

CITY OF PITT MEADOWS DEVELOPMENT COST CHARGE IMPOSITION

Bylaw No. 2382 and amendments thereto

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaws for convenience only.

Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

<u>BYLAW NO.</u>	<u>ADOPTED</u>
2382	February 16, 2010
2520	November 15, 2011

The bylaw numbers in **bold** at the end of the clause refer to the bylaws that amended the principal bylaw.

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A Bylaw to Authorize the Imposition of Development Cost Charges

WHEREAS pursuant to the authority of Section 933(1) and 933(2) of the *Local Government Act*, the Council may, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sewage, water, drainage, and highway facilities (other than off-street parking facilities) and providing and improving park land, in order to service, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS Council is satisfied that the development cost charges imposed by this Bylaw are related to capital costs attributable to projects included in capital expenditure bylaws of the Corporation;

AND WHEREAS Council has considered future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan and, 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 in the City;
- (b) will not discourage development designed to result in a low environmental impact in the City;
- (c) will not deter development in the City; and
- (d) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City.

NOW THEREFORE the Council of the City of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Development Cost Charge Imposition Bylaw No. 2382, 2009".
2. Every person who:
 - (a) obtains approval of subdivision of land for single-family residential development under the *Land Title Act* or the *Strata Property Act*, or

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- (b) obtains a building permit, including a permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units,

shall pay to the City a development cost charge for each of the services referred to in Schedules “A” to “E” inclusive provided that the land being subdivided or developed is located within the applicable map area. Schedules “A” to “E” inclusive and associated maps form part of this Bylaw.

3. For the purposes of calculating DCCs payable:

- (a) “intensive agriculture” means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock purposes, and commercial businesses located within agricultural zones. Produce stands, temporary uses (less than 6 months) and retail less than 100 m² shall not be considered intensive agriculture.

(b) “per unit” means:

- i. for single family residential — per additional parcel of land created by subdivision;
- ii. for two-family, three-family or townhouse residential — per dwelling unit in a two-family or three-family dwelling or townhouse building; and
- iii. for apartment residential — per dwelling unit in an apartment building.

- (c) “gross floor area” means the total area of all floors enclosed by the inside edge of the exterior walls of a building including without limitation, stairways, elevator shafts, storage and mechanical rooms.

(d) “development area” means:

- i. the area within the footprint of a proposed building or structure;
- ii. the areas between a property line and a proposed building or structure that are used to measure a front, rear or side yard setback; and
- iii. any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading.

4. Notwithstanding Section 2 of this Bylaw, no development cost charge is payable where:

- (a) 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 221(1)(h) or 224(2)(f) of the *Community Charter*, or

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- (b) the value of the work authorized by the building permit does not exceed \$100,000.00. (*Bylaw 2520, 2011*)
- 5. The amount of any development cost charge imposed by this Bylaw shall be reduced where Sections 933(7) or (8) of the *Local Government Act* operate, and in such circumstances the amount of the development cost charge payable shall be adjusted in the manner and to the extent provided in the *Act*.
- 6. In the case of a comprehensive development, development cost charges shall be calculated separately for each use that is part of that comprehensive development, in accordance with Schedules "A" to "E" inclusive and the developer shall pay the sum total of the development cost charges calculated for each separate use.
- 7. The development cost charges imposed by this Bylaw shall be paid to the City at the following times:
 - (a) where an application is made for the subdivision of land for single family residential development, at the time of approval of such subdivision; and
 - (b) where an application is made for a building permit, at the time of approval of such building permit.
- 8. Development Cost Charges Imposition Bylaw, No. 2204, 2005 is hereby repealed.

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SCHEDULE 'A'

Sanitary Sewer Collection

The following development cost charges apply to development within the DCC boundary shown on Map "A" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	\$429.75 per unit
Two-Family, Three- Family or Townhouse Residential	\$335.74 per unit
Apartment Residential	\$228.30 per unit
Institutional	\$0.56 per square metre of proposed gross floor area
Commercial	\$1.18 per square metre of proposed gross floor area
Industrial	\$0.60 per square metre of proposed development area

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MAP 'A'



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SCHEDULE 'B'

