

# 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.

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<u>BYLAW NO.</u>	<u>ADOPTED</u>
2382	February 16, 2010
2520	November 15, 2011
2809	November 13, 2018

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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

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**WHEREAS** pursuant to the authority of 559 of the *Local Government Act*, the Council may, by bylaw, impose development cost charges; (***Bylaw 2809, 2019***)

**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. Subject to the exemptions specified in the *Local Government Act*, every person who:
  - (a) obtains approval of subdivision of land under the *Land Title Act* or the *Strata Property Act*, or; (***Bylaw 2809, 2018***)

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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. Please consult the Local Government Act for a full list of exemptions. **(Bylaw 2809, 2018)**

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 m<sup>2</sup> 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: **(Bylaw 2809, 2018)**

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

- (e) Where a type of development is not identified in Schedule A through Schedule E, the development cost charges for the most comparable type of development, as determined by the City, are to be used to determine the amount payable. **(Bylaw 2809, 2018)**

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

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- (a) the value of the work authorized by the building permit does not exceed \$100,000.00. **(Bylaw 2520, 2011)(Bylaw 2809, 2018)**
- 5. 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. **(Bylaw 2809, 2018)**
- 6. 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.
- 7. Development Cost Charges Imposition Bylaw, No. 2204, 2005 is hereby repealed.

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**SCHEDULE 'A'**

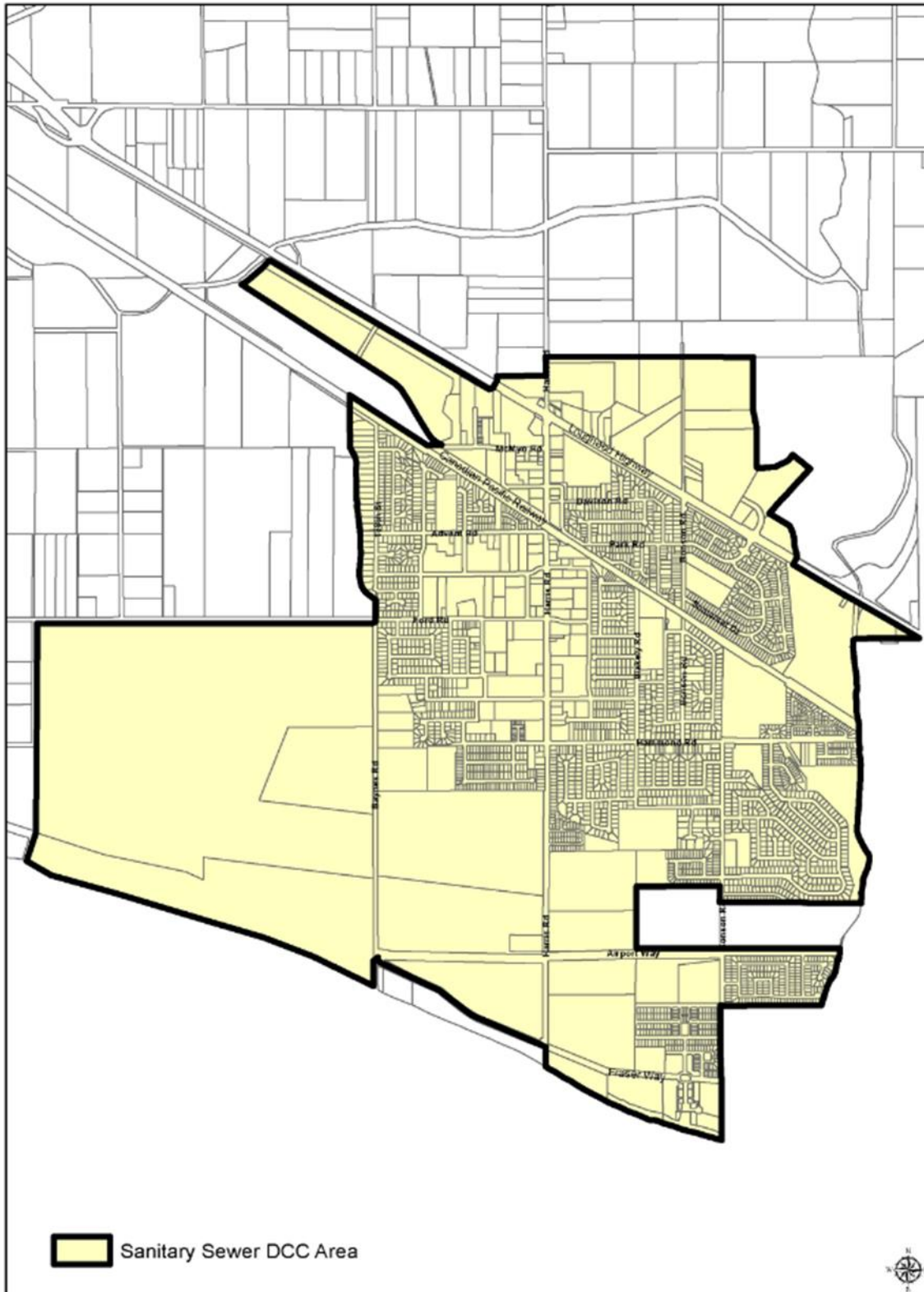
**Sanitary Sewer Collection (Bylaw 2809, 2018)**

