



City of Richmond

Report to Committee

To: General Purposes Committee
From: Graham Willis, Manager, Special Projects
Finance & Corporate Services

To General Purposes - Jan. 16, 2006
Date: December 20, 2005
File: 8060-20-8024

Re: Development Cost Charge Imposition Bylaw No. 8024

Staff Recommendation:

That "Development Cost Charge Imposition Bylaw No. 8024" be forwarded to Council for first, second and third readings.

per Graham Willis, Manager, Special Projects
Finance & Corporate Services

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER (Auth)		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> K	NO <input type="checkbox"/>
REVIEWED BY CAO	YES 	NO <input type="checkbox"/>

Staff Report

Origin

On January 13, 2003, Council adopted "Development Cost Charges Imposition Bylaw No. 7369," which gave effect to increases to DCC rates for commercial/light industry and major industry types of development, following an extensive review of expected long term growth and corresponding infrastructure and park requirements. The new residential DCC rates were increased in two phases, in April 2003 and May 2004 with the current DCC Bylaw 7676.

Bylaw 7676 also provided for CPI (Consumer Price Index) increases to commercial/light industry and major industry DCC rates, but not residential. Concern had been expressed by the development industry about the substantial increases historically required when the DCC rates and programs were reviewed every five years, and annual CPI increases were to be applied in an effort to mitigate the effect of such major DCC reviews. CPI increases to DCCs were **not** applied in 2005 pending the results of a major DCC program review that was begun earlier in the year.

Analysis

CPI increases have not been applied to DCC rates since 2004 (for residential DCCs since 2003). The CPI increase for the two-year period in the Vancouver area from October 2003 to October 2005 (the latest CPI figures from StatsCan) is 4.3% (October 2003 = 121.3, October 2005 = 126.5, base 1997). Applying the two-year CPI increase to the current DCC rates results in the following changes:

<i>DCC Category</i>	<i>Current Bylaw 7676</i>	<i>DCCs as recommend</i>	<i>% change</i>
Lulu Island			
<i>Residential SFD/unit</i>	\$14,233.36	\$14,845.39	+4.3
<i>Commercial/Lt. Industry/sq.ft.</i>	\$2.99 plus drainage	\$3.12 plus drainage	+4.3
<i>Major Industry/acre</i>	\$66,006.03	\$68,844.29	+4.3

	<i>Current Bylaw 7676</i>	<i>DCCs as recommend</i>	<i>% change</i>
Sea Island			
<i>Commercial/Lt. Industry/sq.ft.</i>	\$1.15 plus drainage	\$1.20 plus drainage	+4.3
Mitchell/Twigg Island			
<i>Major Industry/acre</i>	\$12,981.24	\$13,539.43	+4.3

The Consumer Price Index is a convenient mechanism for applying annual increases to rates that are comprehensively reviewed less often, like DCCs. A more appropriate index for DCCs might be the new housing construction cost index, which, according to StatsCan, has increased 10% in the Vancouver area in the October 2003 to October 2005 period. Nevertheless, the CPI is a more stable indicator of inflation and has been accepted by the Local Government Department of the Ministry of Community Services as a reasonable mechanism for annual increases to municipal rates, in the absence of general review.

As mentioned, a comprehensive review of long term development and infrastructure and parkland requirements, and resultant DCC rates, is now underway. The inputs are almost complete, and preliminary DCC rates should be available for discussion at the staff level in January. However, the infrastructure and parkland requirements now being proposed represent very significant cost increases over those provided for in the current long term DCC program, primarily as a consequence of rapidly increasing construction and land costs. In addition, recent senior government decisions have resulted in new and significant infrastructure commitments.

Accordingly, the preliminary rates are expected to be very high and require considerable discussion before the new DCC program and rates can be adopted by Council. In the interim, therefore, CPI increases in DCC rates are appropriate.

Residential DCCs are levied on the basis of density. A list of the changes for each density is attached as Table 1.

