

VILLAGE OF CHASE

BYLAW NO. 194

A Bylaw of the municipality to impose Development Cost Charges.

WHEREAS pursuant to Section 702C of the Municipal Act the Council may, by bylaw, impose development cost charges under the terms and conditions of the Section;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality in paying the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and public open space or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed:

AND WHEREAS no development cost charge shall be required to be paid:

- (a) if a development cost charge has previously been paid with respect to the same development, unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the municipality, or
- (b) where the subdivision or development does not impose new capital cost burdens on the municipality;

AND WHEREAS in the consideration of Council the charges imposed by this Bylaw;

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
- (b) will not deter development in the municipality;
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;
- (d) are not duplication of requirements imposed by the municipality pursuant to land use contracts, development permits or the provisions of a subdivision control bylaw; or section 711 of the Municipal Act.

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are:

- (a) related to capital costs attributable to projects involved in the capital budget of the municipality;
- (b) related to capital projects consistent with the official community plan (official settlement plan) of the municipality;

NOW THEREFORE the Municipal Council of the Village of Chase in open meeting assembled enacts as follows:

ENACTMENT

1. Every person who obtains:

- (a) approval of the subdivision of a parcel of land within the designated sectors as shown on Schedule D under the Land Registry Act or the Strata Titles Act.
- (b) a building permit authorizing the construction of alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units, or

(c) 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 Twenty-Five Thousand dollars (\$25,000).

shall pay, prior to 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 Schedules "A" to "C" inclusive hereto.

1.1 Subsection (1) (b) and (c) do not apply where a building permit authorizes construction alteration or extension of a building or part of a building that is, or will after the construction, alteration or extension be exempt from taxes under Section 327 (1)(h).

For the purpose of applying the "Development Cost Charges" the Town has been divided into four (4) sectors as shown on Schedule "D" hereto.

READ A FIRST TIME ON THE 29th DAY OF MAY, 1979.

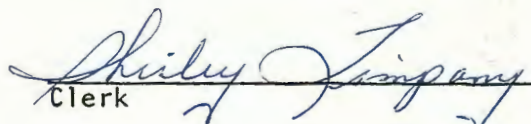
READ A SECOND TIME ON THE 29th DAY OF MAY, 1979.

READ A THIRD TIME ON THE 25th DAY OF OCTOBER, 1979.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES ON THE _____ DAY OF _____, 1979.

RECONSIDERED AND FINALLY ADOPTED ON THE 14th DAY OF FEBRUARY, 1980.

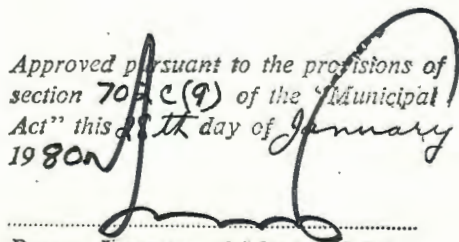

Mayor


Clerk

I HEREBY CERTIFY the above to be a true copy of BYLAW NO. 194 as passed at three readings.


Clerk

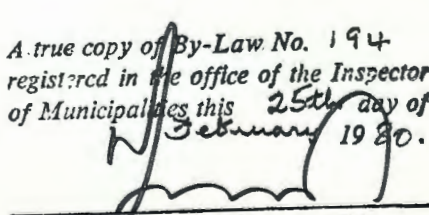
Approved pursuant to the provisions of section 70A C(9) of the "Municipal Act" this 14th day of January 1980


Deputy Inspector of Municipalities

I hereby certify that this is a true copy of By-law No. 194 of the Village of Chase, cited as "Village of Chase Development Cost Charge By-law No. 194."


Shirley Timpany
Clerk

A true copy of By-Law No. 194 registered in the office of the Inspector of Municipalities this 25th day of February 1980.


Deputy Inspector of Municipalities

Village of Chase

Development Cost Charge By Law No. 194

DEFINITIONS

DWELLING UNIT means one or more habitable rooms constituting a selfcontained unit with a separate entrance, and used or intended to be used together for living and sleeping purposes for not more than one family and containing a separate and properly ventilated kitchen with a sink and cooking facilities and a bathroom with a water closet, wash basin and a bath or shower.

PER UNIT means a Dwelling Unit.

PER SPACE means a prepared site providing approved services for a Mobile Home.

PER HA means per gross hectare of the subdivision.

PER GROSS HECTARE means the entire area within the legal boundaries of the Subdivision including roads, easements and undeveloped areas except areas approved for public open space.

PER M² means per square meter of floor area to be constructed or renovated.

PER ROOM when used with Hotels means a sleeping unit.

PER BAY means a stall or site equipped for the purpose of washing vehicles.

PER MACH. means a laundry washing machine.

PER DBL PUMP means a gas or diesel pump with two separate pumps.

