TOWN OF GIBSONS

BYLAW NO. 1329, 2025

A Bylaw to Impose Development Cost Charges

WHEREAS it is deemed desirable to impose development cost charges;

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 other than off-street parking facilities, to service, directly or indirectly, the development for which the charges are being imposed;

AND WHEREAS in setting the development cost charges imposed by this bylaw Council has taken into consideration the provisions of Division 19 of the *Local Government Act*;

THEREFORE, the Municipal Council of the Town of Gibsons, in open meeting assembled, ENACTS AS FOLLOWS:

SECTION 1 GENERAL PROVISIONS

1.1 SHORT TITLE

This Bylaw may be cited for all purposes as "Development Cost Charges Bylaw No. 1329, 2025".

1.2 REPEAL

Development Cost Charges Bylaw No. 1218 and any amendments thereto is repealed.

1.3 PURPOSE

The purpose of this Bylaw is to impose development cost charges for water, sewage, drainage and transportation facilities provided by the Town.

1.4 SEVERABILITY

The provisions of this Bylaw are severable. If any provision is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

SECTION 2 DEFINITIONS

In this Bylaw unless the context requires otherwise, the following words and terms shall have the meanings hereinafter assigned to them:

ACCESSORY DWELLING UNIT means a *Dwelling Unit* that is subordinate to a *Primary Dwelling Unit* or another principal use of the same lot, and includes but is not limited to, *Secondary Suites* and *Lock-off Suites*.

APARTMENT means a building comprised of seven or more dwelling units; excludes *Townhouses*.

COMMERCIAL means a use of property for purpose of buying, selling, or providing services including a business, office, retail sales, shopping malls, hotels, grocery stores, marinas, or a similar function.

DUPLEX means a detached building consisting of two *Primary Dwelling Units.*

DWELLING UNIT means a self-contained suite of rooms intended for residential use.

GARDEN SUITE means a detached *Dwelling Unit* located on the same lot as a *Single Detached Dwelling, Duplex, or Multiplex*. A *Garden Suite* is often referred to as a laneway house or coach house.

GROSS FLOOR AREA means the area within a building measured to the extreme outer limits of the building not including exterior hallways or stairways, balconies or terraces, common areas within apartment buildings, or parking or loading areas.

HIGH-DENSITY RESIDENTIAL means a parcel with seven or more *Dwelling Units.*

INDUSTRIAL means a use of property for the purpose of manufacturing, warehousing, transportational terminal, contractor premises, or similar function.

INSTITUTIONAL means a use of property providing for public function such as a school, place of worship, meeting hall, community center, music hall, hospital, nursing home, or similar function.

LOCK-OFF SUITE means an *Accessory Dwelling Unit* contained within an *Apartment*, with a separate, lockable entrance access to a shared common hallway and shared internal access, and which can be locked-off from the *Primary Dwelling Unit*. *Lock-Off Suites* are accounted for in the rate for the *Primary Dwelling Unit*.

LOT means any lot, parcel, block, or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the *Strata Property Act*

LOW-DENSITY RESIDENTIAL means a parcel with one *Single-Detached Dwelling,* which may or may not include a *Secondary Suite.*

MEDIUM-DENSITY RESIDENTIAL means a parcel with two to six dwelling units, excluding *Secondary Suites and Lock-Off Suites.* This may include any combination of *Single-Detached Dwelling, Duplex, Garden Suite, Townhouse, or Multiplex.*

MULTIPLEX RESIDENTIAL means a residential building consisting of two to six *Primary Dwelling Units*; includes Duplex; excludes *Townhouse*.

NET HECTARE means the remaining area of land being developed after deduction of any area to be dedicated to the Town for road or park purposes.

PRIMARY DWELLING UNITS means a larger *Dwelling Unit* within a building containing an *Accessory Dwelling Unit.*

SECONDARY SUITE means an *Accessory Dwelling Unit* within a *Single Detached Dwelling, Duplex, or Townhouse. Secondary Suites* are accounted for in the rates for those development types.

SINGLE-DETACHED DWELLING means a building containing one *Dwelling Unit and* may contain a *Secondary Suite.*

SUBDIVISION means a subdivision as defined in the *Land Title Act* or *Strata Property Act*

TOWN means the Town of Gibsons.

TOWNHOUSE means a building comprised of three or more dwelling units separated from one another by party walls extending from foundations to roof, with each dwelling have a separate direct entrance from the exterior.

SECTION 3 APPLICATION

3.1 APPLICATION OF BYLAW

3.1.1 Pursuant to section 559(1) of the *Local Government* Act, the development cost charges set out in Schedule “A” to this Bylaw are hereby imposed on every person who obtains:

3.1.1.1 Approval of a subdivision of land under the *Land Title Act* or the *Strata Property Act*; or

3.1.1.2 a building permit, including a permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units

3.2 EXEMPTIONS

Development cost charges are not payable where the *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

SECTION 4 CALCULATION OF APPLICABLE CHARGES

Development cost charges imposed under this bylaw will be calculated where:

IN RELATION TO A PARTICULAR DEVELOPMENT, USING THE APPLICABLE CHARGES SET OUT IN SCHEDULE "A" TO THIS BYLAW.

Where a development is not specifically identified in Schedule "A" to this bylaw, the amount of development cost charges payable to the Town will be equal to the development cost charges that are payable for the most comparable type of development.

The amount of development cost charges payable for multiple uses will be calculated separately for each use within the development and the total development cost charge to be paid will be the sum of the development cost charges for all uses within the development

SECTION 5 EFFECTIVE DATE

This bylaw comes into force and effect on the adoption date.

READ a first time the	25TH	DAY OF MARCH, 2025
READ a second time the	25TH	DAY OF MARCH, 2025
READ a third time the	25TH	DAY OF MARCH, 2025
APPROVED by Inspector of Municipalities	19TH	DAY OF SEPTEMBER, 2025
ADOPTED the	29TH	DAY OF SEPTEMBER, 2025

_____ _____

Silas White, Mayor

Rebecca Anderson, Corporate Officer

Schedule "A"

Development Cost Charges

	Transportation	Drainage	Water	Sanitary Sewer	Total Development Cost Charge	
Low-Density Residential	$13,660.42	$3,557.79	$15,876.05	$15,527.28	**$48,621.54**	**Per Lot/ Dwelling Unit**
Medium-Density Residential	$8,839.10	$2,063.52	$8,930.28	$8,734.09	**$28,566.99**	**Per Dwelling Unit**
High-Density Residential	$7,098.06	$1,174.07	$5,953.52	$5,822.73	**$20,048.38**	**Per Dwelling Unit**
Commercial	$107.14		*$19.85*	$19.41	**$146.40**	**Per sq. m. GFA**
Commercial Drainage		$113,849.36			***$113,849.36***	***Per net ha***
Industrial	$37.50		$20.84	$20.38	**$78.72**	**Per sq. m. GFA**
Industrial Drainage		*$71,155.85*			***$71,155.85***	***Per net ha***
Institutional	$107.14		*$19.85*	$19.41	**$146.40**	**Per sq. m. GFA**
Institutional Drainage		*$113,849.36*			***$113,849.36***	***Per net ha***