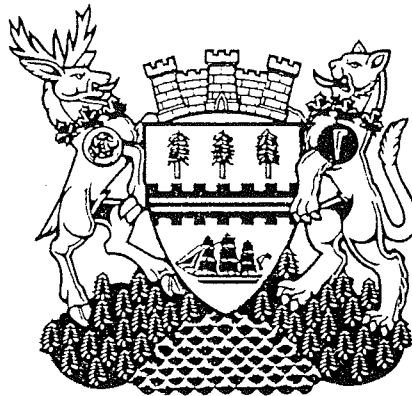


CITY OF PORT MOODY
DEVELOPMENT COST CHARGES BYLAW, 1986
NO. 1801

AND

AND AMENDMENT BYLAW
NO. 2142

CONSOLIDATED FOR CONVENIENCE



JUNE, 1993

CONSOLIDATED FOR CONVENIENCE

CITY OF PORT MOODY

BYLAW NO. 1801

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the authority of Section 983(2) of the Municipal Act, being Chapter 290, R.S.B.C., 1979, as amended, the Council may, by Bylaw, impose development charges under the terms and conditions of Section 983 and 984:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds for the City to pay the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and for acquiring park land or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed:

AND WHEREAS a development cost charge is not payable where:

- (a) the development does not impose new capital cost burdens on the City;
- (b) 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
- (c) subject to Section 983(7), the City has, for off-site services or park land, imposed a charge or requirement for items for which a development cost charge is payable under Section 983(2).

AND WHEREAS in fixing development cost charges imposed by this bylaw the City 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 or service in the City;
- (b) will deter development in the City;
- (c) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City.

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

NOW THEREFORE the Council of the City of Port Moody in open session assembled enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as "City of Port Moody Development Cost Charges Imposition Bylaw, 1986" No. 1801.

2. REPEAL

The following Bylaws are hereby repealed:

- 2.1 Bylaw No. 1595 - "City of Port Moody Development Cost Charges Imposition Bylaw, 1983"
- 2.2 Bylaw No. 1656 - "City of Port Moody Development Cost Charges Imposition Bylaw 1983, Amendment Bylaw No. 1, 1983"
- 2.3 Bylaw No. 1727 - "City of Port Moody Development Cost Charges Amendment Bylaw, 1984"

3 LEGISLATION

3.1 Every person who obtains:

- 3.1.1 Approval of the subdivision of a parcel of land under the land title legislation or the Condominium Act: or
- 3.1.2 a building permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units: or
- 3.1.3 a building permit authorizing construction, alteration, or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Fifty Thousand Dollars (\$50,000.00) or another amount that the Minister may prescribe.

shall pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the municipality, the applicable development cost charges as set out in Schedule "A" hereto for the Lands within the different areas defined in Schedule "B" hereto, which said schedules are hereby incorporated with and made part of this Bylaw.

READ A FIRST TIME THIS 25TH DAY OF AUGUST, 1986.

READ A SECOND TIME THIS 25TH DAY OF AUGUST, 1986.

READ A THIRD TIME THIS 25TH DAY OF AUGUST, 1986.

RECEIVED APPROVAL BY THE INSPECTOR OF MUNICIPALITIES ON THE 12TH DAY OF SEPTEMBER, 1986.

RECONSIDERED AND FINALLY ADOPTED THIS 15TH DAY OF SEPTEMBER, 1986.

"D. T. DRISCOLL"

MAYOR

CITY CLERK

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE COPY OF BYLAW No. 1801 OF THE CITY OF PORT MOODY.

"P.D. GOODWIN"

CITY CLERK

SCHEDULE 'A' REPLACED BY AMENDMENT BYLAW NO. 2142 AS FOLLOWS

SCHEDULE "A"

SCHEDULE OF DEVELOPMENT COST CHARGES IMPOSED UPON THOSE AREAS DEFINED BY THE PLAN WHICH IS SCHEDULE "B" TO BYLAW NO. 2142

PURPOSES	CHARGE	UNIT CHARGE
<u>1. HIGHWAY FACILITIES</u>		
(A) Residential	\$1,796.	For each self-contained dwelling unit, including self-contained dwelling units in mixed use structures, permitted by the applicable zoning at the time of subdivision or allowed by the building permit.
(B) Commercial	\$1,796.	For each 214 M ² and portion thereof of gross floor area defined as the total area of all the floors, measured to the extreme outer limits of the building including all areas such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches or verandas, elevators, shafts and accessory buildings, except those used for parking permitted by the applicable zoning at time of subdivision or allowed by the building permit.
(C) Industrial	\$1796.	For each 450 M ² and portion thereof of the area of the parcel proposed to be subdivided or built upon.

PURPOSES	CHARGE	UNIT CHARGE
<u>2. WATER</u>		
(A) Residential	\$ 544.	For each self-contained dwelling unit, including self-contained dwelling units in mixed use structures, permitted by the applicable zoning at the time of subdivision or allowed by the building permit.
(B) Commercial	\$ 544.	For each 214 M ² and portion thereof of gross floor area defined as the total area of all the floors, measured to the extreme outer limits of the building including all areas such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches or verandas, elevators, shafts and accessory buildings, except those used for parking permitted by the applicable zoning at time of subdivision or allowed by the building permit.
(C) Industrial	\$ 544.	For each 450 M ² and portion thereof of the area of the parcel proposed to be subdivided or built upon.
<u>3. PUBLIC OPEN SPACE</u>		
(A) Residential	\$1,119	For each self-contained dwelling unit, including self-contained dwelling units in mixed use structures, permitted by the applicable zoning at the time of subdivision or allowed by the building permit.

