

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8471

A Bylaw to Impose Development Cost Charges for the City of North Vancouver

WHEREAS pursuant to the *Local Government Act*, Council of The Corporation of The City of North Vancouver may, by Bylaw, impose development cost charges for the purpose of providing funds to assist the municipality in paying for the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, highway facilities, for acquiring park land or providing specified improvements on park land or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

WHEREAS in fixing development cost charges imposed by this bylaw, 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 an official community plan and whether the charges:

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality; and,
- c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality;

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

NOW THEREFORE 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 for all purposes as “**Development Cost Charges Bylaw, 2016, No. 8471**”.
2. In this Bylaw:

“**Building permit**” means any permit required by the City that authorizes the construction, alteration or extension of a building or structure.

“**City**” means The Corporation of the City of North Vancouver.

“**Commercial**” means any commercial use as permitted under the authority of the City’s Zoning Bylaw.

“**Council**” means the Council of the City of North Vancouver.

“**Dwelling Unit**” means a Dwelling Unit as defined in the City’s Zoning Bylaw.

“**Gross Floor Area**” means the Gross Floor Area of a building or structure, as defined in the City’s Zoning Bylaw.

“**Industrial**” means any industrial use as permitted under the authority of the City’s Zoning Bylaw.

“**Subdivision**” means a subdivision of land into two or more parcels, whether by plan, apt descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*.

“**Zoning Bylaw**” means the City of North Vancouver “Zoning Bylaw, 1995, No. 6700”, as amended.

3. Every person who obtains:
 - A. Approval of a subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*; or
 - B. A building permit authorizing the construction or alteration of buildings or structures;shall pay to the City, prior to the approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges as set out in Schedule “A” hereto attached.
4. At Building Permit, no development cost charges are payable where:
 - A. The building permit that authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under either of the following provisions of the *Community Charter* :
 - i. Section 220 (1) (h) [statutory exemption for places of public worship];
 - ii. Section 224 (2) (f) [permissive exemptions in relation to places of public worship]; or
 - B. The building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$100,000; or
 - C. The size of the dwelling unit is 29 square metres or less; or
 - D. A development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City; or
 - E. The construction or alteration results in three or less residential self-contained dwelling units.
5. This bylaw shall come into full force and effect and be binding on persons as and from the date of final adoption of this bylaw.

6. "Development Cost Charges Bylaw, 1997, No. 6814", and all amending bylaws, are hereby repealed in their entirety.

READ a first time by the Council on the 7th day of March, 2016.

READ a second time, as amended, by the Council on the 30th day of May, 2016.

READ a third time and passed by the Council on the 30th day of May, 2016.

RECEIVED APPROVAL FROM THE INSPECTOR OF MUNICIPALITIES ON THE 15TH DAY OF JULY, 2016.

ADOPTED by the Council, signed by the Mayor and City Clerk and affixed with the Corporate Seal on the 25th day of July, 2016.

"Darrell R. Mussatto"

MAYOR

"Karla D. Graham"

CITY CLERK

“Development Cost Charges Bylaw, 2016, No. 8471”

Schedule “A”

Land Use	Transportation	Park Acquisition and Development	Water	Sanitary Sewer	Drainage	TOTAL
Residential (at time of subdivision)	\$5,315	\$4,614	\$1,513	\$1,477	\$1,830	\$14,749 per lot
Residential (at time of building permit)	\$20.89	\$21.48	\$7.04	\$6.88	\$5.88	\$62.17 per m ² gross floor area
Commercial	\$48.32	\$2.56	\$0.84	\$0.82	\$5.49	\$58.03 per m ² gross floor area
Industrial	\$28.99	\$2.56	\$0.84	\$0.82	\$5.49	\$38.70 per m ² gross floor area