VILLAGE OF CHASE
DEVELOPMENT COST CHARGE BYLAW NO. 194
SUMMATION GUIDE

Description	Sector A	Sector B	Sector C	Sector D
1.0 Residential				
1.1 Low Density	\$857/unit	\$606/unit	\$606/unit	\$700/unit
1.2 Medium Density	\$857/unit	\$606/unit	\$606/unit	\$700/unit
1.3 High Density	\$669/unit	\$468/unit	\$468/unit	\$543/unit
1.4 Mobile Homes	\$857/unit	\$606/unit	\$606/unit	\$700/unit
2.0 Commercial				
2.1 C-1 (unless noted)	\$17979/ha (\$1.20/m ²)	\$14115/ha (\$0.94/m ²)	\$14115/ha (\$0.94/m ²)	\$15564/ha (\$1.04/m ²)
2.2 C-2 (unless noted)	\$29991/ha (\$1.20/m ²)	\$23535/ha (\$0.94/m ²)	\$23535/ha (\$0.94/m ²)	\$25956/ha (\$1.04/m ²)
2.3 C-3 (unless noted)	\$ 4198/ha (\$1.20/m ²)	\$ 2907/ha (\$0.58/m ²)	\$2907 /ha (\$0.58/m ²)	\$ 3391/ha (\$1.04/m ²)
2.4 C-4 (unless noted)	\$ 3498/ha (\$0.70/m ²)	\$ 2207/ha (\$0.44/m ²)	\$2207 /ha (\$0.44/m ²)	\$ 2691/ha (\$0.54/m ²)
2.5 C-5 (unless noted)	\$ 3652/ha	\$ 1492/ha	\$1492 /ha	\$ 2302/ha
2.6 C-6 Shopping Centre	\$11395/ha (\$2.28/m ²)	\$ 8695/ha (\$1.74/m ²)	\$8695 /ha (1.74/m ²)	\$ 9695/ha (\$1.94/m ²)
2.7 Car Wash	\$ 2630/wash bay	\$ 1430/wash bay	\$1430 /wash bay	\$ 1880/wash bay
2.8 Motel)	Cost Charges must be calculated from schedules			
2.9 Hotel)				
2.10 Service Station)				
2.11 Restaurant	\$(2.62/m ²)	(\$1.49/m ²)	(\$1.49/m ²)	(\$1.91/m ²)
3.0 Industrial				
3.1 Light	\$1941/ha (\$0.39/m ²)	\$ 931 /ha (\$0.19/m ²)	\$ 931 /ha (\$0.19/m ²)	\$1310/ha (0.27/m ²)
3.2 General	\$5302 /ha (\$1.06/m ²)	\$2470 /ha (\$0.49/m ²)	\$2470 /ha (\$0.49/m ²)	\$3532/ha (\$0.60/m ²)
4.0 Institutional				
4.1 Halls Lodges - Cost Charges must be Calculated from Schedules.				

VILLAGE OF CHASE
DEVELOPMENT COST CHARGE BYLAW #194
SCHEDULE A
HIGHWAY FACILITIES (ROADS)

Description					
1.0 Residential	Sector A	Sector B	Sector C	Sector D	
1.1 Low Density	\$64/Unit	\$64/Unit	\$64/Unit	\$64/Unit	
1.2 Medium Density	\$64/Unit	\$64/Unit	\$64/Unit	\$64/Unit	
1.3 High Density	\$35/Unit	\$35/Unit	\$35/Unit	\$35/Unit	
1.4 Mobile Home	\$64/Unit	\$64/Unit	\$64/Unit	\$64/Unit	
2.0 Commercial					
2.1 C-1 (Unless Noted)	\$11700/ha(0.78/m ²)	\$11700/ha(0.78/m ²)	\$11700/ha(0.78/m ²)	\$11700/ha (0.78/m ²)	
2.2 C-2 (Unless Noted)	\$19500/ha (0.78/m ²)	\$19500/ha (0.78/m ²)	\$19500/ha (0.78/m ²)	\$19500 /ha (0.78/m ²)	
2.3 C-3 (Unless Noted)	\$ 2100/ha (0.42/m ²)	\$2100/ha (0.42/m ²)	\$2100/ha (0.42/m ²)	\$2100 /ha (0.42/m ²)	
2.4 C-4 (Unless Noted)	\$1400/ha (0.28/m ²)	\$1400/ha (0.28/m ²)	\$1400/ha (0.28/m ²)	\$1400/ha (0.28/m ²)	
2.5 C-5 (Unless Noted)	\$142/ha	\$142/ha	\$142/ha	\$142/ha	
2.6 Shopping Centre	\$6995/ha (1.40/m ²)	\$6995/ha (1.40/m ²)	\$6995/ha (1.40/m ²)	\$6995 /ha (1.40/m ²)	
2.7 Car Wash	\$680/wash bay	\$680/wash bay	\$680/wash bay	\$680 /wash bay	
2.8 Motel	\$(0.28/m ²)	\$(0.28/m ²)	\$(0.28/m ²)	\$(0.28/m ²)	
2.9 Hotel	\$(0.78/m ²)	\$(0.78/m ²)	\$(0.78/m ²)	\$(0.78/m ²)	
2.10 Service Station	\$4198/ha	\$4198/ha	\$4198/ha	\$4198/ha	
2.11 Restaurant	\$(0.78/m ²)	\$(0.78/m ²)	\$(0.78/m ²)	\$(0.78/m ²)	
3.0 Industrial					
3.1 Light	\$300/ha (0.06/m ²)	\$300/ha (0.06/m ²)	\$300/ha (0.06/m ²)	\$ 300/ha (0.06/m ²)	
3.2 General	\$700/ha (0.14/m ²)	\$700/ha (0.14/m ²)	\$700/ha (0.14/m ²)	\$ 700/ha (0.14/m ²)	
4.0 Institutional					
4.1 Halls Lodges	\$(0.42/m ²)	\$(0.42/m ²)	\$(0.42/m ²)	\$(0.42/m ²)	

