

TOWN OF GIBSONS



DEVELOPMENT COST CHARGES BYLAW No. 1218, 2016

Adopted: July 19, 2016

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TOWN OF GIBSONS

BYLAW NO. 1218

A Bylaw to impose development cost charges for water, sanitary sewage, drainage and transportation facilities within the Town of Gibsons

WHEREAS it is deemed desirable 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 in paying the capital cost of providing, altering or expanding sewage, water, drainage and highway facilities other than off-street parking facilities, to service, directly or indirectly, the development for which the charges are being imposed;

AND WHEREAS in setting the development cost charges imposed by this bylaw Council has taken into consideration the provisions of Section 564 of the *Local Government Act*;

THEREFORE, the Municipal Council of the Town of Gibsons, in open meeting assembled, enacts as follows:

SECTION 1 GENERAL PROVISIONS

1.1 SHORT TITLE

This Bylaw may be cited for all purposes as "Development Cost Charges Bylaw No. 1218".

1.2 REPEAL

Development Cost Charges Bylaw No. 670 and any amendments thereto is repealed.

1.3 PURPOSE

The purpose of this Bylaw is to impose development cost charges for water, sewage, drainage and transportation facilities provided by the Town.

1.4 SEVERABILITY

The provisions of this Bylaw are severable. If any provision is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

SECTION 2 DEFINITIONS

In this Bylaw unless the context requires otherwise, the following words and terms shall have the meanings hereinafter assigned to them:

APARTMENT	means a building comprised of three or more dwelling units, but does not include townhouses.
CLUSTER RESIDENTIAL	means multiple dwelling units on a single parcel zoned as Cluster Residential (RCL) in Zoning Bylaw 1065, 2007.
DUPLEX	means a detached building consisting of two dwelling units, neither of which is a secondary suite.
DWELLING UNIT	means a self-contained suite of rooms intended for residential use.
FLOOR AREA	means the area within a building measured to the extreme outer limits of the building not including exterior hallways or stairways, common areas within apartment buildings, or parking or loading areas.
NET HECTARE	means the remaining area of land being developed after deduction of any area to be dedicated to the Town for road or park purposes.
SINGLE-DETACHED DWELLING	means a building containing one dwelling unit not including any secondary suite and for this purpose a secondary suite is not a dwelling unit.
TOWNHOUSE	means a building comprised of three or more dwelling units separated from one another by party walls extending from foundations to roof, with each dwelling having a separate direct entrance from grade.
ZONING BYLAW	means Zoning Bylaw No. 1065, 2007.

SECTION 3 APPLICATION

3.1 APPLICATION OF BYLAW

3.1.1 Every person who obtains

3.1.1.1 Approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act*, or

3.1.1.2 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 Town at the time of approval of the subdivision or upon the issue of the building permit, as the case may be, the applicable development cost charges as set out in Schedule "A" to this Bylaw.

READ a first time this	19 th day of	January, 2016
READ a second time this	19 th day of	January, 2016
READ a third time this	2 nd day of	February, 2016
RESCINDED third reading this	17 th day of	May, 2016
READ a third time as amended this	17 th day of	May, 2016
APPROVED by Inspector of Municipalities this	15 th day of	July, 2016
ADOPTED this	19 th day of	July, 2016

Selina Williams, Corporate Officer

Wayne Rowe, Mayor

~ SCHEDULE A ~							
DEVELOPMENT COST CHARGES							
Land Use	Transportation	Drainage	Water	Sanitary Sewer	Total	Units	When Payable
Single-Detached Dwelling	\$9,939.89	\$3,324.73	\$2,242.41	\$2,462.20	\$17,969.23	per lot or per dwelling unit	Subdivision approval or building permit issue
Duplex	\$6,431.70	\$1,928.34	\$1,949.92	\$2,141.04	\$12,451.00	per dwelling unit	Building permit issue or subdivision approval if lot is zoned solely for duplex use
Garden Suites	\$3,408.80	\$724.13	\$974.96	\$1,070.52	\$6,178.41	per dwelling unit	Building permit issue
Townhouse Cluster Residential Mobile Home Park	\$49.47	\$14.83	\$15.00	\$16.47	\$95.77	per m ² floor area maximum \$17,969.23 for any dwelling unit	Building permit issue
Apartment	\$65.38	\$13.89	\$18.51	\$20.33	\$118.11	per m ² floor area maximum \$12,451 for any dwelling unit	Building permit issue
Commercial or Institutional	\$77.96		\$4.87	\$5.35	\$88.18 plus	per m ² floor area	Building permit issue
		\$106,391.29			\$106,391.29	per net hectare	
Industrial	\$27.29		\$5.12	\$5.62	\$38.03 plus	per m ² floor area	Building permit issue
		\$66,494.56			\$66,494.56	per net hectare	