

City of Vernon DCC Update 2009  
Rev. October 23, 2009

Existing (2008) DCC Program

| Category                    | Roads  | Stormwater | Sewer Collection | Sewer Treatment | Sewer Disposal | TOTAL      | Unit   |  |
|-----------------------------|--|------------|------------------|-----------------|----------------|------------|--------|--|
| Single Detached             | \$ 12,913  | \$ 1,102   | \$ 1,325         | \$ 1,242        | \$ 590         | \$ 17,172  | Lot    |  |
| Single Detached (small lot) | \$ 12,913  | \$ 1,102   | \$ 1,325         | \$ 1,242        | \$ 590         | \$ 17,172  | Lot    |  |
| Duplex / Semi-Detached      | \$ 7,748   | \$ 661     | \$ 795           | \$ 745          | \$ 354         | \$ 10,303  | Unit   |  |
| Townhouse                   | \$ 7,748   | \$ 661     | \$ 795           | \$ 745          | \$ 354         | \$ 10,303  | Unit   |  |
| Apartment                   | \$ 7,748   | \$ 661     | \$ 795           | \$ 745          | \$ 354         | \$ 10,303  | Unit   |  |
| Apartment (small)           | \$ 7,748   | \$ 661     | \$ 795           | \$ 745          | \$ 351         | \$ 10,300  | Unit   |  |
| Office Commercial           | \$ 34.06   | \$ 3.66    | \$ 4.40          | \$ 4.13         | \$ 1.96        | \$ 48.21   | sq.m.  |  |
| Highway Commercial          | \$ 34.06   | \$ 3.66    | \$ 4.40          | \$ 4.13         | \$ 1.96        | \$ 48.21   | sq.m.  |  |
| Industrial                  | \$ 137,011   | \$ 11,779  | \$ 14,165        | \$ 13,284       | \$ 6,303       | \$ 182,543 | per ha |  |
| Institutional               | Varies - schools per seat, hospitals/congregate care per bed, etc. |            |                  |                 |                |            |        |  |
| Secondary Suite             | \$ 6,457   | \$ 551     | \$ 663           | \$ 621          | \$ 295         | \$ 8,586   | Unit   |  |

Proposed 2009 DCC Program - Core Area

| Category  | Transportation - City Wide | Transportation - Area Specific | Stormwater | Sewer Collection | Sewer Treatment | Sewer Disposal | TOTAL             | Unit         |
|---|----------------------------|--------------------------------|------------|------------------|-----------------|----------------|-------------------|--------------|
| Single Detached Housing                           | \$ 1,766                   | \$ 10,333                      | \$ 761     | \$ 1,148         | \$ 803          | \$ 1,618       | \$ 16,430         | per Lot      |
| Single Detached small lot * (less than 400 sq.m.) | \$ 1,178                   | \$ 6,889                       | \$ 540     | \$ 956           | \$ 670          | \$ 1,349       | \$ 11,581         | per Lot      |
| Duplex/Semi-Detached ** (based on 167 sq.m.)      | \$ 6.74                    | \$ 39.43                       | \$ 3.60    | \$ 5.04          | \$ 3.53         | \$ 7.11        | \$ 65.44          | per sq.m.    |
| <i>Average Duplex/semi-detached (167 sq.m.)</i>   | \$ 1,126                   | \$ 6,585                       | \$ 600     | \$ 842           | \$ 589          | \$ 1,187       | \$ 10,928         | max per unit |
| Row Housing (based on 130 sq.m.)                  | \$ 8.66                    | \$ 50.65                       | \$ 2.14    | \$ 6.47          | \$ 4.53         | \$ 9.13        | \$ 81.59          | per sq.m.    |
| <i>Average Row House (130 sq.m.)</i>              | \$ 1,126                   | \$ 6,585                       | \$ 278     | \$ 842           | \$ 589          | \$ 1,187       | \$ 10,606         | max per unit |
| Apartment Housing (based on 93 sq.m.)             | \$ 9.31                    | \$ 54.46                       | \$ 2.45    | \$ 6.17          | \$ 4.32         | \$ 8.70        | \$ 85.42          | per sq.m.    |
| <i>Average Apartment (93 sq.m.)</i>               | \$ 866                     | \$ 5,065                       | \$ 228     | \$ 574           | \$ 402          | \$ 809         | \$ 7,944          | max per unit |
| Small Apartment (less than 56 sq.m.) ***          | \$ 7.73                    | \$ 45.22                       | \$ 3.47    | \$ 6.83          | \$ 4.78         | \$ 9.63        | \$ 77.68          | per sq.m.    |
| <i>Small Apartment max (56 sq.m.)</i>             | \$ 433                     | \$ 2,533                       | \$ 195     | \$ 383           | \$ 268          | \$ 539         | \$ 4,350          | max per unit |
| Office Retail Commercial                          | \$ 3.46                    | \$ 20.26                       | \$ 1.43    | \$ 3.83          | \$ 2.68         | \$ 5.39        | \$ 37.05          | per sq.m.    |
| Highway Commercial                                | \$ 5.20                    | \$ 30.39                       | \$ 5.03    | \$ 2.68          | \$ 1.87         | \$ 3.78        | \$ 48.95          | per sq.m.    |
| Industrial  | \$ 14,547                  | \$ 85,094                      | \$ 25,156  | \$ 8,993         | \$ 6,297        | \$ 12,683      | \$ 152,768        | per ha       |
| Institutional                                     | \$ 5.20                    | \$ 30.39                       | \$ 2.35    | \$ 4.21          | \$ 2.95         | \$ 5.93        | \$ 51.02          | per sq.m.    |
| Secondary Suite                                   | n/a                        | n/a                            | n/a        | n/a              | n/a             | n/a            | No DCC for Suites |              |

