

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW**

Bylaw No. 2204, 2005

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 Corporation 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 District;
- (b) will not deter development in the District; and
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the District.

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

1. This Bylaw may be cited as the "**Development Cost Charge Imposition Bylaw No. 2204, 2005**".
2. (a) For the purposes of this bylaw a "multi-family residential building" is a building that contains, or will contain after its construction or alteration, more than one dwelling unit, and for this purpose a lawfully constructed in-law suite in a single-family dwelling does not constitute a dwelling unit.
(b) Every person who:
 - (i) obtains approval of subdivision of land for single-family residential development under the *Land Title Act* or the *Strata Property Act*, or

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

(ii) obtains a building permit authorizing the construction, alteration or extension of a multi-family residential building or other building or structure,

shall pay the Corporation 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.

- (a) The amount of development cost charges payable shall be calculated in accordance with:
- (i) the number of additional lots being created by a proposed subdivision, and
 - (j) the number of dwelling units authorized by a building permit for a multi-family residential building, and
 - (k) the floor area and lot area that will be constructed and finished respectively in the case of an institutional, commercial or industrial building:
- as more particularly described on Attachment "A".

3. 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 2201(1)(h) or 224(2)(f) of the *Community Charter*, or
 - (b) the value of the work authorized by the building permit does not exceed \$50,000.00.
4. 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*.
5. The development cost charges imposed by this Bylaw shall be paid to the Corporation 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.
6. Development Cost Charges Imposition Bylaw, No. 2129, 2003 is repealed.

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

READ a first and second time the _____.

READ a third time the _____.

APPROVED by the Inspector of Municipalities on the _____.

FINALLY CONSIDERED AND ADOPTED the _____.

Mayor

Municipal Clerk

CERTIFIED to be a true and correct
Copy of "Development Cost Charge
Imposition Bylaw No. _____, 2005".
Finally Considered and Adopted the
_____, 2005.

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

ATTACHMENT 'A'

Sanitary Sewer Collection

ZONING CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	\$630 per Unit*
Medium Density Residential	\$492 per Unit*
Apartment Residential	\$335 per Unit*
Institutional	\$0.98 per Square Metre of proposed development area
Commercial	\$1.38 per Square Metre of proposed development area
Industrial	\$0.89 per Square Metre of proposed development area

*For the purposes of calculating DCCs payable:

1. "per Unit" means:

- (a) for Single Family Residential — per additional parcel of land created by subdivision;
- (b) for Medium Density Residential — per dwelling unit in a two-family or three-family dwelling or townhouse building; and
- (c) for Apartment Residential — per dwelling unit in an apartment building.

2. "per Square Metre of proposed development area" includes

- (a) the area within the footprint of a proposed building or structure;
- (b) 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
- (c) any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading.

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

SCHEDULE 'B'

Water Distribution

ZONING CATEGORY	DEVELOPMENT COST CHARGE AREA
Single Family Residential	\$237 per Unit
Medium Density Residential	\$185 per Unit
Apartment Residential	\$126 per Unit
Institutional	\$0.37 per Square Metre
Commercial	\$0.52 per Square Metre
Industrial	\$0.33 per Square Metre

