

DISTRICT OF UCLUELET

Bylaw No. 738, 1996

A Bylaw to Provide for Development Cost Charges

Consolidated to Include Development Cost Charges Amendment Bylaw No. 1056, 2007

WHEREAS Division (6) of Part 29 of the Municipal Act empowers the Council of the District of Ucluelet to provide for the imposition of development cost charges to assist the District in paying the capital costs of certain public works which service the development for which the charge is imposed;

AND WHEREAS the Council believes it is desirable to establish development cost charges for the purpose of providing, constructing, altering and expanding water, sewage, drainage and highway facilities and Council has taken into consideration the factors prescribed by Section 984(2) of the Municipal Act;

NOW THEREFORE the Council of The Corporation of the District of Ucluelet, in open meeting assembled, enacts as follows:

Title

1. This may be cited for all purposes as "Development Cost Charges Bylaw No. 738, 1996".

Definitions

2. In this bylaw:

“**Commercial**” means land or a building which is zoned to permit commercial use (other than a home occupation) under the Zoning Bylaw of the District;

“**Commercial Accommodation**” means land or a building which is zoned to permit commercial accommodation use under the Zoning Bylaw of the District; (amendment Bylaw 1056, 2007)

“**Complete building permit application**” means an application on a completed and executed application form, accompanied by plans sufficient to determine compliance with the Building Code and applicable bylaws, together with all required fees;

“**District**” means The Corporation of the District of Ucluelet.

“**Gross floor area**” means the area of all floors within a building, including the basement, measured from the inside of the exterior walls of the building;

“**Industrial**” means land or a building which is zoned to permit industrial use under the Zoning Bylaw of the District;

“**Residential**” means land or a building which is zoned to permit residential use, other than residential use which is accessory to a commercial or industrial use; and

Imposition of Charges

3. Subject to the exceptions under Section 983 of the Municipal Act and subject to Schedule “B” to this bylaw, every person who obtains:

- (a) approval of a subdivision under the Land Title Act or the Condominium Act; or
- (b) a building permit authorizing the construction, alteration or extension of a building or structure

shall pay to the District the development cost charges established under this bylaw.

4. Within the area shown outlined heavily in black and cross-hatched on the map forming Schedule “A” to this bylaw, the development cost charges payable under Section 3 shall be as shown in Column 1 of Schedule “B” to this bylaw.

5. Within the area not outlined and cross-hatched on the map forming Schedule “A” to this bylaw, the development cost charges payable under Section 3 shall be as shown in Column 2 of Schedule “B” to this bylaw.

Payment of Charges

6. Development cost charges shall be paid at the time of approval of the subdivision or the issuance of the building permit, as the case may be, provided that the amount of development cost charges payable in respect of a building permit shall be established as of the date that a complete building permit application is submitted.

Use of Charges

7. Charges collected under this bylaw shall be used only for the purpose of assisting the District to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and acquisition and development of park lands and shall be deposited in separate reserve funds for those purposes. (amendment Bylaw 1056, 2007)

Administrative Provisions

8.1 This by-law may be cited as “Development Cost Charges Bylaw No. 738, 1996.”

8.2 This by-law shall come into force and take effect upon registration with the Inspector of Municipalities.

READ A FIRST TIME this **10th** day of **October, 1996**

READ A SECOND TIME this **10th** day of **October, 1996**

READ A THIRD TIME this **10th** day of **October, 1996**

APPROVED BY the Inspector of Municipalities pursuant to Section 987 of the Municipal Act this **4th** day of **April, 1997**.

RECONSIDERED AND FINALLY ADOPTED this **24th** day of **June, 1997**

CERTIFIED A TRUE AND CORRECT COPY of the “Development Cost Charges Bylaw No. 738, 1996”.

