

TOWN OF GIBSONS

BYLAW NO. 1218-01

A Bylaw to amend Development Cost Charges Bylaw No. 1218

WHEREAS the Council for the Town of Gibsons has adopted “Development Cost Charges Bylaw No. 1218, 2016” and

WHEREAS the Council wishes to amend the Development Cost Charges Bylaw to provide for revised and additional Development Cost Charges.

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

1. CITATION

This Bylaw may be cited as “Development Cost Charges Amendment Bylaw No. 1218-01, 2018”.

2. AMENDMENTS

Town of Gibsons “Development Cost Charges Bylaw No. 1218, 2016” is amended as follows:

2.1. By adding to Section 2 the following definition, in appropriate alphabetical order:

MULTI-FAMILY RESIDENTIAL 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.

2.2. By deleting Section 3.1 in its entirety and replacing it with the following:

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.

2.3. by deleting “Schedule A Development Cost Charges” and replacing it with “Schedule A Town-Wide Development Cost Charges” attached hereto and forming part of this bylaw;

2.4. by adding “Schedule B Gospel Rock Development Cost Charges” attached hereto and forming part of this bylaw; and

2.5. by adding “Schedule C Gospel Rock Development Cost Charge Area” attached hereto and forming part of this bylaw.

READ a first time this	24 th	day of	July, 2018
READ a second time this	24 th	day of	July, 2018
READ a third time this	24 th	day of	July, 2018
READ a third time as amended this	4 th	day of	September, 2018
APPROVED by Inspector of Municipalities this	12 th	day of	October, 2018
ADOPTED this	16 th	day of	October, 2018

Wayne Rowe, Mayor

Emanuel Machado, Acting Corporate Officer

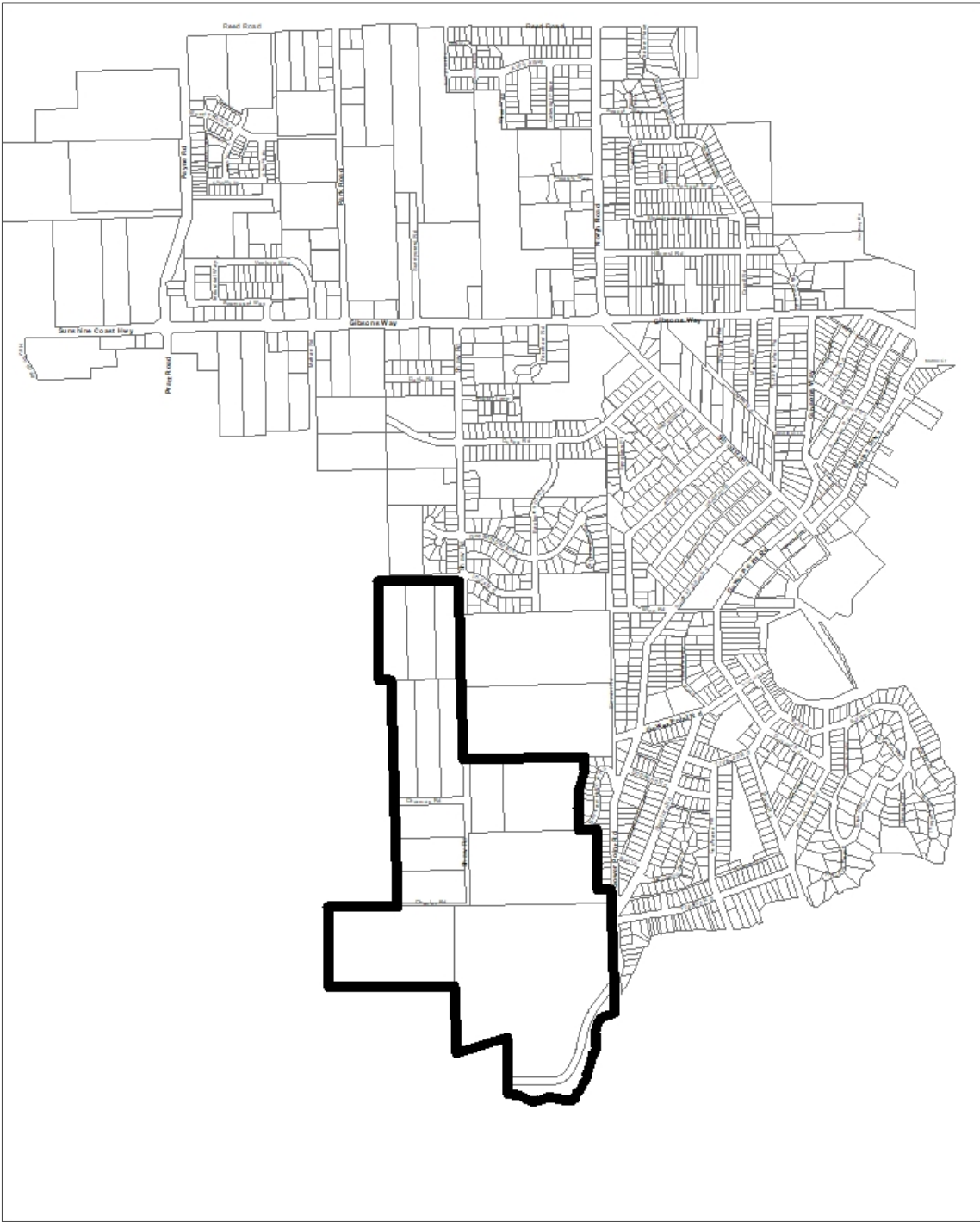
**Schedule A, Bylaw 1218-01
Town-Wide Development Cost Charges**

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 ² floor area
Apartment	\$67.91	\$3.67	\$27.54	\$21.70	\$120.82	per m ² floor area
Commercial or Institutional	\$80.98		\$7.25	\$5.71	\$93.94 plus	per m ² floor area
		\$28,091.65			\$28,091.65	per net hectare
Industrial	\$28.34		\$7.61	\$6.00	\$41.95 plus	per m ² floor area
		\$17,557.28			\$17,557.28	per net hectare

**Schedule B, Bylaw 1218-01
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 ² floor area
Apartment	\$59.97	per m ² floor area
Commercial or Institutional	\$71.51	per m ² floor area
Industrial	\$25.03	per m ² floor area

**Schedule C, Bylaw 1218-01
Gospel Rock Development Cost Charge Area**





Statutory Approval

Under the provisions of section _____ 560

of the _____ Local Government Act

I hereby approve Bylaw No. _____ 1218-01

of the _____ Town of Gibsons ,

a copy of which is attached hereto.

Dated this 12 *day*

of October , 2018

Deputy Inspector of Municipalities