

****THIS DOCUMENT IS NOT THE OFFICIAL VERSION****

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 1437

A Bylaw to Impose Development Cost Charges

WHEREAS pursuant to the *Local Government Act* the Council may, by Bylaw, impose development cost charges;

AND WHEREAS in fixing 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 the official community plan, and whether the charges are excessive in relation to the capital cost of prevailing standards of service in the municipality; will deter development in the municipality; or will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality;

NOW THEREFORE the Council of the District of Central Saanich in open meeting assembled enacts as follows:

1. Every person who obtains:

- a) approval of a subdivision as defined in the *Land Title Act* or a subdivision under the *Strata Property Act*; or
- b) a building permit authorizing the construction, alteration or extension of a building or structure other than:
 - i) a building permit authorizing the construction, alteration or extension of a building that will contain fewer than 4 self-contained dwelling units and be put to no other use than the residential use in those dwelling units; and
 - ii) a building permit authorizing work of a value of less than \$50,000 or such other amount as may be prescribed by the Minister of Community, Aboriginal and Womens' Services under the *Local Government Act*;
 - iii) a building permit authorizing the construction, alteration or extension of a building that is, or will be, set apart for public worship and therefore exempt from taxation under the *Local Government Act*,

shall pay to the municipality at the time of the approval of the subdivision or the issue of the building permit, as the case may be, the applicable development cost charges set out in Schedule "A".

2. Where a building permit application is made in respect of a development that combines on a single parcel residential, commercial, industrial, institutional and agricultural development or any combination of them, the development cost charges shall be the sum of:

- a) the applicable rate for residential dwelling units, if any, multiplied by the number of proposed dwelling units;
- b) the applicable rate for commercial space, if any, multiplied by the number of square metres of proposed commercial space;
- c) the applicable rate for industrial space, if any, multiplied by the number of square metres of proposed industrial space;
- d) the applicable rate for institutional space, if any, multiplied by the number of square metres of proposed institutional space; and
- e) the applicable rate for agricultural space, if any, multiplied by the number of square metres of proposed agricultural space.

3. In the interpretation of this Bylaw including Schedule "A",

- a) “Agricultural” means the use of land for a farm operation or farm business as defined in the *Farm Practices Protection (Right to Farm) Act*.
 - b) “Residential” means the use of land for the provision of one or more dwelling units and “multi-family residential” means the use of land for the provision of one or more manufactured homes or one or more buildings each containing more than two dwelling units.
 - c) “Dwelling unit” means a set of habitable rooms in a building used or intended to be used as a residence, and usually containing cooking, eating, living, sleeping and sanitary facilities.
 - d) “Commercial” means a use of land that is not a residential, industrial, institutional or agricultural use.
 - e) “Industrial” means a use of land or water for the processing, fabricating, manufacturing, assembling, storing, transporting, distributing, testing, servicing or repairing of goods, materials or things, and includes the operation of transportation or shipping terminals, docks other than those used as marinas for pleasure craft, railways or warehouses.
 - f) “Institutional” means a use of land by a public authority for the benefit of the public in general, and includes, without limiting the generality of the foregoing, public hospitals, public schools, and private schools.
 - g) “Floor Area” means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles.
 - h) “Developed Area” in respect of industrial premises means that portion of a lot on which are located any improvements to accommodate or facilitate an industrial use including any building, structure, parking or storage area, or landscaped area, and in respect of agricultural premises means that portion of a lot on which are located any buildings, structures, access, parking and loading areas, and covered areas, excluding any building for farm retail sales having a floor area of less than 100m² and any building erected for use for a period of less than 6 months.
4. Schedule “A” forms part of this Bylaw.
 5. In the case of a subdivision approval or building permit issued pursuant to an application received by the municipality prior to the date of adoption of this Bylaw, the development cost charges payable upon approval of the subdivision or issuance of the building permit shall be the lesser of the amounts payable under this Bylaw and the amounts payable under Central Saanich Development Cost Charge Bylaw No. 1225, 1996.
 6. This Bylaw may be cited as “**Central Saanich Development Cost Charge Bylaw No. 1437, 2002**”.
 7. Central Saanich Development Cost Charge Bylaw No. 1225, 1996 is repealed.

READ A FIRST TIME this **16th** day of **September, 2002**

READ A SECOND TIME this **16th** day of **September, 2002**

READ A THIRD TIME this **16th** day of **September, 2002**

RECEIVED THE APPROVAL OF THE INSPECTOR
OF MUNICIPALITIES this **23rd** day of **October, 2002**

FINALLY PASSED AND ADOPTED by the Municipal Council, signed by the Mayor and Municipal Clerk, and sealed with the Seal of the Corporation this **4th** day of **November, 2002**.

BYLAW NO. 1437

SCHEDULE “A”

<u>Class of Development</u>	<u>Purpose</u>	<u>Charge</u>
Residential	Roads	\$329 per lot
	Water	\$66 per lot
	Drainage	\$459 per lot
	Parks	\$69 per lot
Multi-Family Residential	Roads	\$242 per dwelling unit
	Water	\$50 per dwelling unit
	Drainage	\$152 per dwelling unit
	Parks	\$52 per dwelling unit
Commercial	Roads	\$9,680 per 1000m ² of floor area
	Water	\$220 per 1000m ² of floor area
	Drainage	\$1,700 per 1000m ² of floor area
Industrial	Roads	\$8,067 per hectare of developed area
	Water	\$1,115 per hectare of developed area
	Drainage	\$10,337 per hectare of developed area
Institutional	Roads	\$5,810 per 1000m ² of floor area
	Water	\$270 per 1000m ² of floor area
	Drainage	\$1,610 per 1000m ² of floor area
Agricultural	Roads	\$268 per 1000m ² of developed area
	Drainage	\$230 per 1000m ² of developed area