



THE CORPORATION OF THE CITY OF DAWSON CREEK

**City of Dawson Creek Development Cost Charge
Bylaw No. 4149, 2012**

(CONSOLIDATED VERSION FOR CONVENIENCE ONLY)

Amendment Bylaw 4255, 2015 incorporated

THE CORPORATION OF THE CITY OF DAWSON CREEK

"BYLAW NO. 4149"

A Bylaw of The Corporation of the City of Dawson Creek (hereinafter called "the City") to authorize the imposition of development cost charges.

WHEREAS pursuant to the *Local Government Act*, the Council may, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sewage and water facilities, in order to service, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS Council is satisfied that the development cost charges imposed by this Bylaw are related to capital costs attributable to projects included in capital expenditure plans of the Corporation;

AND WHEREAS the City Council has considered future land use patterns and development, the phasing of works and services and has determined that the charges:

- (i) are not excessive in relation to the capital costs of prevailing standards of services in the City;
- (ii) will not discourage development designed to result in a low environmental impact in the City;
- (iii) will not deter development in the City; and
- (iv) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City.

NOW THEREFORE the Council of the City of Dawson Creek enacts as follows:

Title

1. This Bylaw may be cited for all purposes as the "City of Dawson Creek Development Cost Charge Bylaw-No. 4149, 2012".

Definitions

2. In this Bylaw, and in the following definitions, whenever references to a zone start with and include only the letters RS, RM, C, P, M, A, AV or CD, they shall be deemed to include zones which contain those letters in combination with other numbers or letters.

In this Bylaw:

“Apartment” means a residential development of four or more dwelling units, where access to each unit is through a common vestibule

“Application” means a written request by the owner or representative of the owner for approval of a subdivision or development.

“Building Permit” means a building permit issued under the City’s Building Bylaw, authorizing the construction, alteration, or extension of a building or structure.

“Commercial” means any development located in a C zone under the City’s Zoning Bylaw, except for residential development.

“Comprehensive Development” means a development that is comprised of 2 or more of the following uses: residential, commercial, institutional or industrial.

“Duplex” means a building consisting of 2 dwelling units, with the building divided horizontally or vertically into two separate dwellings, each of which has an independent entrance either directly from the outside or through a common vestibule. Each dwelling unit has its own independent utility connections. A duplex does not include a secondary suite.

“Dwelling Unit” means one or more habitable rooms when such room or rooms together contain only one set of cooking facilities, to be used for living and sleeping purposes for a household as a functioning set of living quarters, and which has a private entrance either from outside or from a common hall inside a building.

“Gross Floor Area” means the sum of the gross area of all floors of a building, measured from the buildings perimeter.

“Industrial” means any development located in an M zone under the City’s Zoning Bylaw, except for residential development.

“Institutional” means any development located in a P zone under the City’s Zoning Bylaw, except for residential development.

“Manufactured Home” means a single family dwelling that is constructed to Canadian Standard Association Z240 or A277 Standards that is built in an enclosed factory environment, and is only permitted in RS-3 and RMH zones

“Parcel” means any lot, block of land or other area that is recorded in the records of the Land Title Office.

“Residential” means any development or portion of a development containing dwelling units.

“Secondary Suite” means a self-contained, accessory dwelling unit located within a principal single-detached dwelling or in an accessory building on the same parcel as a single-detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to the outside without passing through any part of the principal unit. It shares common utility connections with a principle single-detached dwelling. A secondary suite does not include a duplex.

“Single Family Residential” means a single detached dwelling unit, designed exclusively for occupancy by one household.

“Townhome” means a building which contains three or more dwelling units, having all or a portion of a wall common to adjacent dwellings, where access to each unit is through an independent entrance directly from the outside from the finished grade and with its own utility connection.

Effective Date

3. This Bylaw shall come into effect **upon adoption**.

Charges

4. Every person who:
 - (a) obtains approval of a subdivision, or
 - (b) obtains a building permit, including a permit authorizing the construction, alteration or extension of a building

must pay to the City development cost charges in accordance with the applicable schedule attached hereto.

5. Any person required to pay development cost charges pursuant to Section 4 must pay the charges prescribed:
 - (a) in Schedule A from January 1, 2015 forward;
 - (b) in Schedule B from date of adoption for one calendar year; or
 - (c) In Schedule C from date one calendar year from adoption forward.
6. Where a type of development is not identified in the Schedules, attached hereto, the amount of development cost charges to be paid to the City shall be equal to the development cost charges that would have been payable for the most comparable type of development.
7. Development cost charges imposed by this Bylaw must be paid in full to the City at the following times:
 - (a) where an application is made for the subdivision of land for single family residential development, at the time of approval of such subdivision;
 - (b) for duplex developments, at the time of subdivision approval for one of the dwelling units, and at the time of approval of a building permit authorizing the development for all additional units; and
 - (c) for all other types of development to which this bylaw applies, including manufactured homes, townhomes, apartments, commercial, industrial and institutional development, at the time of approval of a building permit authorizing the development.