Proposed 2009 DCC Program - Outer Area

| Category  | Transportation - City Wide | Transportation - Area Specific | Storm Drainage | Sewer Collection | Sewer Treatment | Sewer Disposal | TOTAL             | Unit         |
|---|----------------------------|--------------------------------|----------------|------------------|-----------------|----------------|-------------------|--------------|
| Single Detached Housing                           | \$ 1,766                   | \$ 15,086                      | \$ 761         | \$ 1,148         | \$ 803          | \$ 1,618       | \$ 21,183         | per Lot      |
| Single Detached small lot * (less than 400 sq.m.) | \$ 1,178                   | \$ 10,057                      | \$ 540         | \$ 956           | \$ 670          | \$ 1,349       | \$ 14,749         | per Lot      |
| Duplex/Semi-Detached ** (based on 167 sq.m.)      | \$ 6.74                    | \$ 57.57                       | \$ 3.60        | \$ 5.04          | \$ 3.53         | \$ 7.11        | \$ 83.58          | per sq.m.    |
| <i>Average Duplex/semi-detached (167 sq.m.)</i>   | \$ 1,348                   | \$ 11,513                      | \$ 719         | \$ 1,008         | \$ 706          | \$ 1,421       | \$ 16,715         | max per unit |
| Row Housing (based on 130 sq.m.)                  | \$ 8.66                    | \$ 73.95                       | \$ 2.14        | \$ 6.47          | \$ 4.53         | \$ 9.13        | \$ 104.89         | per sq.m.    |
| <i>Average Row House (130 sq.m.)</i>              | \$ 1,126                   | \$ 9,614                       | \$ 278         | \$ 842           | \$ 589          | \$ 1,187       | \$ 13,635         | max per unit |
| Apartment Housing (based on 93 sq.m.)             | \$ 9.31                    | \$ 79.52                       | \$ 2.45        | \$ 6.17          | \$ 4.32         | \$ 8.70        | \$ 110.47         | per sq.m.    |
| <i>Average Apartment (93 sq.m.)</i>               | \$ 866                     | \$ 7,395                       | \$ 228         | \$ 574           | \$ 402          | \$ 809         | \$ 10,274         | max per unit |
| Small Apartment (less than 56 sq.m.) ***          | \$ 7.73                    | \$ 66.03                       | \$ 3.47        | \$ 6.83          | \$ 4.78         | \$ 9.63        | \$ 98.48          | per sq.m.    |
| <i>Small Apartment max (56 sq.m.)</i>             | \$ 433                     | \$ 3,698                       | \$ 195         | \$ 383           | \$ 268          | \$ 539         | \$ 5,515          | max per unit |
| Office Retail Commercial                          | \$ 3.46                    | \$ 29.58                       | \$ 1.43        | \$ 3.83          | \$ 2.68         | \$ 5.39        | \$ 46.37          | per sq.m.    |
| Highway Commercial                                | \$ 5.20                    | \$ 44.37                       | \$ 5.03        | \$ 2.68          | \$ 1.87         | \$ 3.78        | \$ 62.93          | per sq.m.    |
| Industrial  | \$ 14,547                  | \$ 124,237                     | \$ 25,156      | \$ 8,993         | \$ 6,297        | \$ 12,683      | \$ 191,911        | per ha       |
| Institutional                                     | \$ 5.20                    | \$ 44.37                       | \$ 2.35        | \$ 4.21          | \$ 2.95         | \$ 5.93        | \$ 65.00          | per sq.m.    |
| Secondary Suite                                   | n/a                        | n/a                            | n/a            | n/a              | n/a             | n/a            | No DCC for Suites |              |

Notes: \* Single Detached Small Lot also includes lots which have an effective building envelope of less than 200 sq.m.

\*\* Category includes semi-detached, duplex, three-plex and four-plex

\*\*\* As per the Local Government Act, apartment housing less than 29 sq.m. is exempt from Development Cost Charges