Note: Cost charges shown in parenthesis are to be collected at Building Permit Stage and only apply to new development which has not paid Cost Charges at Subdivision Stage.

VILLAGE OF CHASE
DEVELOPMENT COST CHARGE BYLAW NO. 194
SCHEDULE B
WATER SUPPLY

Description

1.0 Residential	Sector A	Sector B	Sector C	Sector D
1.1 Low Density	\$408/Unit	\$157/Unit	\$157/Unit	\$251/Unit
1.2 Medium Density	\$408/Unit	\$157/Unit	\$157/Unit	\$251/Unit
1.3 High Density	\$326/Unit	\$125/Unit	\$125/Unit	\$200/Unit
1.4 Mobile Home	\$408/Unit	\$157/Unit	\$157/Unit	\$251/Unit
2.0 Commercial				
2.1 C-1 (Unless noted)	\$6279/ha (0.42/m ²)	\$2415/ha (0.16/m ²)	\$2415/ha (0.16/m ²)	\$3864/ha (0.26/m ²)
2.2 C-2 (Unless noted)	\$10491/ha (0.42/m ²)	\$4035/ha (0.16/m ²)	\$4035/ha (0.16/m ²)	\$6456/ha (0.26/m ²)
2.3 C-3 (Unless noted)	\$2098/ha (0.42/m ²)	\$807/ha (0.16/m ²)	\$807/ha (0.16/m ²)	\$1291/ha (0.26/m ²)
2.4 C-4 (Unless Noted)	\$2098/ha (0.42/m ²)	\$807/ha (0.16/m ²)	\$807/ha (0.16/m ²)	\$1291/ha (0.26/m ²)
2.5 C-5 (Unless noted)	\$3510/ha (1.75/m ²)	\$1350/ha (0.67/m ²)	\$1350/ha (0.67/m ²)	\$2160/ha (1.09/m ²)
2.6 Shopping Center	\$4400/ha (0.88/m ²)	\$1700/ha (0.34/m ²)	\$1700/ha (0.34/m ²)	\$2700/ha (0.54/m ²)
2.7 Car Wash	\$(1950/wash bay)	\$(750/wash bay)	\$(750/wash bay)	\$(1200/wash bay)
2.8 Motel	\$(37/Unit)	\$(14/Unit)	\$(14/Unit)	\$(23/Unit)
2.9 Hotel	\$(166/Room)	\$(64/Room)	\$(64/Room)	\$(102/Room)
2.10 Service Station	\$(86/Db1 pump)	\$(33/Db1 pump)	\$(33/Db1 pump)	\$(53/Db1 pump)
2.11 Restaurant	\$(1.84/m ²)	\$(0.71/m ²)	\$(0.71/m ²)	\$(1.13/m ²)
3.0 Industrial				
3.1 Light	\$1641/ha (0.33/m ²)	\$631/ha (0.13/m ²)	\$631/ha (0.13/m ²)	\$1010/ha (0.21/m ²)
3.2 General	\$4602/ha (0.92/m ²)	\$1770/ha (0.35/m ²)	\$1770/ha (0.35/m ²)	\$2832/ha (0.56/m ²)
4.0 Institutional				
4.1 Halls Lodges	\$(68)	\$(42)	\$(42)	\$(67)

