



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**“Local Area Service Taxes Rates Bylaw,
1991, No. 6194”**

CONSOLIDATED FOR CONVENIENCE – DECEMBER 2, 2019

Amendment Bylaw, 1992, No. 6272	Schedule “A”
Amendment Bylaw, 1992, No. 6365	Schedule “A”
Amendment Bylaw, 1994, No. 6513	Schedule “A”
Amendment Bylaw, 2004, No. 7623	Title, Schedule “A”
Amendment Bylaw, 2008, No. 7912	Schedule “A”
Amendment Bylaw, 2009, No. 8003	Schedule “A”
Amendment Bylaw, 2019, No. 8733	Schedule “A” (effective January 1, 2020)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6194

A Bylaw to provide for the property owner's share of the cost of local area services.

[Bylaw 7623, June 21, 2004]

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited as the **“Local Area Service Taxes Rates Bylaw, 1991, No. 6194”**. *[Bylaw 7623, June 21, 2004]*
2. For the purposes of this Bylaw, the following definitions shall apply:

“Street”	shall mean a right-of-way allowance greater than 6.1 metres in width;
“Lane”	shall mean a right-of-way allowance of 6.1 metres or less in width;
“actual frontage”	shall mean the distance which a lot actually abuts on the work or highway;
“taxable frontage”	shall mean the actual frontage or, where applicable, the distance which a lot is deemed to abut on the work, and in respect of which lot the frontage tax is levied for the work or service;
“assigned frontage”	shall mean the effective width of a lot as determined by dividing the area of the lot by the longest side of the lot;
“lot”	shall mean “parcel” as defined under Section 250 of the <i>Community Charter</i> <i>[Bylaw 7623, June 21, 2004]</i>
“lot area”	shall mean the area of a lot taken in a horizontal plane excluding land covered by a natural body of water;
“lot line, exterior side”	shall mean a lot line or lines not being the front or rear lot line, common to the lot and a street;
“lot line, front side”	shall mean the lot line common to the lot and the street, or where there is more than one street, or more than one common lot line, the shortest line common to the lot and a street;
“lot line, interior side”	shall mean the lot line or lines, not being the front or rear lot line, common to more than one lot or to the lot and a lane;
“lot line, rear”	shall mean the lot line opposite to and most distance from the front lot line, or, where the rear portion of the lot is bounded by intersecting side lot lines, shall be deemed to be the point of such intersection.

3. The classes of local area services provided for in this Bylaw are as follows: *[Bylaw 7623, June 21, 2004]*
 - .1 Construction of sidewalks.
 - .2 Construction or reconstruction of lanes including machine paving and drainage where deemed necessary.

- .3 Construction or reconstruction of drainage works within lanes.
 - .4 Construction of underground conduits, and installation of standards and appurtenances for the purpose of supplying public lighting on streets.
 - .5 Construction of curb and gutter on or along streets.
 - .6 Construction of retaining walls on or along streets or lanes.
 - .7 Constructing a conduit for wires or pipes along a street or lane.
 - .8 Boulevard improvements including planting of trees; shrubs and plants; tree grates; brick paving; concrete filler walks; street furniture and other landscaping features.
 - .9 Stabilization works on City land for the protection of private houses for which works on private property are impractical as demonstrated by a geotechnical report to the satisfaction of the City Engineer. *[Bylaw 7912, March 3, 2008]*
4. The costs to be specifically charged against the lots benefiting from or abutting the local area services described in paragraph 3 shall be as set out in Schedule "A" to this bylaw. *[Bylaw 7623, June 21, 2004]*
5. The annual charge (unless paid in a single payment on completion of the work) shall be that amount required to amortize the owner's portion of the construction costs (shown as a single charge on Schedule "A") over a 10 year period at an interest rate identified on Schedule "A". The commuted value may be paid in full at any time.
6. The taxable frontage shall be equal to the actual frontage except that:
- For properties zoned RS or RT:
- .1 Where the work abuts on only one side of the property and that side is:
 - (a) the front or rear lot line, the taxable frontage shall equal the actual frontage; or
 - (b) any side of the lot other than the front or rear lot line, the taxable frontage shall equal 25% of the actual frontage.
 - .2 Where the work abuts on more than one side of a lot, the taxable frontage shall equal the sum of the actual frontage abutting on the shorter of either the front or rear lot line and 25% of the actual frontage abutting on the remaining sides of the lot.
 - .3 Notwithstanding clauses 6. 1 (a) and 6 .2 where the actual frontage abutting on either the front or rear lot line exceeds the assigned frontage, the taxable frontage for that portion of the work which abuts on either the front or rear lot line shall equal the assigned frontage.

7. Notwithstanding Section 6, where a frontage tax is levied on:
 - .1 a triangular or irregularly shaped parcel of land; or
 - .2 a lot wholly or in part unfit for building purposes; or
 - .3 a lot of land which does not abut on the work but is nevertheless deemed by the City Assessor to abut on the work; or
 - .4 a lot of land which not only abuts on a sewer but is also traversed by the sewer,the City Assessor shall fix the taxable frontage to an extent that will be fair and equitable as compared with other parcels of land.
8. Bylaw No. 4235 known as "Local Improvement Owners Share Bylaw, 1970" and all amending bylaws are hereby repealed.

READ a first time by the Council on the 25th day of February, 1991.

READ a second time by the Council on the 25th day of February, 1991.

READ a third time and passed by the Council on the 25th day of February, 1991.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 4th day of March, 1991.

"John E. Loucks, Mayor"

"Bruce A. Hawkshaw, City Clerk"

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

SCHEDULE 'A' TO BYLAW NO. 6194

SCHEDULE OF LOCAL SERVICE TAX RATES

Property Owner's Share

Class of Work	Single Charge *(per m.)
1. Sidewalk with Curb and Gutter	
a. Sidewalk with Curb and Gutter Both Sides	\$132.00
b. Sidewalk Adjacent Side, Curb and Gutter Both Sides	\$107.25
c. Sidewalk Opposite Side, Curb and Gutter Both Sides	\$82.50
2. Sidewalk only (existing Curb and Gutter)	
a. Sidewalk Both Sides	\$123.75
b. Sidewalk Adjacent Side	\$82.50
c. Sidewalk Opposite Side	\$41.25
3. Curbing and Gutter (both sides)	\$57.75
4. Lane Paving (including drainage works)	
a. With Speed Arrestors	\$93.50
b. Without Speed Arrestors	\$82.50
5. Drainage Works in Lane (ditch enclosure)	\$82.50
6. Street Lighting	\$123.75

* Single Charges shown for Items 1 to 6 are per metre of taxable frontage

Class of Work	Property Owners Share
7. Retaining Wall	50% of actual cost
8. Underground Conversion of Utilities	66 2/3% of actual cost
9. Boulevard Improvements	80% of actual cost
10. Slope Stabilization	50% of actual cost

Annual charges are equal to that amount required to amortize the single charge over a ten year period at an annual interest rate of 3.0% above the Royal Bank Prime Rate, as of January 1st, May 1st and Sept 1st.

[Bylaw 8733, December 2, 2019]