Financial Impact

At current levels of development (assuming annual DCC revenues of about \$14 to 15 million) adopting Bylaw No. 8024 would generate an additional \$600,000 to \$650,000 in DCC revenues per year.

Conclusion

“Development Cost Charges Imposition Bylaw No. 8024” provides for a 4.3 percent increase in all DCC rates, to correspond with the two-year increase in the Consumer Price Index from October 2003 to October 2005. Development Cost Charge bylaws **require the approval of the Inspector of Municipalities** prior to final adoption.

Recommendation

That “Development Cost Charge Imposition Bylaw No. 8024” be forwarded to Council for first, second and third readings.



per Graham Willis
Manager, Special Projects

Table 1 – Residential DCC rate changes

DENSITY	BYLAW 7676	NEW RATES With CPI	PCT.
0-7.49	\$14,233.36	\$14,845.39	4.3%
7.50-8.49	\$14,119.68	\$14,726.83	4.3%
8.50-9.49	\$13,902.72	\$14,500.54	4.3%
9.50-10.49	\$13,696.17	\$14,285.11	4.3%
10.50-11.49	\$13,497.17	\$14,077.55	4.3%
11.50-12.49	\$13,303.86	\$13,875.93	4.3%
12.50-13.49	\$13,114.91	\$13,678.85	4.3%
13.50-14.49	\$12,929.39	\$13,485.35	4.3%
14.50-15.49	\$12,746.62	\$13,294.72	4.3%
15.50-16.49	\$12,566.07	\$13,106.41	4.3%
16.50-17.49	\$12,387.36	\$12,920.02	4.3%
17.50-18.49	\$12,210.18	\$12,735.22	4.3%
18.50-19.49	\$12,034.29	\$12,551.76	4.3%
19.50-20.49	\$11,859.49	\$12,369.45	4.3%
20.50-21.49	\$11,685.63	\$12,188.11	4.3%
21.50-22.49	\$11,512.59	\$12,007.63	4.3%
22.50-23.49	\$11,340.25	\$11,827.88	4.3%
23.50-24.49	\$11,168.52	\$11,648.77	4.3%
24.50-25.49	\$10,997.34	\$11,470.23	4.3%
25.50-26.49	\$10,826.64	\$11,292.19	4.3%
26.50-27.49	\$10,656.36	\$11,114.58	4.3%
27.50-28.49	\$10,486.47	\$10,937.39	4.3%
28.50-29.49	\$10,316.92	\$10,760.55	4.3%
29.50-30.49	\$10,147.67	\$10,584.02	4.3%
30.50-31.49	\$9,978.71	\$10,407.79	4.3%
31.50-32.49	\$9,809.99	\$10,231.82	4.3%
32.50-33.49	\$9,641.51	\$10,056.09	4.3%
33.50-34.49	\$9,473.23	\$9,880.58	4.3%
34.50-35.49	\$9,305.14	\$9,705.26	4.3%
35.50-36.49	\$9,137.23	\$9,530.13	4.3%
36.50-37.49	\$8,969.48	\$9,355.17	4.3%
37.50-38.49	\$8,801.88	\$9,180.36	4.3%
38.50-39.49	\$8,634.41	\$9,005.69	4.3%
39.50-40.49	\$8,467.07	\$8,831.15	4.3%
40.50-41.49	\$8,299.85	\$8,656.74	4.3%
41.50-42.49	\$8,132.73	\$8,482.44	4.3%
42.50-43.49	\$7,965.72	\$8,308.25	4.3%
43.50-44.49	\$7,798.80	\$8,134.15	4.3%
44.50-45.49	\$7,631.97	\$7,960.14	4.3%
45.50-46.49	\$7,465.22	\$7,786.22	4.3%
46.50-47.49	\$7,298.55	\$7,612.39	4.3%
47.50-48.49	\$7,131.95	\$7,438.62	4.3%
48.50-49.49	\$6,965.42	\$7,264.93	4.3%
49.50-over	\$6,798.95	\$7,091.30	4.3%



CITY OF RICHMOND

DEVELOPMENT COST CHARGES IMPOSITION

BYLAW NO. 8024

EFFECTIVE DATE –

CITY OF RICHMOND
DEVELOPMENT COST CHARGES IMPOSITION

BYLAW NO. 8024

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DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 8024

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Establishment of Development Cost Charge Areas

- 1.1.1 For the purposes of imposing development cost charges, the **City** is divided into the three areas shown on Schedule A.

