

# TOWN OF GIBSONS



## DEVELOPMENT COST CHARGES BYLAW No. 1218, 2016

Adopted: July 19, 2016

Consolidated for convenience January, 2019  
to include amendments up to Bylaw No. 1218-01

This version of this bylaw is a consolidation of amendments to the original bylaw as of the date specified. This consolidation is done for the convenience of users and accurately reflects the status of the bylaw as of the specified date but must not be construed as the original bylaw and is not admissible in Court unless specifically certified by the Director of Corporate Administration for the Town of Gibsons. Persons interested in the definitive wording of this bylaw and its amendments should view the original sealed bylaws at the Town of Gibsons.

**AMENDMENTS IN THIS CONSOLIDATION**

<b>NO.</b>	<b>BYLAW NO.</b>	<b>DATE</b>	<b>AMENDMENT</b>
1.	1218-01	October 16, 2018	<ul style="list-style-type: none"><li>• Section 2, adding definition for Multi-Family Residential</li><li>• Replacing Section 3.1 in its entirety</li><li>• Deleting “Schedule A Development Cost Charges” and replacing with “Schedule A Town-Wide Development Cost Charges”</li><li>• Adding “Schedule B Gospel Rock Development Cost Charges”</li><li>• Adding “Schedule C Gospel Rock Development Cost Charge Area”</li></ul>

**TABLE OF CONTENTS**

**SECTION 1 GENERAL PROVISIONS ..... 1**

    1.1 SHORT TITLE ..... 1

    1.2 REPEAL ..... 1

    1.3 PURPOSE ..... 1

    1.4 SEVERABILITY ..... 1

**SECTION 2 DEFINITIONS ..... 2**

**SECTION 3 APPLICATION ..... 3**

    3.1 APPLICATION OF BYLAW ..... 3

**SCHEDULE A**

**TOWN-WIDE DEVELOPMENT COST CHARGES ..... 5**

**SCHEDULE B**

**GOSPEL ROCK DEVELOPMENT COST CHARGES ..... 6**

**SCHEDULE C**

**GOSPEL ROCK DEVELOPMENT COST CHARGE AREA ..... 7**

# **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:

<b>APARTMENT</b>	means a building comprised of three or more dwelling units, but does not include townhouses.
<b>CLUSTER RESIDENTIAL</b>	means multiple dwelling units on a single parcel zoned as Cluster Residential (RCL) in Zoning Bylaw 1065, 2007.
<b>DUPLEX</b>	means a detached building consisting of two dwelling units, neither of which is a secondary suite.
<b>DWELLING UNIT</b>	means a self-contained suite of rooms intended for residential use.
<b>FLOOR AREA</b>	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.
<b>MULTI-FAMILY RESIDENTIAL</b>	means the development of apartment, cluster residential, duplex or townhouse buildings, other than the development of duplex dwellings on lots on which the Town's Zoning Bylaw permits only that form of development.
<b>NET HECTARE</b>	means the remaining area of land being developed after deduction of any area to be dedicated to the Town for road or park purposes.
<b>SINGLE-DETACHED DWELLING</b>	means a building containing one dwelling unit not including any secondary suite and for this purpose a secondary suite is not a dwelling unit.
<b>TOWNHOUSE</b>	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.
<b>ZONING BYLAW</b>	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 the applicable development cost charges as set out in Schedule "A" to this Bylaw.

#### 3.1.2 Every person who obtains

3.1.2.1 approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act*; or

3.1.2.2 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,

in respect of land within the Gospel Rock Neighbourhood Plan area, as outlined in heavy black line in Schedule "C", shall pay to the Town the applicable development cost charges as set out in Schedule "B" to this Bylaw in addition to the development cost charges payable under Subsection 3.1.1.

3.1.3 Charges imposed under Subsections 3.1.1 and 3.1.2 in respect of the creation, by subdivision, of a lot on which the Town's zoning bylaw permits the construction of commercial, industrial, institutional or multi-family residential buildings may be deferred until the issuance of a building permit.

<b>READ</b> a first time this	19 <sup>th</sup> day of	January, 2016
<b>READ</b> a second time this	19 <sup>th</sup> day of	January, 2016
<b>READ</b> a third time this	2 <sup>nd</sup> day of	February, 2016
<b>RESCINDED</b> third reading this	17 <sup>th</sup> day of	May, 2016
<b>READ</b> a third time as amended this	17 <sup>th</sup> day of	May, 2016

**APPROVED** by Inspector of Municipalities this 15th day of July, 2016

**ADOPTED** this 19<sup>th</sup> day of July, 2016

\_\_\_\_\_  
Selina Williams, Corporate Officer

\_\_\_\_\_  
Wayne Rowe, Mayor

**Schedule A  
Town-Wide Development Cost Charges**

Land Use	Transportation	Drainage	Water	Sanitary Sewer	Total	Units
Single-Detached Dwelling	\$10,325.38	\$877.86	\$3,336.05	\$2,628.11	\$17,167.40	per lot or per dwelling unit
Duplex	\$6,681.13	\$509.16	\$2,900.91	\$2,285.31	\$12,376.51	per dwelling unit
Garden Suites	\$3,541.00	\$191.20	\$1,435.95	\$1,131.23	\$6,299.38	per dwelling unit
Townhouse Cluster Residential Mobile Home Park	\$51.39	\$3.92	\$22.31	\$17.58	\$95.20	per m <sup>2</sup> floor area
Apartment	\$67.91	\$3.67	\$27.54	\$21.70	\$120.82	per m <sup>2</sup> floor area
Commercial or Institutional	\$80.98		\$7.25	\$5.71	\$93.94 plus	per m <sup>2</sup> floor area
		\$28,091.65			\$28,091.65	per net hectare
Industrial	\$28.34		\$7.61	\$6.00	\$41.95 plus	per m <sup>2</sup> floor area
		\$17,557.28			\$17,557.28	per net hectare



**Schedule B**  
**Gospel Rock Development Cost Charges**

Land Use	Transportation	Units
Single-Detached Dwelling	\$9,117.83	per lot or per dwelling unit
Duplex	\$5,899.77	per dwelling unit
Garden Suites	\$3,126.88	per dwelling unit
Townhouse Cluster Residential Mobile Home Park	\$45.38	per m <sup>2</sup> floor area
Apartment	\$59.97	per m <sup>2</sup> floor area
Commercial or Institutional	\$71.51	per m <sup>2</sup> floor area
Industrial	\$25.03	per m <sup>2</sup> floor area

### Schedule C Gospel Rock Development Cost Charge Area

