CITY OF PITT MEADOWS
DEVELOPMENT COST CHARGES
Bylaw No. 2995, 2024

A bylaw to authorize the imposition of Development Cost Charges

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WHEREAS pursuant to the *Local Government Act*, the Council of the City of Pitt Meadows, 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 sanitary sewer, water, drainage, highway facilities and providing and improving park land, 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 the City's financial plan;

AND WHEREAS Council has considered future land use patterns and development, the phasing of works and services, how low environmental impact development may affect capital costs of infrastructure, and the provision of park land described in the Official Community Plan and Council has deemed that the charges imposed by this Bylaw;

AND WHEREAS, Council has deemed that the charges imposed by this Bylaw:

a) are not excessive in relation to the capital cost of prevailing standards of service in the City;

b) will not deter development in the City;

c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City; and

d) will not discourage development designed to result in a low environmental impact in the City;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

Citation/Title

1. This Bylaw may be cited as the "Development Cost Charges Bylaw".

Repeal

2. Park Land Development Cost Charge Bylaw No. 2685, 2015 and Development Cost Charge Imposition Bylaw No. 2382, 2009, and their amendments, are repealed.

Definitions

3. In this bylaw:

a) "development area" or "DA" means:
   i. the area within the footprint of a proposed building or structure; and
   ii. any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading; but
   iii. excludes the area attributed to aprons, runways, helipads, taxiways, taxi lanes, aircraft parking, passenger/cargo loading and unloading, staging areas, and all other movement and maneuvering areas on the airside of the Airport required for aviation purposes.

b) "gross floor area" or "GFA" means the total area of all floors enclosed by the inside edge of the exterior walls of a building including without limitation, mezzanines, stairways, elevator shafts, storage and mechanical rooms.

c) "intensive agriculture" means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock purposes, and commercial businesses located within agricultural zones. Produce stands, temporary uses (less than 6 months) and retail less than 100m^2 will not be considered intensive agriculture.

d) "per unit" means:
   i. for single family residential — per additional parcel of land created by subdivision;
   ii. for two-family, three-family or townhouse residential — per dwelling unit in a two-family or three-family dwelling or townhouse building; and
   iii. for apartment residential — per dwelling unit in an apartment building.

   Refer to land use category definitions outlined in the Zoning Bylaw No.2505, 2011.

e) A reference to a statute, regulation, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.

4. In the event of a conflict between any term of this bylaw and the provisions of the *Local Government Act* authorizing the imposition of development cost charges,

this bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.

Exemptions

5. Pursuant to the Local Government Act, no development cost charge is payable where:

   a) the building permit is for a place of worship that is exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;

   b) the value of the work authorized by the building permit does not exceed $50,000;

   c) the dwelling unit is no larger than 29m^2;

   d) the development does not impose new capital cost burdens on the municipality; or

   e) the Development Cost Charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City.

Regulations

6. Subject to the exemptions prescribed by the Local Government Act and this Bylaw, every person who obtains approval of a subdivision of land or a building permit will pay to the City a development cost charge for each of the services referred to in Schedule A.

7. Without limiting the generality of section 6, every person who obtains approval of a building permit for the construction, alteration or extension of a building that will contain fewer than four (4) self-contained dwelling units must pay to the City a development cost charge for each of the services referred to in Schedule A.

8. Where a type of development is not identified in Schedule A, the development cost charges for the most comparable type of development, as determined by the City, are to be used to determine the amount payable.

9. In the case of a comprehensive development, development cost charges will be calculated separately for each use that is part of that comprehensive development, in accordance with Schedules A, and the developer will pay the sum total of the development cost charges calculated for each separate use.

10. The development cost charges imposed by this Bylaw will be paid to the City at the following times:

a) where an application is made for the subdivision of land, at the time of approval of such subdivision; and

b) where an application is made for a building permit, at the time of approval of such building permit.

Severability

11. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

Schedules

12. Schedule A, which is attached to and forms part of this bylaw, outlines the applicable development cost charges per land use category.

READ a FIRST, SECOND and THIRD time on July 9, 2024.

INSPECTOR APPROVAL received on August 16, 2024.

ADOPTED on September 10, 2024.

Nicole MacDonald Mayor	Kate Barchard Corporate Officer

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Schedule A – Development Cost Charges Summary

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT							
	Major Roads	Minor Roads	Water	Sanitary	Drainage	Parks	Total	Unit
Single Family Residential*	$13,876.00	-	$1,668.00	$626.00	$642.00	$6,371.00	$23,183.00	per unit
Two-Family, Three-Family or Townhouse Residential	$9,713.00	-	$1,382.00	$518.00	$417.00	$5,276.00	$17,306.00	per unit
Apartment Residential	$7,077.00	-	$965.00	$362.00	$154.00	$3,683.00	$12,241.00	per unit
Institutional	$18.04	-	*$2.09*	*$0.78*			*$20.91*	per m^2 of proposed GFA
		-			*$1.45*		*$1.45*	per m^2 of proposed DA
Commercial	$52.73	-	*$4.69*	*$1.76*			*$59.18*	per m^2 of proposed GFA
		-			*$1.45*		*$1.45*	per m^2 of proposed DA
Industrial	$27.75	-	*$2.35*	*$0.88*	*$1.16*		*$32.14*	per m^2 of proposed DA
Intensive Agriculture	$6.94	-	$1.82		$0.48		$9.24	per m^2 of proposed DA

*****Includes single family residential development in agricultural and rural residential zones.

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 560

of the Local Government Act

I hereby approve Bylaw No. 2995

of the City of Pitt Meadows ***,***

a copy of which is attached hereto.

Dated this 16th day

of August , 2024

Deputy Inspector of Municipalities