1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with the provisions of Section 933(1) of the *Local Government Act*, development cost charges are imposed, subject to the provisions of subsection 1.3.1, on every person who obtains:

- (a) approval of a subdivision of a **parcel**; or
- (b) a **building permit**.

- 1.2.2 Every person who obtains approval of a subdivision of a **parcel** or a **building permit** must pay development cost charges on the following basis:

- (a) for **residential development** in the Lulu Island Area, in accordance with Schedule B;
- (b) for **commercial development** or **light industrial development**:
 - (i) in the Lulu Island Area, in accordance with Schedule C;
 - (ii) in the Sea Island Area, in accordance with Schedule D; and
- (c) for **major industrial development**, in accordance with the applicable portion of Schedule E.

- 1.2.3 Where a type of **development** is not identified in subsection 1.2.2, the development cost charges for the most comparable type of **development** are to be used to determine the amount payable.

- 1.2.4 Schedules A, B, C, D, and E are attached and form a part of this bylaw.

1.3 Restrictions on Requirement to Pay Development Cost Charges

1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified in Division 10 of Part 26 of the *Local Government Act*.

1.4 Due Date For Payment of Development Cost Charges

1.4.1 The development cost charges imposed under subsection 1.2.1 must be paid:

- (a) in the case of the subdivision of a **parcel**, prior to the approval of the subdivision; and
- (b) in the case of a **building permit**, prior to the issuance of the **building permit**.

PART TWO: CALCULATION VARIATIONS

2.1 Parcels Covered By Water

2.1.1 For the purposes of calculating those portions of development cost charges based on a per acre rate, the acreage to be used in the calculations must include any portions of the **parcel** or **parcels** being subdivided or developed which are covered by water.

2.2 Combination Developments

2.2.1 In the case of an application for a **building permit** for a combination of both **residential development** and **commercial development**, the development cost charges are to be calculated as the sum of:

- (a) the applicable per unit rate for each residential unit, multiplied by the number of units; plus
- (b) the applicable square foot rate based on the number of **storeys** of **commercial development**, multiplied by the total floor area of such **development**; plus
- (c) the per acre drainage development cost charges specified for **commercial development**, in Schedule C, applied to the total area of the **parcel**.

2.3 Marinas

2.3.1 Liveaboard Marinas

In the case of a marina designed and intended solely for the moorage of floating homes, development cost charges are calculated on the basis of the **residential development** charge specified in Schedule B, except for the drainage portion of the development cost charges which are calculated at the rate for **commercial development** specified in Schedule C, applied to the total square footage of the land used in conjunction with the marina.

2.3.2 Other Marinas

In the case of a marina other than a marina designed solely for the moorage of floating homes, development cost charges are calculated as the sum of:

- (a) for the water area, the square foot rate for a one **storey** commercial building with a **building area** equal to the total area of all floats, wharves, docks, piers, and **buildings** on the water lot being used for the marina; plus
- (b) for any land area used in conjunction with such marina, the applicable square foot rate for **commercial development** based on the number of **storeys** multiplied by the total **building area** on the land.

PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

BUILDING

means a **structure** or portion of a **structure**, including foundations and supporting **structures** for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property.

BUILDING AREA

means the total area of all **storeys** measured to the outer limits of the **building**, but does not include any area of a **building** used exclusively for parking.

BUILDING PERMIT

means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the **City** to perform **construction** regulated by such bylaw.