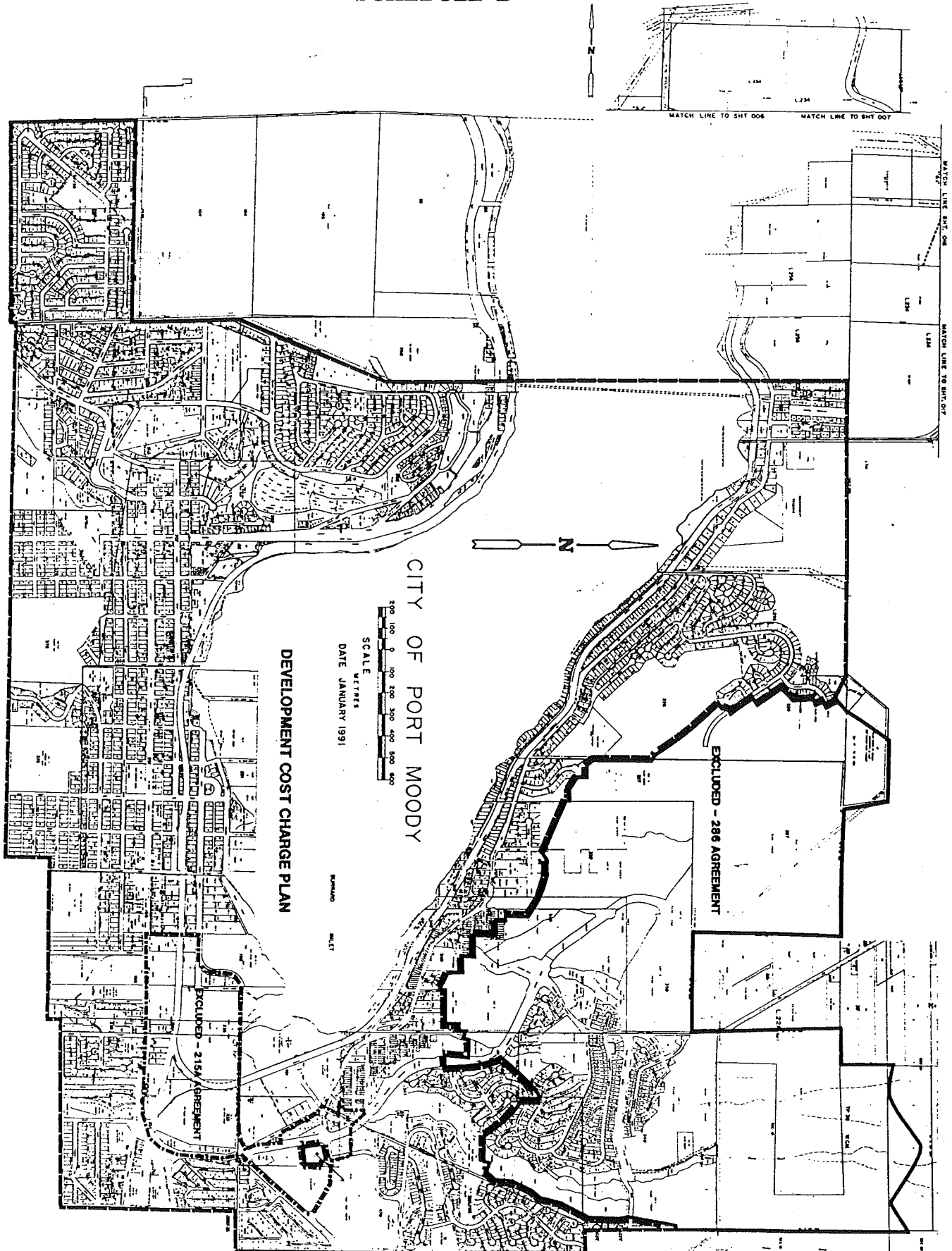
PURPOSES	CHARGE	UNIT CHARGE
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4. DRAINAGE

- | | | |
|-----------------|---------|--|
| (A) Residential | \$ 201. | For each self-contained dwelling unit, including self-contained dwelling units in mixed use structures, permitted by the applicable zoning at the time of subdivision or allowed by the building permit. |
| (B) Commercial | \$ 201. | For each 214 M ² and portion thereof of gross floor area defined as the total area of all the floors, measured to the extreme outer limits of the building including all areas such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches or verandas, elevators, shafts and accessory buildings, except those used for parking permitted by the applicable zoning at time of subdivision or allowed by the building permit. |

**SCHEDULE 'B' TO BYLAW NO. 1081 REPLACED BY
AMENDMENT BYLAW NO. 2142**

SCHEDULE 'B'



CITY OF PORT MOODY

DEVELOPMENT COST CHARGE PLAN

SCALE METERS
DATE JANUARY 1991

EXCLUDED - 286 AGREEMENT

EXCLUDED - 2154 AGREEMENT

MATCH LINE TO SHT 004

MATCH LINE TO SHT 007

MATCH LINE TO SHT 004
MATCH LINE TO SHT 007

