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

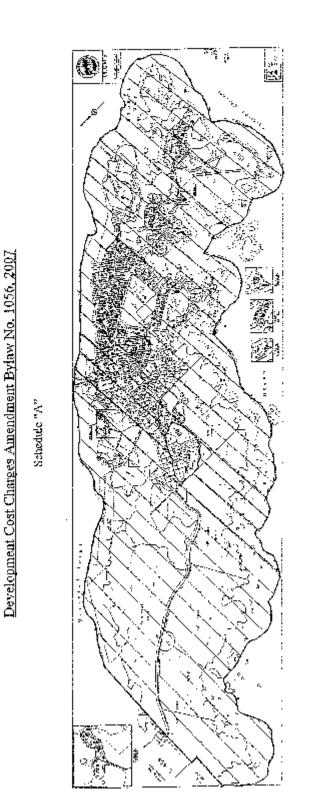
Original Signed by

Bill Irving

J.W. Copland Clerk Administrator

Mayor

Development Cost Charges Amendment Bylaw No. 1056, 2007



Schedule "A"

Development Cost Charges Amendment Bylaw No. 1056, 2007

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

Schedule "B"