CITY

means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond.

COMMERCIAL DEVELOPMENT	means development of a parcel which falls within the Class 6 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> and includes institutional development .
CONSTRUCT/CONSTRUCTION	means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.
COUNCIL	means the Council of the City .
DEVELOPMENT	means approval of a subdivision of a parcel or the issuance of a building permit as specified in Section 932 of the <i>Local Government Act</i> .
INSTITUTIONAL DEVELOPMENT	means any development which is created and exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools and churches.
LIGHT INDUSTRIAL DEVELOPMENT	means development of a parcel which falls within the Class 5 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
MAJOR INDUSTRIAL DEVELOPMENT	means development of a parcel which falls within the Class 4 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
PARCEL	means a lot, block, or other area in which land is held, or into which land is legally subdivided.
RESIDENTIAL DEVELOPMENT	means development of a parcel which falls within the Class 1 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> , but excludes nursing homes and rest homes, which are deemed to be institutional development .
STOREY	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, provided that for the purposes of calculation of the number of storeys a mezzanine is to be considered to be one storey.
STRUCTURE	means all or part of a construction , whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.

PART FOUR: PREVIOUS BYLAW REPEAL

- 4.1 Development Cost Charges Imposition Bylaw No. 7676, adopted on May 25, 2004, is repealed.

PART FIVE: SEVERABILITY AND CITATION

- 5.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 5.2 This bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 8024**”