- 8. For a comprehensive development:
 - (a) Development cost charges must be calculated separately for each use that is part of that comprehensive development, in accordance with the attached Schedules.
 - (b) the developer must pay the sum total of the development cost charges calculated for each separate use.

Severability

- 9. Each portion or section of this Bylaw is intended to be independent to the extent that a decision of a court of competent jurisdiction that a portion or section of is invalid does not affect the validity of any other portion or section, and the invalid portion shall be severed.

READ a first time this 1st day of October, 2012.

READ a second time this 1st day of October, 2012.

READ a third time this 1st day of October, 2012.

CERTIFIED A TRUE AND CORRECT COPY of Bylaw No. 4149 as at third reading. Dated at

Dawson Creek this 1st day of October, 2012.

ORIGINAL SIGNED BY

Brenda Ginter - Director of Corporate Administration

Third reading rescinded &

re-read as amended this 27th day of May, 2013

CERTIFIED A TRUE AND CORRECT COPY of Bylaw 4149 as at third reading as amended.

Dated at Dawson Creek this 27th day of May, 2013

ORIGINAL SIGNED BY

Brenda Ginter - Director of Corporate Administration

RECEIVED THE APPROVAL

of the Inspector of Municipalities this 19th day of June, 2013

ADOPTED this 15th day of July, 2013.

CERTIFIED A TRUE AND CORRECT COPY of Bylaw No. 4149 cited as "DEVELOPMENT COST CHARGE BYLAW (WATERWORKS) NO. 4149, 2012."

ORIGINAL SIGNED BY

Brenda Ginter
Corporate Administrator

The Corporate Seal of **THE CORPORATION OF THE CITY OF DAWSON CREEK** was affixed in the presence of:

ORIGINAL SIGNED BY

Mike Bernier – Mayor

ORIGINAL SIGNED BY

Brenda Ginter – Corporate Administrator

SCHEDULE A TO BYLAW 4149**Development Cost Charges – Water @ 10% Assist**

The following development cost charges apply to development throughout the entire City.

LAND USE	WATER
Single Family Residential (per dwelling unit)	\$3,543
Duplex Residential (per dwelling unit)	\$3,543
Townhomes/Manufactured Homes (per dwelling unit)	\$2,362
Apartments (per dwelling unit)	\$1,722
Industrial (per m ² gross floor area)	\$22.81
Commercial (per m ² gross floor area)	\$22.81
Institutional (per m ² gross floor area)	\$22.81

Notes to Schedule:

1. Development Cost Charges will not be charged for Secondary Suites.
2. All development cost charges above reflect a City of Dawson Creek assist factor of 10%.

(Note – The original Schedule A contained water charges for the year 2014 and has been deleted.)

SCHEDULE B TO BYLAW 4149**Development Cost Charges – Sewer @ 20% Assist – Year 1**

The following development cost charges apply to development throughout the entire City.

LAND USE	SEWER
Single Family Residential (per dwelling unit)	\$2,167.33
Duplex Residential (per dwelling unit)	\$2,167.33
Townhomes/Manufactured Homes (per dwelling unit)	\$1,444.88
Apartments (per dwelling unit)	\$1,083.66
Industrial (per m ² gross floor area)	\$9.39
Commercial (per m ² gross floor area)	\$7.22
Institutional (per m ² gross floor area)	\$6.50

Notes to Schedule:

1. Development Cost Charges will not be charged for Secondary Suites.
2. All development cost charges reflect a City of Dawson Creek assist factor of 20%.
3. **These charges are effective upon adoption (Dec 21, 2015 for one year, to December 20, 2016)**

SCHEDULE C TO BYLAW 4149**Development Cost Charges – Sewer @ 10% Assist – Year 2 & Beyond**

The following development cost charges apply to development throughout the entire City.

LAND USE	SEWER
Single Family Residential (per dwelling unit)	\$2,438.24
Duplex Residential (per dwelling unit)	\$2,438.24
Townhomes/Manufactured Homes (per dwelling unit)	\$1,625.49
Apartments (per dwelling unit)	\$1,219.12
Industrial (per m ² gross floor area)	\$10.57
Commercial (per m ² gross floor area)	\$8.13
Institutional (per m ² gross floor area)	\$7.31

Notes to Schedule:

1. Development Cost Charges will not be charged for Secondary Suites.
2. All development cost charges reflect a City of Dawson Creek assist factor of 10%.
3. These charges are **effective December 21, 2016** forward.