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

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE AMOUNT</b>
Single Family Residential	\$986.57 per unit
Two-Family, Three-Family or Townhouse Residential	\$770.76 per unit
Apartment Residential	\$524.11 per unit
Institutional	\$1.28 per square metre of proposed gross floor area
Commercial	\$2.70 per square metre of proposed gross floor area
Industrial	\$1.39 per square metre of proposed development area

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MAP "A"



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**SCHEDULE 'B'**

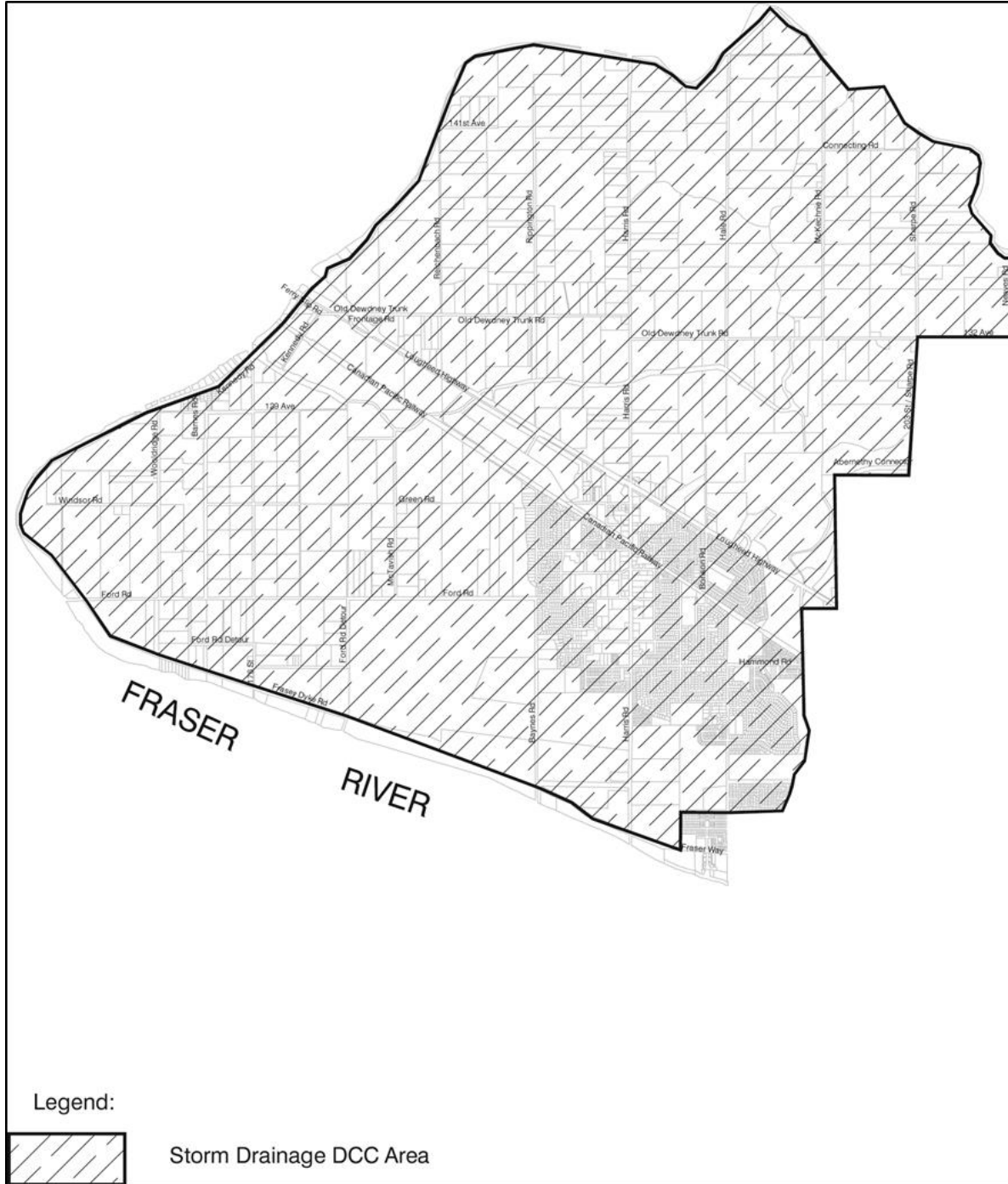
**Storm Drainage (Bylaw 2809, 2018)**

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

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE AMOUNT</b>
Single Family Residential*	\$864.05 per unit
Two-Family, Three- Family or Townhouse Residential	\$561.64 per unit
Apartment Residential	\$243.97 per unit
Institutional	\$1.94 per square metre of proposed development area
Commercial	\$1.94 per square metre of proposed development area
Industrial	\$1.56 per square metre of proposed development area
Intensive Agriculture	\$0.65 per square metre of proposed development area