FIRST READING

SECOND READING

THIRD READING

APPROVAL BY THE INSPECTOR OF
MUNICIPALITIES

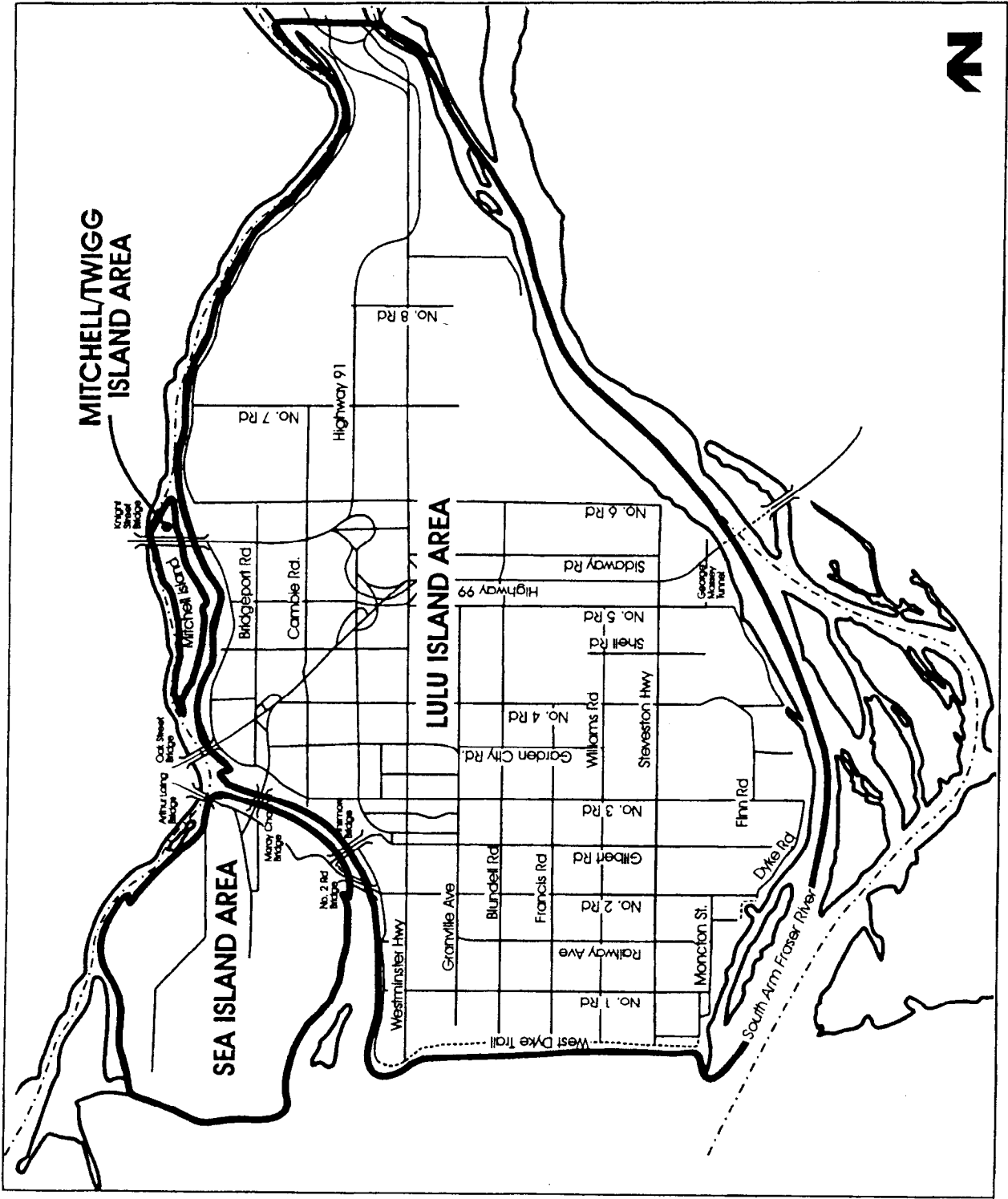
ADOPTED

CITY OF RICHMOND
APPROVED For content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 8024



SCHEDULE B to BYLAW NO. 8024

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DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
00.00 - 07.49	\$3,972.52	\$102.85	\$584.90	\$252.38	\$7,242.59	\$2,690.17	\$14,845.40
07.50 - 08.49	\$3,948.56	\$102.23	\$552.34	\$250.86	\$7,198.90	\$2,673.94	\$14,726.83
08.50 - 09.49	\$3,900.64	\$100.98	\$498.08	\$247.81	\$7,111.53	\$2,641.49	\$14,500.54
09.50 - 10.49	\$3,852.72	\$99.74	\$454.67	\$244.77	\$7,024.16	\$2,609.04	\$14,285.10
10.50 - 11.49	\$3,804.80	\$98.50	\$419.16	\$241.72	\$6,936.79	\$2,576.59	\$14,077.55
11.50 - 12.49	\$3,756.87	\$97.26	\$389.56	\$238.68	\$6,849.42	\$2,544.13	\$13,875.93
12.50 - 13.49	\$3,708.95	\$96.02	\$364.52	\$235.63	\$6,762.05	\$2,511.68	\$13,678.85
13.50 - 14.49	\$3,661.03	\$94.78	\$343.05	\$232.59	\$6,674.67	\$2,479.23	\$13,485.35
14.50 - 15.49	\$3,613.11	\$93.54	\$324.45	\$229.54	\$6,587.30	\$2,446.77	\$13,294.72
15.50 - 16.49	\$3,565.18	\$92.30	\$308.17	\$226.50	\$6,499.93	\$2,414.32	\$13,106.41
16.50 - 17.49	\$3,517.26	\$91.06	\$293.81	\$223.45	\$6,412.56	\$2,381.87	\$12,920.02
17.50 - 18.49	\$3,469.34	\$89.82	\$281.04	\$220.41	\$6,325.19	\$2,349.42	\$12,735.22
18.50 - 19.49	\$3,421.42	\$88.58	\$269.62	\$217.37	\$6,237.82	\$2,316.96	\$12,551.76
19.50 - 20.49	\$3,373.49	\$87.34	\$259.34	\$214.32	\$6,150.45	\$2,284.51	\$12,369.45
20.50 - 21.49	\$3,325.57	\$86.10	\$250.04	\$211.28	\$6,063.08	\$2,252.06	\$12,188.12
21.50 - 22.49	\$3,277.65	\$84.86	\$241.58	\$208.23	\$5,975.71	\$2,219.60	\$12,007.63
22.50 - 23.49	\$3,229.73	\$83.61	\$233.86	\$205.19	\$5,888.34	\$2,187.15	\$11,827.88
23.50 - 24.49	\$3,181.80	\$82.37	\$226.78	\$202.14	\$5,800.97	\$2,154.70	\$11,648.77
24.50 - 25.49	\$3,133.88	\$81.13	\$220.27	\$199.10	\$5,713.59	\$2,122.25	\$11,470.23
25.50 - 26.49	\$3,085.96	\$79.89	\$214.26	\$196.05	\$5,626.22	\$2,089.79	\$11,292.18
26.50 - 27.49	\$3,038.04	\$78.65	\$208.70	\$193.01	\$5,538.85	\$2,057.34	\$11,114.59
27.50 - 28.49	\$2,990.11	\$77.41	\$203.53	\$189.96	\$5,451.48	\$2,024.89	\$10,937.39

