48 UNITS*
5. *COMMERCIAL 2*	*1.403 HECTARES X 75 UNITS*	=	*105 UNITS*
	TOTAL	=	*238 UNITS*

PIPE HISTORY:

REASON — *STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS.*

PROPOSED PIPE — *600 mm PVC*

EXISTING PIPES — *18" CONCRETE*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $63,000.

ASSIST FACTOR (60%) OF $63,000 = $37,800.

$63,000. - $37,800. = $25,200. / 238 UNITS = $105.88 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 9 *WHITE BIRCH ROAD FROM MCDONALD PARK ROAD TO END*

A. ***RESIDENTIAL - BASED ON OFFICIAL COMMUNITY PLAN:***

1. RESIDENTIAL 5	*38 UNITS PER NET HECTARE*
2. RESIDENTIAL 9	*75 UNITS PER NET HECTARE*

B. ***INSTITUTIONAL - BASED ON THE ZONING BYLAW 1300:***

BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 2000 SQUARE METERS.

TOTAL AREAS:

1. RESIDENTIAL 5	*0.443 HECTARES X 38 UNITS*	=	*17 UNITS*
2. RESIDENTIAL 9	*0.217 HECTARES X 75 UNITS*	=	*16 UNITS*
3. INSTITUTIONAL	*2.105 HECTARES / 0.2 HECTARES*	=	*11 UNITS*
	TOTAL	=	*44 UNITS*

PIPE HISTORY:

REASON	*STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS*
PROPOSED PIPES	*250mm PVC*
	300mm PVC
EXISTING PIPES	*6" AC*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $47,000.
ASSIST FACTOR (60%) OF $47,000. = $28,200.
$47,000. - $28,200. = $18,800. / 44 UNITS = $427.27 PER UNIT

CALCULATION DATA FOR STORM DRAIN

AREA 10 *HARBOUR ROAD FROM RESTHAVEN DRIVE TO TSEHUM ROAD*

A. ***COMMERCIAL - BASED ON THE ZONIING BYLAW 1300:***

1. COMMERCIAL 5 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 600 SQUARE METERS AND NOT MORE THAN 1800 SQUARE METERS.

2. COMMERCIAL 5 - BASED ON THE MINIMUM LOT AREA OF NOT LESS THAN 1000 SQUARE METERS.

B. ***HARBOUR ROAD MARINE - BASED ON OFFICIAL COMMUNITY PLAN:***

1. HRM *38 UNITS PER NET HECTARE*

TOTAL AREAS:

1. COMMERCIAL 5	*0.121 HECTARES / 0.06 HECTARES*	=	***2 UNITS***
2. COMMERCIAL 5	*0.224 HECTARES / 0.1 HECTARES*	=	***2 UNITS***
3. HRM	*1.150 HECTARES X 38 UNITS*	=	***44 UNITS***
	TOTAL	=	***48 UNITS***

PIPE HISTORY:

REASON *STORM DRAIN UPGRADING FOR OFFICIAL COMMUNITY PLAN PROJECTIONS.*

PROPOSED PIPES *300 mm PVC*

EXISTING PIPES *8" AC*

1997 ESTIMATED CONSTRUCTION COST OF STORM DRAIN UPGRADING - $15,000.

ASSIST FACTOR (60%) OF $15,000 = $9,000.

$15,000. - $9,000. = $6,000. / 48 UNITS = $125.00 PER UNIT

TABLE NO. (D) - Parks and Public Open spaces (See Schedule "E" for breakdown)

Column A Area	Column B No. of Units	Column C Total Unit Cost
Commercial Sub Area 1 All Residential Multi Family low, medium and high density	611 units	$245.00

Residential - Based on Official Community Plan:

1. Residential 5	40 units per hectare
2. Residential 6	50 units per hectare
3. Residential 7.1	65 units per hectare
4. Residential 8	75 units per hectare
5.Residential 9	75 units per hectare
6.Residential 10	75 units per hectare
7. Commercial Sub-Commercial	75 units per hectare

TOTAL AREAS (Within the OCP not already developed as a condo)

Residential 5	2.32 hectares times 40 units =	92 units
Residential 6	.27 hectares times 50 units =	13 units
Residential 7.1	.24 hectares times 65 units =	15 units
Residential 8	.80 hectares times 75 units =	60 units
Residential 9	.60 hectares times 75 units =	51 units
Commercial Sub-area 1	4.80 hectares times 75 units =	360 units
Total		611 units

Waterfront improvements including both Capital Improvements and land acquisition of property for a linear walkway, park improvements and other capital expenditures as required for amenities . $1,000,000.00

Less Assist factor of (85%) $ 850,000.00

$1,000,000.00 - $850,000.00 = $150,000.00 divided by 611 = $ 245.00 per unit