

Works and Infrastructure Requirements for adding Residential Units

BILL 44

Bill 44 is a piece of Provincial Legislation that requires all BC local governments to allow up to 4 dwelling units on certain low density residential properties. In Summerland, these low-density zoned properties include the RUI (Residential Urban Infill), RU2 (Residential Urban) and in some cases RU3 (Residential Sub-Urban) zones. Please consult with the Development Services Department to confirm your zoning and determine the redevelopment potential of your property.

In June of 2024, the District of Summerland made some amendments to our bylaws to adapt to the changes imposed by the Province. This bulletin has been created to better communicate requirements when you apply to increase the number of dwelling units on your property.

Development Cost Charges (DCC's)

Development Cost Charges (DCC's) are collected by the District of Summerland in accordance with the *Local Government Act* and *Community Charter* to provide funds from new development to assist the District of Summerland to pay the capital costs of providing, constructing, altering or expanding water facilities, highway facilities, sewer facilities, drainage facilities, providing park land and improving park land, that service, either directly or indirectly, the development for which the charge is being imposed.

DCC's are payable at either subdivision approval or building permit issuance. The charge imposed is dependent on the use of the structure proposed to be constructed. If you are proposing to change the use on your property from a standard "Single Family Residential" lot to a new "Multi Family Residential" development, additional DCC's may be imposed. The District will collect the difference between the proposed use DCC's payable and any previous DCC's paid for that parcel of land upon building permit issuance. As of December 2024, the District's Development Cost Charge bylaw provides the following charges based on the type of residential development proposed:

Description	Water DCC	Sewer DCC	Stormwater Drainage DCC	Roads DCC	Parks DCC	Total DCC
Assist Factor	1%	1%	70%	50%	50%	
Single Family Residential – per dwelling unit	\$1,257	\$1,387	\$534	\$4,187	\$1,247	\$8,613
Multi Family Residential – per large dwelling unit *	\$1,257	\$1,387	\$353	\$4,187	\$1,247	\$8,431
Multi Family Residential – per small dwelling unit	\$880	\$971	\$353	\$2,931	\$873	\$6,008

More information on DCC's can be found within the District of Summerland's "Development Cost Charges Bylaw" at <https://www.summerland.ca/your-city-hall/bylaws-policies/bylaws>.

Subdivision and Development Servicing

The District of Summerland also updated the Subdivision and Development Servicing Bylaw (SDS Bylaw) to include servicing and offsite requirements imposed by increasing the number of dwelling units on a previously zoned single family residential lot. Beyond direct servicing requirements for new units, there could also be other offsite works required to be completed which the District may impose to maintain and update municipal assets.

The requirements of the SDS bylaw will be triggered when a duplex within the RUI zone is proposed or when a property is proposed to have 3 or more dwelling units on a previously developed single family zoned property. In all cases, the construction of a secondary suite or one carriage house is exempt from the bylaw requirements.

If you are proposing to construct a duplex within the RUI zone or are proposing to construct a total of 3 or more dwelling units on a single property, you should expect to be required to complete offsite upgrades which could include but are not limited to re-paving the road along the frontage of the property to the centerline of the road, installing concrete curb, installing sidewalk if required, etc. Depending on the area of town that you are in, off-site utility upgrades may also be required. The developer is responsible for all costs associated with this work including all engineering and offsite civil plans.



Each property is permitted to have only one water service and one sewer service and all water is required to be metered. Additional services will not be provided. In some cases when it can be justified, service sizes can be increased at your request. The District of Summerland will complete this work at your expense. To request water or sewer service upgrades, you are required to apply for a "Water/Sewer Utility Service Request". You are required to pay a deposit for all estimates provided before the work can be scheduled.

If you have any further questions on this topic, please contact Development Engineering at Development Services at 250-494-1373.



BUILDING BULLETIN

Works and Infrastructure Requirements for adding Residential Units
Bulletin No. 24-002

Electrical Requirements

For any new subdivisions or building permits applied for new residential units at the District of Summerland, you will be required to apply for an "Electrical Utility Service Request". The Electrical Utility Service Request triggers the Electrical Utility to look at the servicing to the property and any proposed new buildings.

The Electrical Utility will complete a design and provide an estimate for you to pay. The estimate includes all work to be completed by the District of Summerland or their contractors along with materials to be provided by the District. The District does not complete any civil (i.e. on-site) components of the electrical work and does not supply conduit. The electrical design and estimate may include conversion of overhead powerlines to underground for example. In some cases, other electrical infrastructure may be required to be upgraded in order to service your development such as transformers. All works required to be completed to service development is at the developers cost.

If you have any further questions on this topic, please contact Works and Infrastructure at 250-494-0431.