

VILLAGE OF CHASE

Development Cost Charges Bylaw No. 756, 2010

A Bylaw to impose Development Cost Charges

WHEREAS under the *Local Government Act*, the Village may impose development cost charges for the purpose of providing funds to assist the Village to pay the capital costs of:

- a) providing, constructing, altering or expanding sewage, water, drainage, and highway facilities; and,
- b) providing and improving parkland

to service, directly or indirectly, the development for which the charge is being imposed.

AND WHEREAS in setting the development cost charges under this bylaw, the Village has considered the matters referred to in section 934 of the *Local Government Act* and has determined that the development cost charges:

- a) are not excessive in relation to the prevailing standards of service;
- b) will not deter development;
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land; and
- d) will not discourage development designed to result in a low environmental impact.

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

Title

- 1** This Bylaw may be cited for all purposes as "Village of Chase Development Cost Charges Bylaw No. 756, 2010."

Repeal

- 2** Development Cost Charge Bylaw No. 194, and all amendments thereto, are hereby repealed.

Definitions

3 In this bylaw, unless the context otherwise requires:

Building area means the total area of all floors in a building measured to the inside surface of the exterior walls, excluding areas required by the Village to be provided for parking motor vehicles and storing bicycles.

Building permit means a building permit issued under the Village's Building Bylaw, authorizing the construction, alteration, or extension of a building or structure.

Commercial means any land, building or structure zoned for commercial use in the Village's Zoning Bylaw.

Development Cost Charges, or DCCs, mean the applicable rates set out in Schedules C and D.

Dwelling Unit means a single room or series of rooms used as a domicile for one family and containing cooking, eating, living, sleeping and sanitary facilities.

Industrial means any land, building or structure zoned for industrial use in the Village's Zoning Bylaw.

Institutional means any land, building or structure zoned for institutional use in the Village's Zoning Bylaw.

Moveable Dwelling Unit means a dwelling unit located on a temporary foundation from which it can be detached and moved to another location.

Moveable Dwelling Unit Pad means the temporary foundation from which the unit can be detached and moved to another location.

Multiple Family Residential – Apartment means any multiple family residential uses or moveable dwelling units with dwellings in excess of 35 units per hectare.

Multiple Family Residential – Low Density means any duplexes, triplexes, moveable dwelling units, or multiple family residential uses with dwellings up to 35 units per hectare.

Residential means any land, building or structure zoned for residential use in the Village's Zoning Bylaw.

Single Family Residential Dwelling means any free-standing building on a permanent foundation consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.

Imposition of Development Cost Charges

4 The Village has been separated into two areas for the purposes of levying DCCs, as set out in Schedules A and B.

5 Every person who obtains

- a. Approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act* in the Village-Wide Area, or
- b. A building permit authorizing the construction, alternation or extension of a building or structure in the Village-Wide Area

Shall pay to the Village development cost charges calculated in accordance with Schedule C.

6 Every person who obtains

- a. Approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act* in the Whitfield Landing Area, or
- b. A building permit authorizing the construction, alternation or extension of a building or structure in the Whitfield Landing Area

Shall pay to the Village the sum of the development cost charges calculated in accordance with Schedules C and D.

Calculation of Charges for Mixed Use Development

7 For mixed use developments, the development cost charge payable shall be calculated separately for each portion of the development in accordance with the uses which are contained in the building permit or subdivision application. The total payable will be the sum of the development cost charges for each portion of the development.

Severability

8 Each portion of this bylaw is intended to be independent to the extent that its invalidation by a court does not affect the validity of any other portion.