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

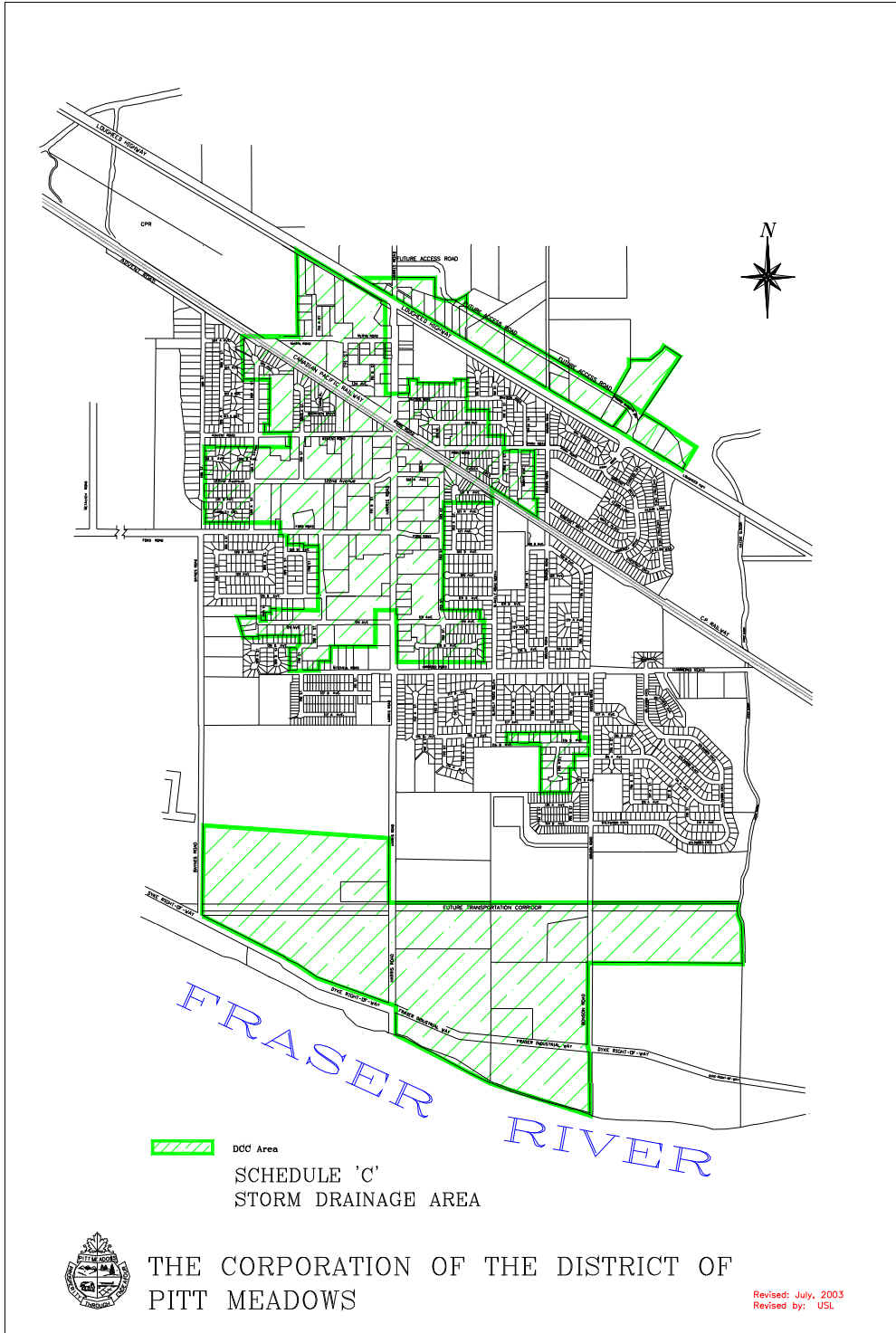
SCHEDULE 'C'

Storm Drainage

ZONING CATEGORY	DEVELOPMENT COST CHARGE AREA
Single Family Residential	\$1,003 per Unit
Medium Density Residential	\$502 per Unit
Apartment Residential	\$177 per Unit
Institutional	\$1.13 per Square Metre
Commercial	\$1.13 per Square Metre
Industrial	\$0.90 per Square Metre

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

**SCHEDULE 'C'
(Bylaw No. 2204)**



**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

SCHEDULE 'D'

Major Roads

ZONING CATEGORY	DEVELOPMENT COST CHARGE AREA
Single Family Residential	\$2,564 per Unit
Medium Density Residential	\$1,795 per Unit
Apartment Residential	\$1,538 per Unit
Institutional	\$3.85 per Square Metre
Commercial	\$7.69 per Square Metre
Industrial	\$5.13 per Square Metre