SCHEDULE B to BYLAW NO. 8024 (continued)

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DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
28.50 - 29.49	\$2,942.19	\$76.17	\$198.72	\$186.92	\$5,364.11	\$1,992.43	\$10,760.55
29.50 - 30.49	\$2,894.27	\$74.93	\$194.23	\$183.88	\$5,276.74	\$1,959.98	\$10,584.02
30.50 - 31.49	\$2,846.35	\$73.69	\$190.03	\$180.83	\$5,189.37	\$1,927.53	\$10,407.79
31.50 - 32.49	\$2,798.42	\$72.45	\$186.09	\$177.79	\$5,102.00	\$1,895.08	\$10,231.82
32.50 - 33.49	\$2,750.50	\$71.21	\$182.39	\$174.74	\$5,014.63	\$1,862.62	\$10,056.09
33.50 - 34.49	\$2,702.58	\$69.97	\$178.91	\$171.70	\$4,927.26	\$1,830.17	\$9,880.58
34.50 - 35.49	\$2,654.66	\$68.73	\$175.63	\$168.65	\$4,839.89	\$1,797.72	\$9,705.26
35.50 - 36.49	\$2,606.73	\$67.49	\$172.52	\$165.61	\$4,752.51	\$1,765.26	\$9,530.13
36.50 - 37.49	\$2,558.81	\$66.25	\$169.59	\$162.56	\$4,665.14	\$1,732.81	\$9,355.17
37.50 - 38.49	\$2,510.89	\$65.00	\$166.81	\$159.52	\$4,577.77	\$1,700.36	\$9,180.36
38.50 - 39.49	\$2,462.96	\$63.76	\$164.18	\$156.47	\$4,490.40	\$1,667.91	\$9,005.69
39.50 - 40.49	\$2,415.04	\$62.52	\$161.67	\$153.43	\$4,403.03	\$1,635.45	\$8,831.15
40.50 - 41.49	\$2,367.12	\$61.28	\$159.29	\$150.39	\$4,315.66	\$1,603.00	\$8,656.74
41.50 - 42.49	\$2,319.20	\$60.04	\$157.02	\$147.34	\$4,228.29	\$1,570.55	\$8,482.44
42.50 - 43.49	\$2,271.27	\$58.80	\$154.86	\$144.30	\$4,140.92	\$1,538.09	\$8,308.24
43.50 - 44.49	\$2,223.35	\$57.56	\$152.79	\$141.25	\$4,053.55	\$1,505.64	\$8,134.15
44.50 - 45.49	\$2,175.43	\$56.32	\$150.82	\$138.21	\$3,966.18	\$1,473.19	\$7,960.14
45.50 - 46.49	\$2,127.51	\$55.08	\$148.93	\$135.16	\$3,878.81	\$1,440.74	\$7,786.22
46.50 - 47.49	\$2,079.58	\$53.84	\$147.13	\$132.12	\$3,791.43	\$1,408.28	\$7,612.39
47.50 - 48.49	\$2,031.66	\$52.60	\$145.39	\$129.07	\$3,704.06	\$1,375.83	\$7,438.62
48.50 - 49.49	\$1,983.74	\$51.36	\$143.73	\$126.03	\$3,616.69	\$1,343.38	\$7,264.93
49.50 and over	\$1,935.82	\$50.12	\$142.14	\$122.98	\$3,529.32	\$1,310.92	\$7,091.30