Storm Drainage

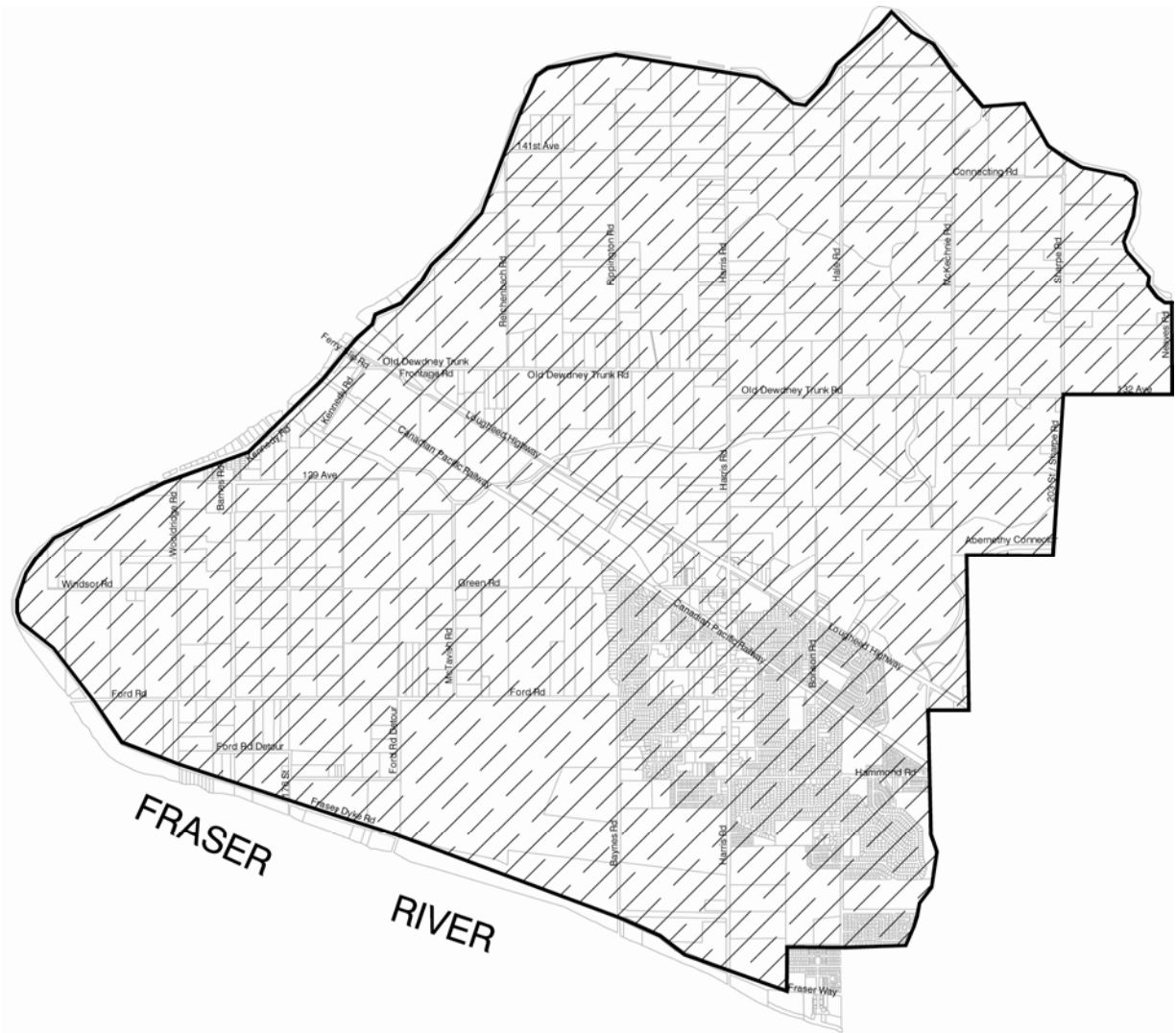
The following development cost charges apply to development within the DCC boundary shown on Map "B" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$912.69 per unit
Two-Family, Three- Family or Townhouse Residential	\$593.25 per unit
Apartment Residential	\$257.70 per unit
Institutional	\$2.05 per square metre of proposed development area
Commercial	\$2.05 per square metre of proposed development area
Industrial	\$1.64 per square metre of proposed development area
Intensive Agriculture	\$0.68 per square metre of proposed development area

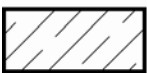
*Includes single family residential development in agricultural zones.

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MAP 'B'



Legend:



Storm Drainage DCC Area

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SCHEDULE 'C'

