

CITY OF PITT MEADOWS

Development Cost Charges Bylaw 2995, 2024 (adopted September 10, 2024)

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT							Unit
	Major Roads	Minor Roads	Water	Sanitary	Drainage	Parks	Total	
Single Family Residential*	\$13,876.00	-	\$1,668.00	\$626.00	\$642.00	\$6,371.00	\$23,183.00	per unit
Two-Family, Three- Family or Townhouse Residential	\$9,713.00	-	\$1,382.00	\$518.00	\$417.00	\$5,276.00	\$17,306.00	per unit
Apartment Residential	\$7,077.00	-	\$965.00	\$362.00	\$154.00	\$3,683.00	\$12,241.00	per unit
Institutional	\$18.04	-	\$2.09	\$0.78			\$20.91	per m ² of proposed GFA
		-			\$1.45		\$1.45	per m ² of proposed DA
Commercial	\$52.73	-	\$4.69	\$1.76			\$59.18	per m ² of proposed GFA
		-			\$1.45		\$1.45	per m ² of proposed DA
Industrial	\$27.75	-	\$2.35	\$0.88	\$1.16		\$32.14	per m ² of proposed DA
Intensive Agriculture	\$6.94	-	\$1.82		\$0.48		\$9.24	per m ² of proposed DA

Additional Fees/Unit

City of Pitt Meadows Amenity Cost Charge Bylaw 2987, 2024 (adopted June 25, 2024)

Amounts from April 1, 2026 to March 31, 2027

Single Family Dwelling	\$8,480.00	per dwelling unit
Duplex or Townhouse	\$7,330.00	per dwelling unit
Apartment	\$5,240.00	per dwelling unit
Secondary Suite or Garden Suite	\$3,560.00	per dwelling unit

School Site Acquisition

Low Density (less than 21 units/hectare)	\$1,000.00
Medium Low (21-50 units/hectare)	\$900.00
Medium (51-125 units/hectare)	\$800.00
Medium High (126 - 200 units/hectare)	\$700.00
High Density (greater than 200 units/hectare)	\$600.00

City of Pitt Meadows Parkland Dedication (Subdivision and Development Servicing Bylaw 2589)

5% of the land costs being proposed for subdivision (only applies if land subdivided is greater than 3 Lots)

Metro Liquid Waste(Sewer) DCC

	As of June 24, 2022	January 1, 2025	January 1, 2026	January 1, 2027
Residential Lot Development Unit	\$6,254	\$11,443	\$12,311	\$13,613
Townhouse Dwelling Unit	\$5,390	\$10,015	\$10,775	\$11,914
Apartment Dwelling Unit	\$4,269	\$7,302	\$7,855	\$8,686
Non Residential per sq. ft. of floor area	\$3.30	\$5.41	\$5.82	\$6.43

Metro Water DCC

	As of April 28, 2023	January 1, 2025	January 1, 2026	January 1, 2027
Residential Lot Development Unit	\$6,692	\$10,952	\$16,926	\$19,714
Townhouse Dwelling Unit	\$5,696	\$9,839	\$15,206	\$17,710
Apartment Dwelling Unit	\$4,261	\$6,791	\$10,495	\$12,223
Non Residential per sq. ft. of floor area	\$3.39	\$5.30	\$8.19	\$9.54

Metro Parkland Acquisition

	January 1, 2025	January 1, 2026	January 1, 2027
Residential Lot Development Unit	\$491	\$981	\$1,943
Townhouse Dwelling Unit	\$442	\$884	\$1,751
Apartment Dwelling Unit	\$303	\$606	\$1,199
Non Residential Use(per square foot)	\$0.24	\$0.48	\$0.94

Translink Bylaw

	Effective January 1, 2024	Effective January 1, 2025	Effective January 1, 2026
Single Family Dwelling	\$3,194 per dwelling unit	3,330 per dwelling unit	\$3,416 per dwelling unit
Duplex	\$2,652 per dwelling unit	\$2,765 per dwelling unit	\$2,837 per dwelling unit
Townhouse Dwelling Unit	\$2,652 per dwelling unit	\$2,765 per dwelling unit	\$2,837 per dwelling unit
Apartment Dwelling Unit	\$1,658 per dwelling unit	\$1,729 per dwelling unit	\$1,774 per dwelling unit
Retail/Service Office	\$1.34 per sq. ft. of Floor Area	\$1.40 per sq. ft. of Floor Area	\$1.44 per sq. ft. of Floor Area
Institutional	\$1.08 per sq. ft. of Floor Area	\$1.13 per sq. ft. of Floor Area	\$1.16 per sq. ft. of Floor Area
Industrial	\$0.53 per sq. ft. of Floor Area	\$0.55 per sq. ft. of Floor Area	\$0.56 per sq. ft. of Floor Area
	\$0.32 per sq. ft. of Floor Area	\$0.33 per sq. ft. of Floor Area	\$0.34 per sq. ft. of Floor Area