Original Signed by
J.W. Copland
Clerk Administrator

THE CORPORATE SEAL of the
District of Ucluelet was hereto affixed
in the presence of:

Original Signed by
Bill Irving
Mayor

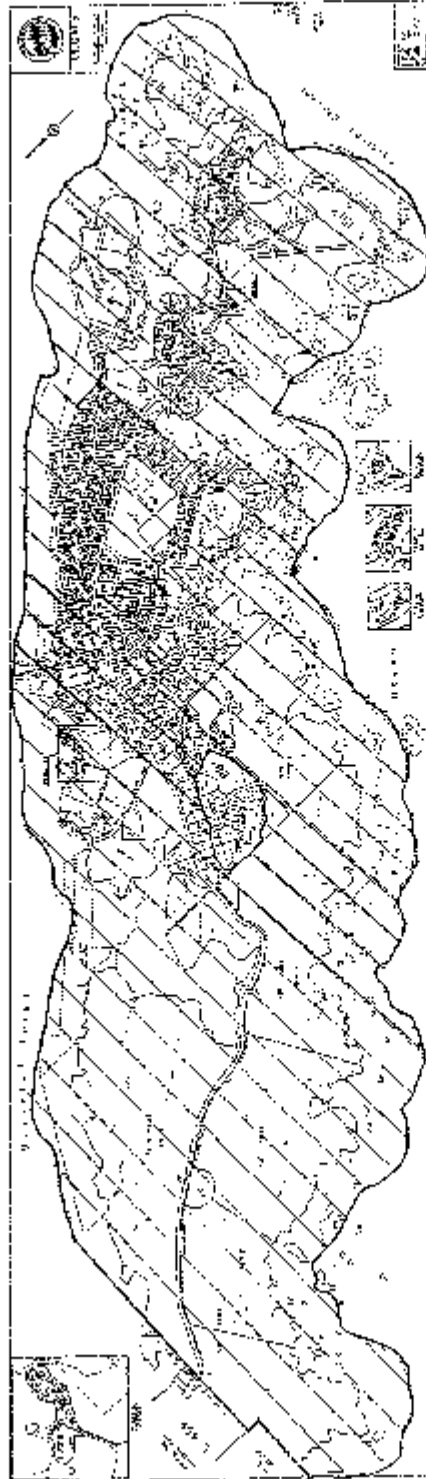
Original Signed by
J.W. Copland
Clerk Administrator

Development Cost Charges Amendment Bylaw No. 1056, 2007

Schedule "A"

Development Cost Charges Amendment Bylaw No. 1056, 2007

Schedule "A"



Development Cost Charges Amendment Bylaw No. 1056, 2007

Schedule "B"

		Column 1
Development Category	Function	Rates
Single Family per unit	Roads	\$ 3,140
	Storm Sewers	\$ -
	Sanitary Sewers	\$ 3,179
	Water Distribution	\$ 4,450
	Parks	\$ 2,113
Total Single Family Charge		\$ 12,882
Multi Family per unit	Roads	\$ 1,927
	Storm Sewers	\$ -
	Sanitary Sewers	\$ 2,543
	Water Distribution	\$ 3,560
	Parks	\$ 1,690
Total Multi Family Charge		\$ 9,720
Commercial Accommodation per unit (average 50 m3)	Roads	\$ 1,726
	Storm Sewers	\$ -
	Sanitary Sewers	\$ 1,271
	Water Distribution	\$ 1,780
	Parks	\$ 845
Total Commercial Accom Charge		\$ 5,622
Commercial per m2	Roads	\$ 45.18
	Storm Sewers	\$ -
	Sanitary Sewers	\$ 8.77
	Water Distribution	\$ 12.27
	Parks	\$ -
Total Commercial Charge		\$ 66.22
Industrial per hectare	Roads	\$ 37,271
	Storm Sewers	\$ -
	Sanitary Sewers	\$ 57,216
	Water Distribution	\$ 80,091
	Parks	\$ -
Total Industrial Charge		\$ 174,578