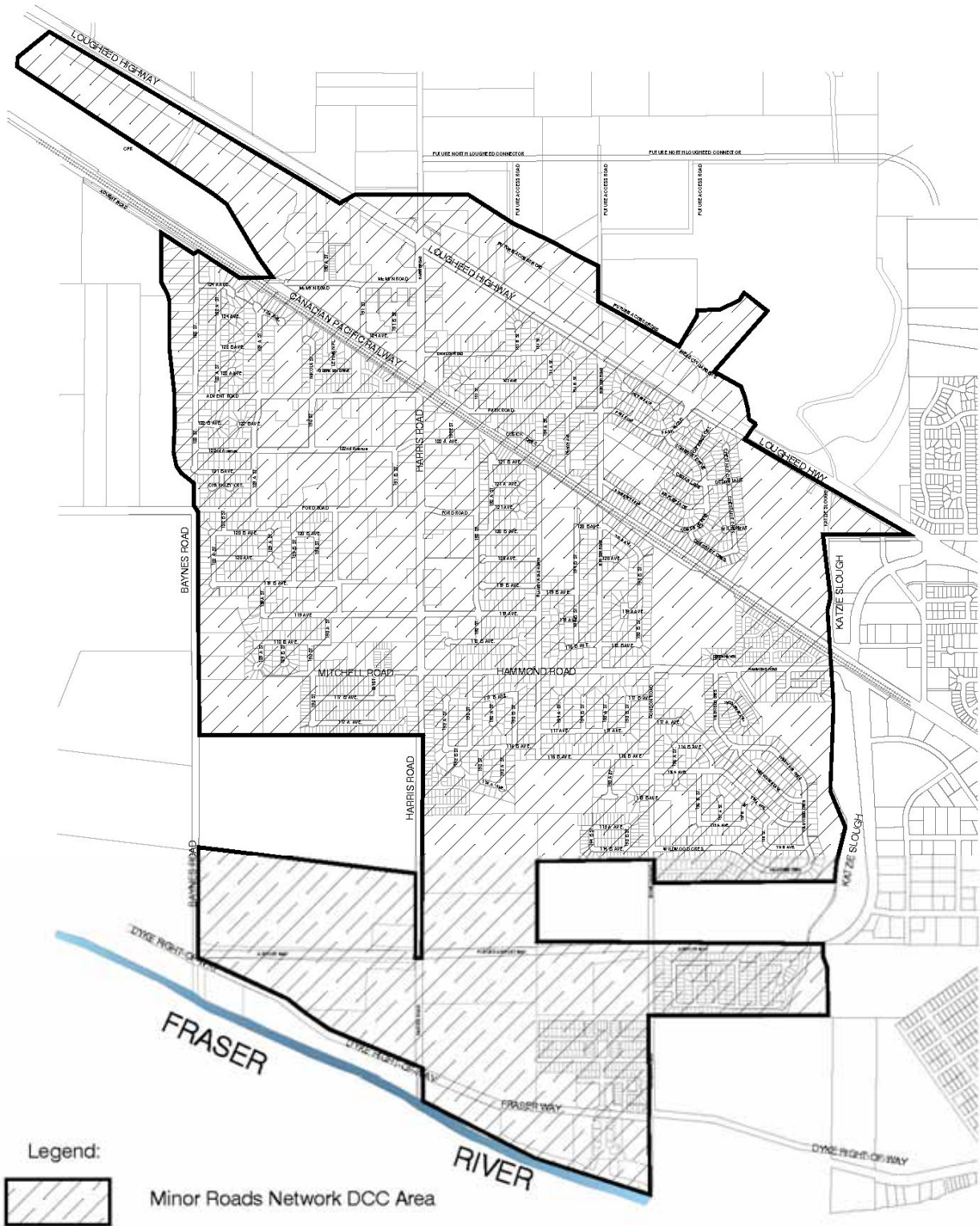
Minor Roads

The following development cost charges apply to development within the DCC boundary shown on Map "C" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	\$1,049.75 per unit
Two-Family, Three- Family or Townhouse Residential	\$734.83 per unit
Apartment Residential	\$629.85 per unit
Institutional	\$1.31 per square metre of proposed gross floor area
Commercial	\$3.94 per square metre of proposed gross floor area
Industrial	\$2.10 per square metre of proposed development area

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MAP 'C'



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SCHEDULE 'D'

Major Roads

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$3,882.84 per unit
Two-Family, Three- Family or Townhouse Residential	\$2,717.99 per unit
Apartment Residential	\$2,329.70 per unit
Institutional	\$4.85 per square metre of proposed gross floor area
Commercial	\$14.56 per square metre of proposed gross floor area
Industrial	\$7.77 per square metre of proposed development area
Intensive Agriculture	\$1.94 per square metre of proposed development area

*Includes single family residential development in agricultural and rural residential zones.

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SCHEDULE 'E'

Water Distribution

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$574.49 per unit
Two-Family, Three- Family or Townhouse Residential	\$448.82 per unit
Apartment Residential	\$305.20 per unit
Institutional	\$0.75 per square metre of proposed gross floor area
Commercial	\$1.57 per square metre of proposed gross floor area
Industrial	\$0.81 per square metre of proposed development area
Intensive Agriculture	\$0.63 per square metre of proposed development area

*Includes single family residential development in agricultural and rural residential zones.