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

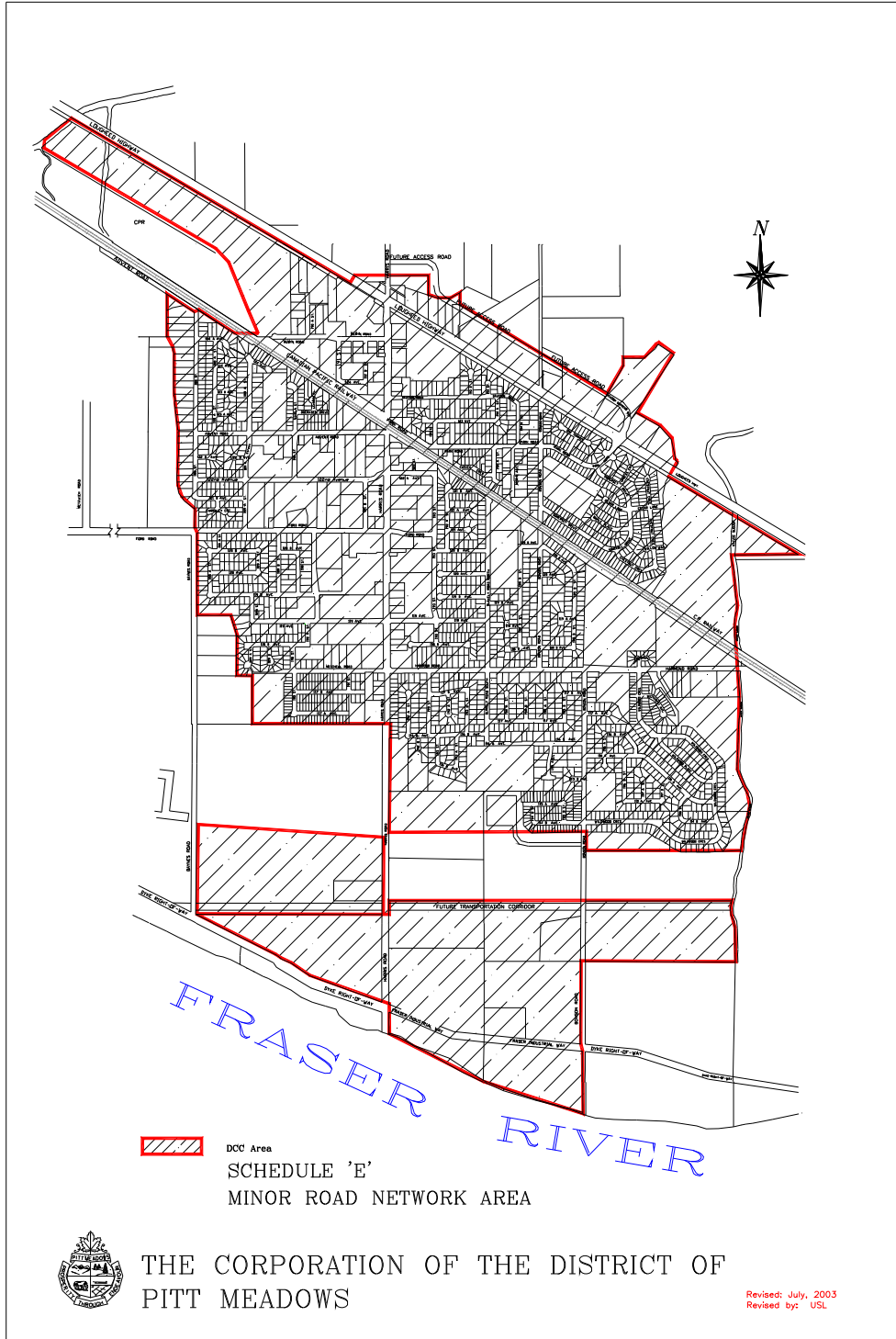
SCHEDULE 'E'

Minor Roads

ZONING CATEGORY	DEVELOPMENT COST CHARGE AREA
Single Family Residential	\$1,874 per Unit
Medium Density Residential	\$1,312 per Unit
Apartment Residential	\$1,124 per Unit
Institutional	\$2.81 per Square Metre
Commercial	\$5.62 per Square Metre
Industrial	\$3.75 per Square Metre

**DEVELOPMENT COST CHARGE IMPOSITION
BYLAW
Bylaw No. 2204**

**SCHEDULE 'E'
(Bylaw No. 2204)**



DEVELOPMENT COST CHARGE IMPOSITION BYLAW

**DCC MASTER SUMMARY
(Bylaw No. 2204)**

DCC Utility	Single Family Residential	Medium Density Residential	Apartment Residential	Institutional	Commercial	Industrial
Sanitary Sewage	\$630	\$492	\$335	\$0.98	\$1.38	\$0.89
Water Main	\$237	\$185	\$126	\$0.37	\$0.52	\$0.33
Storm Drainage	\$1,003	\$502	\$177	\$1.13	\$1.13	\$0.90
Major Roads	\$2,564	\$1,795	\$1,538	\$3.85	\$7.69	\$5.13
Minor Roads	\$1,874	\$1,312	\$1,124	\$2.81	\$5.62	\$3.75
Total	\$6,308.00	\$4,286.00	\$3,300.00	\$9.14	\$16.34	\$11.00
	Per Unit	Per Unit	Per Unit	Per Square Meter	Per Square Meter	Per Square Meter

* Rates per square meter are for site area