

CITY OF PITT MEADOWS

PARK LAND DEVELOPMENT COST CHARGE BYLAW

Bylaw No. 2685, 2015

A Bylaw to Impose Development Cost Charges for Providing and Improving Park Land.

WHEREAS pursuant to the authority 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 Municipality in paying the capital cost of providing and improving park land in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS Council has taken into consideration the matters set out in Section 934(4) of the *Local Government Act*;

AND WHEREAS in the opinion of Council, the charges imposed under this bylaw are:

- (a) related to capital costs attributable to projects included in the capital budget of the City;
- (b) related to capital projects consistent with the Official Community Plan of the City.

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

1. This Bylaw may be cited as the "**Park Land Development Cost Charge Bylaw No. 2685, 2015**".
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
 - (b) obtains a building permit authorizing the construction, alteration or extension of a building or structure; or
 - (c) obtains a building 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 Schedule "A", attached to, and forming part of this Bylaw, except where an exemption from a charge is provided for in section 933 of the *Local Government Act*.

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3. For the purposes of calculating DCCs payable:
 - (a) “per unit” means:
 - i. for single family residential — per additional parcel of land created by subdivision, including strata parcels;
 - 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.
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
 - (b) the value of the work authorized by the building permit does not exceed \$50,000.00.
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* apply, 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 *Local Government 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 Schedule "A" 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 for two-family, three-family, townhouse or apartment residential units, at the time of approval of such building permit.

Effective Date

8. This Bylaw shall come into force and effect as of its adoption.

Severability

9. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

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Repeal

10. Development Cost Charges Imposition Bylaw No. 1574, 1996 and amendments thereto is repealed.

READ a First and Second time the 21st day of April, 2015.

READ a Third time the 23rd day of June, 2015.

APPROVED by the Inspector of Municipalities the 4th day of September, 2015.

ADOPTED the 29th day of September, 2015.

"original signed by John Becker"

Mayor

"original signed by Kelly Kenney"

Corporate Officer

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SCHEDULE A

Park Land Development Cost Charges

Land Use Category	Development Cost Charge Amount
Single Family Residential	\$ 3,847 per Lot
Two-Family, Three- Family or Townhouse Residential	\$ 3,847 per Unit
Apartment Residential	\$ 3,847 per Unit