SCHEDULE C to BYLAW NO. 8024

LULU ISLAND AREA

DEVELOPMENT COST CHARGES (EXCLUDING DRAINAGE) –

COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL DEVELOPMENT

NO. OF STOREYS	\$/SQ. FOOT ROADWORKS	\$/SQ. FOOT WATERWORKS	\$/SQ. FOOT SANITARY SEWER	\$/SQ. FOOT PARK ACQ.	\$/SQ. FOOT PARK DEV.	TOTAL RATE PER SQ. FEET OF BUILDING AREA
1	\$2.32	\$0.06	\$0.15	\$0.43	\$0.16	\$3.12
2	\$2.32	\$0.06	\$0.15	\$0.43	\$0.16	\$3.12
3	\$2.17	\$0.04	\$0.10	\$0.40	\$0.15	\$2.86
4	\$2.10	\$0.03	\$0.08	\$0.39	\$0.15	\$2.75
5	\$2.04	\$0.03	\$0.07	\$0.38	\$0.14	\$2.66
6	\$2.01	\$0.03	\$0.07	\$0.37	\$0.14	\$2.62
7	\$1.99	\$0.02	\$0.06	\$0.37	\$0.14	\$2.58
8	\$1.97	\$0.02	\$0.06	\$0.37	\$0.14	\$2.56
9	\$1.96	\$0.02	\$0.05	\$0.35	\$0.14	\$2.52
10	\$1.95	\$0.02	\$0.05	\$0.35	\$0.14	\$2.51

DRAINAGE DEVELOPMENT COST CHARGES –

COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL

\$5,112.05 PER ACRE

SCHEDULE D to BYLAW NO. 8024

SEA ISLAND AREA

DEVELOPMENT COST CHARGES –

COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL DEVELOPMENT

NO. OF STOREYS	\$/SQ. FOOT ROADWORKS	\$/SQ. FOOT PARK ACQ.	\$/SQ. FOOT PARK DEV.	TOTAL RATE PER SQ. FEET OF BUILDING AREA
1	\$0.66	\$0.39	\$0.15	\$1.20
2	\$0.66	\$0.39	\$0.15	\$1.20
3	\$0.62	\$0.37	\$0.14	\$1.13
4	\$0.59	\$0.35	\$0.14	\$1.08
5	\$0.57	\$0.34	\$0.13	\$1.04
6	\$0.56	\$0.34	\$0.13	\$1.03
7	\$0.56	\$0.33	\$0.13	\$1.02
8	\$0.55	\$0.33	\$0.13	\$1.01
9	\$0.55	\$0.33	\$0.13	\$1.01
10	\$0.55	\$0.33	\$0.13	\$1.01

SCHEDULE E to BYLAW NO. 8024

DEVELOPMENT COST CHARGES EXPRESSED IN DOLLARS PER ACRE

MAJOR INDUSTRIAL DEVELOPMENT

SERVICING TYPE	LULU ISLAND AREA	MITCHELL/TWIGG ISLAND AREA
ROADWORKS	\$ 56,554.08	\$ 6,489.88
WATERWORKS	1,464.14	4,928.47
DRAINAGE	5,112.05	-
SANITARY SEWER	3,592.84	-
PARK ACQUISITION	1,546.61	1,546.61
PARK DEVELOPMENT	574.47	574.47
TOTAL	\$ 68,844.29	\$ 13,539.43