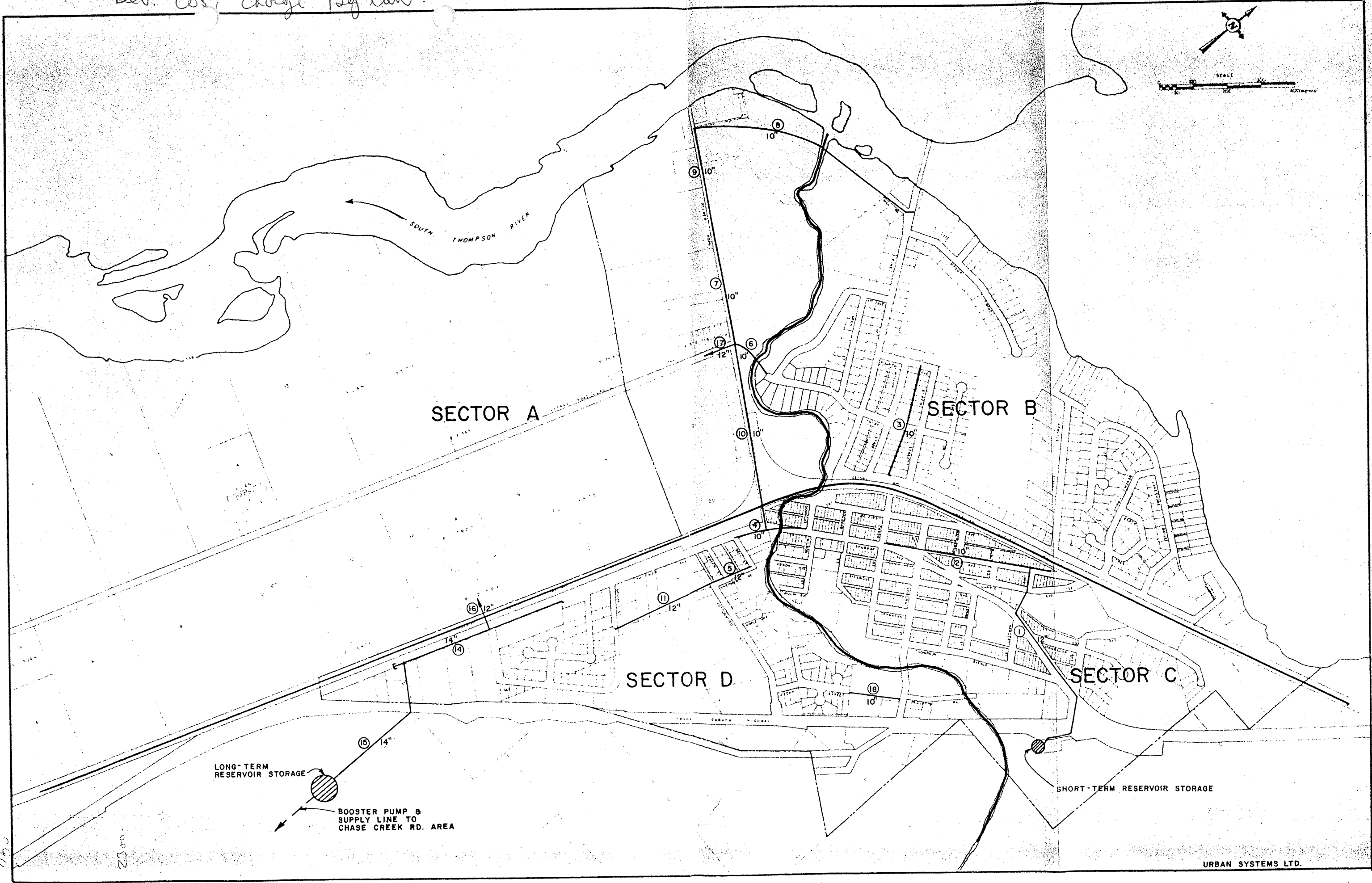
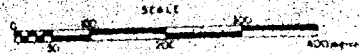
Note: Cost charges shown in parenthesis are to be collected at Building Permit Stage and only apply to new development which has not paid Cost Charges at Subdivision Stage.

VILLAGE OF CHASE
DEVELOPMENT COST CHARGE BYLAW 194
SCHEDULE C
COMMUNITY AND NEIGHBORHOOD PARKS

<u>Description</u>	<u>Sector A</u>	<u>Sector B</u>	<u>Sector C</u>	<u>Sector D</u>
<u>1.0 Residential</u>				
1.1 Low Density	\$385	\$385	\$385	\$385
1.2 Medium Density	\$385	\$385	\$385	\$385
1.3 High Density	\$308	\$308	\$308	\$308
1.4 Mobile Homes	\$385	\$385	\$385	\$385

Dev. Cost Charge Bylaw

Bylaw # 194



LONG-TERM RESERVOIR STORAGE

BOOSTER PUMP & SUPPLY LINE TO CHASE CREEK RD. AREA

SHORT-TERM RESERVOIR STORAGE

URBAN SYSTEMS LTD.

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