

THE CORPORATION OF THE CITY OF WHITE ROCK

BYLAW NO. 1798

Development Cost Charges Bylaw, 2006

WHEREAS the CITY COUNCIL of The Corporation of the City of White Rock deems it expedient to impose development cost charges:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

AND WHEREAS in setting the development cost charges imposed by this bylaw the Council has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land described in its Official Community Plan and whether the charges:

- (a) are excessive in relation to the capital cost of prevailing standards or service in the municipality;
- (b) will deter development in the municipality; or
- (c) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

NOW THEREFORE the Council of the Corporation of the City of White Rock in open meeting assembled enacts as follows:

1. Every person who obtains:
 - (a) approval of the subdivision, or

- (b) a building permit authorizing the construction, alteration or extension of a building or structure,

shall, subject to any exceptions or credits authorized in the Local Government Act, RSBC 1996 c.323, pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the City, the applicable development cost charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of applicable development cost charges for each use.

2. No development cost charges are payable under this Bylaw where:

- (a) the building permit authorizes the construction, alternation 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 220 (1) (h) or 224 (2) (f) of the Community Charter (SBC 2003) Chapter 26.
- (b) the building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension contain fewer than 4 self-contained dwelling units, and be put to no other use than the residential use for those dwelling units; or
- (c) A local government may, in a bylaw under subsection (1) of the Community Charter (SBC 2003) Chapter 26, do either or both of the following:
 - (i) provide that a charge is payable under the bylaw in relation to a building permit referred to in subsection (4) (b) of the Community Charter (SBC 2003) Chapter 26;
 - (ii) establish an amount for the purposes of subsection (4) (c) (iii) of the Community Charter (SBC 2003) Chapter 26. that is greater than the amount otherwise applicable under subsection (4) (c) of the Community Charter (SBC 2003) Chapter 26, subject to the maximum permitted under subsection (4.2) (b) of the Community Charter (SBC 2003) Chapter 26.
- (d) (4.2) Community Charter (SBC 2003) Chapter 26 The minister may, by regulation,
 - (a) prescribe an amount for the purposes of subsection (4) (c) (ii) of the Community Charter (SBC 2003) Chapter 26, and
 - (b) prescribe a maximum value that may be established under subsection (4.1) (b) of the Community Charter (SBC 2003) Chapter 26.

3. "White Rock Development Cost Charges Imposition Bylaw, 2001, No. 1634" is hereby repealed.

4. This Bylaw may be cited as "White Rock Development Cost Charges Bylaw, 2006, No. 1798".

Received First Reading on the 31st day of July , 2006.

Received Second Reading on the 31st day of July , 2006.

Received Third Reading on the 31st day of July , 2006.

Received the Approval of the Inspector of Municipalities on the 18th day of September , 2006.

Finally Adopted on the 10th day of October , 2006.

Mayor

Director, Corporate Administration
Services

**WHITE ROCK DEVELOPMENT COST CHARGES
IMPOSITION BYLAW, 2006, NO. 1798**

SCHEDULE "A"

<u>Category of use for Subdivision or Development</u>	<u>D.C.C. Category</u>	<u>D.C.C. Charge</u>
<u>One-Unit Residential Use</u> means any one-unit residential use as described in "short form" in S. 302.1 of the Zoning Bylaw.	Sanitary Sewer	\$ n/a
	Highway facilities	\$ 805.66 per unit
	Storm Sewer	\$ 1,936.48 per unit
	Park	\$ 2,860.12 per unit
	Total	\$ 5,602.26 per unit
<u>Multi-Unit Residential Use</u> means any residential use greater than one-unit residential use as described in "short form" in S. 302.1 of the Zoning Bylaw and any residential comprehensive development zone use.	Sanitary Sewer	\$ n/a
	Highway facilities	\$ 628.41 per unit
	Storm Sewer	\$ 522.85 per unit
	Park	\$ 2,860.12 per unit
	Total	\$ 4,011.38 per unit
<u>Commercial Use</u> means any commercial (CR or CS) use described in "short form" in S. 302.1 of the Zoning Bylaw exclusive of any residential use.	Sanitary Sewer	\$ n/a
	Highway facilities	\$ 9.67 per square metre
	Storm Sewer	\$ 3.87 per square metre
	Park	n/a
	Total	\$13.54 per square metre
<u>Institutional Use</u> means any institutional (P) use as described in "short form" in S. 302.1 of the Zoning Bylaw; and any institutional comprehensive development zone use (including "hospital")	Sanitary Sewer	\$ n/a
	Highway facilities	\$4.83 per square metre
	Storm Sewer	\$3.87 per square metre
	Park	n/a
	Total	\$8.71 per square metre

For the purpose of this Bylaw including Schedule "A":

"PER UNIT" means per "dwelling unit" which could be constructed on land being subdivided or being constructed, altered or extended by building permit;

"DWELLING UNIT" has the same meaning as defined in "City of White Rock Zoning Bylaw 1999, No. 1591 (the "Zoning Bylaw") as amended or superseded;

"D.C.C." means development cost charge;

"PER SQUARE METRE" means the D.C.C. payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;

"GROSS FLOOR AREA" has the same meaning as defined in "City of White Rock Zoning Bylaw 1999, No. 1591 (the "Zoning Bylaw") as amended or superseded;