Village of Chase Development Cost Charges Bylaw No. 756, 2010

READ A FIRST TIME the **10th** day of **August, 2010**

READ A SECOND TIME the **10th** day of **August, 2010**

READ A THIRD TIME the **10th** day of **August, 2010**

THIRD READING RESCINDED the **22nd** day of **March, 2011**

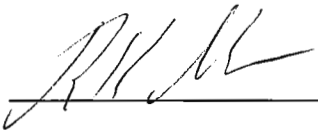
READ A THIRD TIME the **22nd** day of **March, 2011**

THIRD READING RESCINDED the **13th** day of **September, 2011**

READ A THIRD TIME the **13th** day of **September, 2011**

RECEIVED the approval of the Inspector of Municipalities the **17th** day
of **May, 2012**

ADOPTED this **12th** DAY OF **June, 2012**



Mayor



Corporate Officer

Certified to be a true copy of "Village of Chase Development Cost Charges Bylaw No. 756, 2010 at third reading."

SCHEDULE A – VILLAGE-WIDE MAP OF DEVELOPMENT COST CHARGE AREA

SYSTEMS.

VILLAGE OF CHASE DCC BYLAW NO. 756, 20

VILLAGE OF C



INFORMATION
UNWARRANTED
THE
AND TO LOCATE
OF ALL, EXCEPTING
NOT

SCHEDULE B – WHITFIELD LANDING MAP OF DEVELOPMENT COST CHARGE AREA

SYSTEMS.

VILLAGE OF CHASE DCC BYLAW NO. 756, 20

VILLAGE OF C



IF THE INFORMATION
IS NOT
CORRECT, IT
IS THE USER'S
RESPONSIBILITY
TO LOCATE
ALL EXISTING
AND
NOT

SCHEDULE C – VILLAGE-WIDE DEVELOPMENT COST CHARGES

Land Use	Roads	Water	Sanitary Sewer	Parkland Development	Total	When Payable
Single Family Residential (per dwelling unit)	\$ 507	\$1,330	\$ 762	\$ 75	\$2,674	Subdivision Approval
Multiple Family Residential – Low Density (per dwelling unit)	\$ 328	\$1,214	\$ 696	\$ 68	\$2,306	Building Permit Issue
Multiple Family Residential – Apartment (per dwelling unit)	\$ 308	\$982	\$ 564	\$ 55	\$1,909	Building Permit Issue
Moveable Dwelling Unit (up to 35 units/ha) (per pad)	\$ 328	\$1,214	\$ 696	\$ 68	\$2,306	Subdivision Approval or Building Permit Issue
Moveable Dwelling Unit (greater than 35 units/ha) (per pad)	\$ 308	\$982	\$ 564	\$ 55	\$1,909	Subdivision Approval or Building Permit Issue
Commercial (per m ² of building area)	\$ 6.96	\$5.20	\$ 4.31	--	\$16.47	Building Permit Issue
Industrial (per m ² of building area)	\$ 3.45	\$6.50	\$ 5.33	--	\$15.28	Building Permit Issue
Institutional (per m ² of building area)	\$ 8.94	\$6.36	\$ 3.65	--	\$18.95	Building Permit Issue

SCHEDULE D – WHITFIELD LANDING DEVELOPMENT COST CHARGES

Land Use	Roads	Water	Sanitary Sewer	Total	When Payable
Single Family Residential (per dwelling unit)	\$ 2,334	\$ 765	\$ 860	\$ 3,959	Subdivision Approval
Multiple Family Residential – Low Density (per dwelling unit)	\$ 1,511	\$ 699	\$ 785	\$ 2,995	Building Permit Issue
Multiple Family Residential – Apartment (per dwelling unit)	\$ 1,419	\$ 565	\$ 636	\$ 2,620	Building Permit Issue
Moveable Dwelling Unit (up to 35 units/ha) (per pad)	\$ 1,511	\$ 699	\$ 785	\$ 2,995	Subdivision Approval or Building Permit Issue
Moveable Dwelling Unit (greater than 35 units/ha) (per pad)	\$ 1,419	\$ 565	\$ 636	\$ 2,620	Subdivision Approval or Building Permit Issue

Note: These charges are in addition to those levied under Schedule C.



Statutory Approval

Under the provisions of section 937

of the Local Government Act


I hereby approve Bylaw No. 756

of the Village of Chase,

a copy of which is attached hereto.

Dated this 17th day

of May, 2012



Deputy Inspector of Municipalities