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**MAP 'B'**





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**SCHEDULE 'C'**

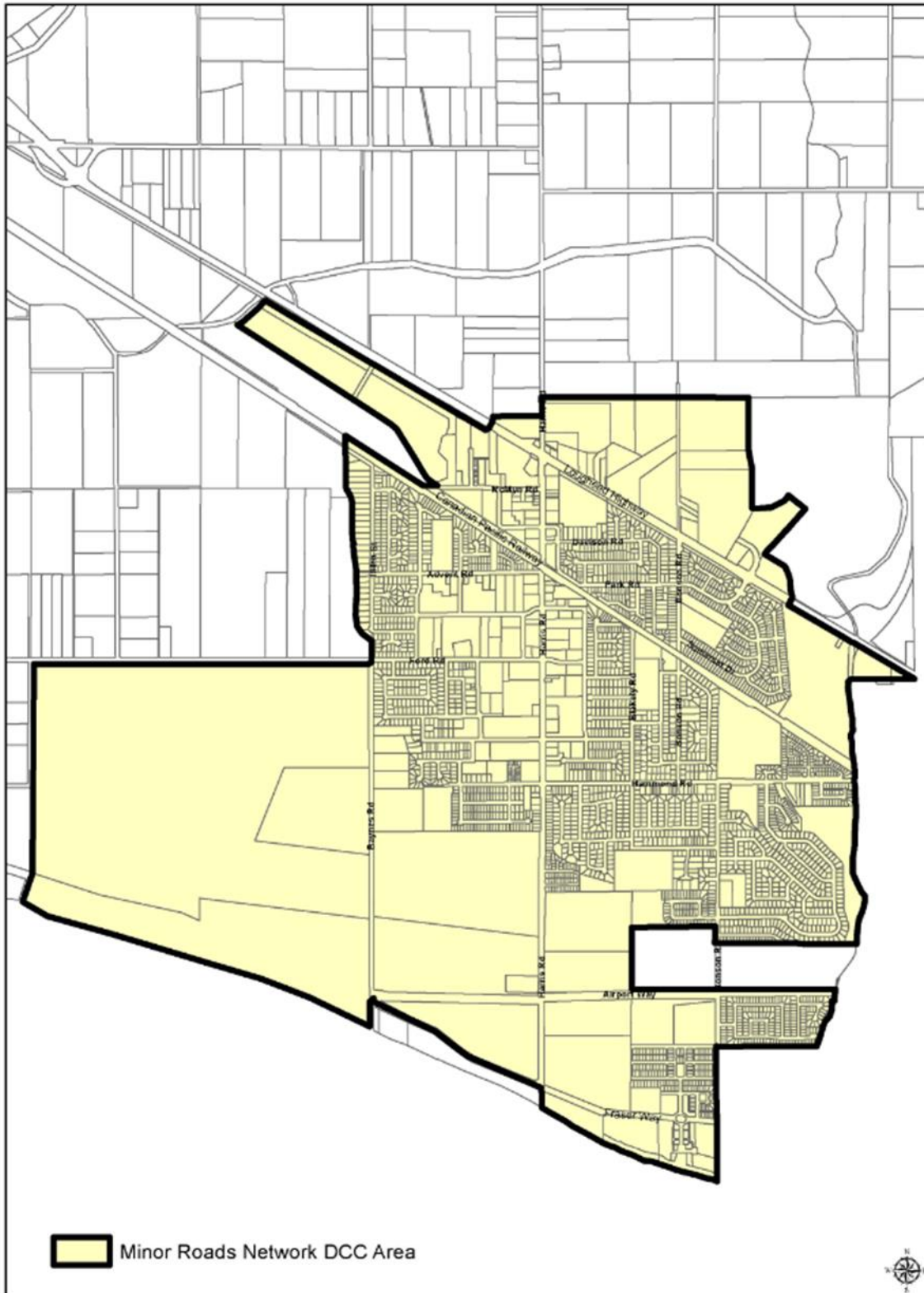
**Minor Roads (Bylaw 2809, 2018)**

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

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE AMOUNT</b>
Single Family Residential	\$481.20 per unit
Two-Family, Three- Family or Townhouse Residential	\$336.84 per unit
Apartment Residential	\$288.72 per unit
Institutional	\$0.60 per square metre of proposed gross floor area
Commercial	\$1.80 per square metre of proposed gross floor area
Industrial	\$0.96 per square metre of proposed development area

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MAP 'C'



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**SCHEDULE 'D'**

**Major Roads (Bylaw 2809, 2018)**

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

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE AMOUNT</b>
Single Family Residential*	\$6,700.70 per unit
Two-Family, Three- Family or Townhouse Residential	\$4,690.49 per unit
Apartment Residential	\$4,020.42 per unit
Institutional	\$8.38 per square metre of proposed gross floor area
Commercial	\$25.13 per square metre of proposed gross floor area
Industrial	\$13.40 per square metre of proposed development area
Intensive Agriculture	\$3.35 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 (Bylaw 2809, 2018)**

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

<b>LAND USE CATEGORY</b>	<b>DEVELOPMENT COST CHARGE AMOUNT</b>
Single Family Residential*	\$613.77 per unit
Two-Family, Three-Family or Townhouse Residential	\$479.51 per unit
Apartment Residential	\$326.06 per unit
Institutional	\$0.80 per square metre of proposed gross floor area
Commercial	\$1.68 per square metre of proposed gross floor area
Industrial	\$0.86 per square metre of proposed development area
Intensive Agriculture	\$0.67 per square metre of proposed development area

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