City of Chilliwack

Bylaw No. 2689

A bylaw to impose Development Cost Charges

WHEREAS, pursuant to Section 933(2) of the *Local Government Act*, Council may impose development cost charges under the terms and conditions of Sections 933 and 934;

AND WHEREAS the development cost charges may be imposed for the purpose of providing funds to assist the City to pay the capital cost of providing, constructing, altering or expanding sewage, water, drainage and highways and for providing and improving parkland and fire protection facilities, in order to serve, directly or indirectly, the developments for which the charges are imposed;

AND WHEREAS a development cost charge is not payable if:

1. The development does not impose new capital cost burdens on the City; or,

2. A development cost charge has been previously paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City.

AND WHEREAS in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing of the works and services, the provision and improvement of parkland and whether the charges:

1. are excessive in relation to the capital cost of prevailing standards of service in the City;

2. will deter development;

3. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City; or

4. will discourage the development or redevelopment of commercial or industrial properties which would otherwise provide employment and economic diversity and stability in the community;

AND WHEREAS the charges imposed by this bylaw are related to capital costs attributed to projects included in the City's financial plan;

NOW THEREFORE the Council of the City of Chilliwack in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **"Development Cost Charge Bylaw 2000, No. 2689"**.

2. "Development Cost Charge Bylaw 1997, No. 2502" and all amendments thereto are hereby repealed.

3. INTERPRETATION:

In this bylaw:

"Apartment" means a multi-family residential development consisting of dwelling units which have their principal access from a common hallway or foyer;

"Commercial Development" means a building or structure used or intended to be used for the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes an industrial, institutional or residential development;

"Congregate Living Building" means a building with four or more sleeping units where permanent residential accommodation is provided and must have a common living area; kitchen and dining area where meals are provided; and, where health care, cultural and social services may be provided;

"Dwelling Unit" means a self-contained residential unit including a cooking facility and consisting of one or more habitable rooms designed and used for the accommodation of only one person or family;

"Gross Floor Area" means the combined area of all floors within a building, including any basement or cellar, measured to the inside surface of the exterior walls of the building, but excluding areas used only for vehicle parking, elevator shafts, stairwells and heating and ventilating fixtures, and crawl spaces less than 1.5 metres in height;

"Industrial Development" means a building or structure used or intended to be used for manufacturing, production, processing, assembly, testing, warehousing, distribution or storage of products (including information technology) and materials;

"Institutional Development" means a building or structure used or intended to be used only on a non-profit basis for cultural, recreational, social, religious, governmental, public hospital or educational purposes, and also includes any building or structure that is serviced with community water or sewer and which is not a residential, commercial or industrial development;

"Micro Apartment" means an apartment that is no larger than $33m^2$ and may or may not include amenity storage and laundry spaces within the unit;

"Mobile Home Park Development" means a residential development where spaces and utility services for two or more manufactured homes or mobile homes are provided;

"Mobile Home Park Subdivision" means a subdivision under the *Land Title Act* or the *Strata Property Act* for the purpose of creating a mobile home park development;

"Multi-Family Residential Development" means a development, which results in more than one residential unit on a single property and has an overall net minimum density of 25 du per hectare;

"Residential Subdivision" means a subdivision under the *Land Title Act* or the *Strata Property Act* which creates parcels that may be used for residential occupancy;

"Sleeping Unit" means one or more habitable rooms used for the lodging of a person or persons;

"Small Apartment" means an apartment that is no larger than $57m^2$ and may or may not include amenity storage and laundry spaces within the unit;

"Townhouse" means a multi-family residential development of three or more dwelling units where the primary access to each dwelling unit is from the ground level at the exterior of the building.

DEVELOPMENT COST CHARGES

4. Every person who obtains:

approval of a residential subdivision or mobile home park subdivision; or

a building permit authorizing the construction, alteration or extension of a building or structure, except a building or structure:

(a) that is, or will be, exempt from taxation under Section 220(1)(h) of the *Community Charter;*

(b) that is the subject of a building permit where the value of the work authorized by the permit does not exceed $50,000.00 or another amount prescribed by the Minister of Municipal Affairs;

shall pay at the time of approval of the subdivision or the issue of the building permit, as applicable, the relevant development cost charges as set out in Schedules "A" through "E" to this bylaw.

TIME OF PAYMENT

5. Development cost charges under Section 4 shall be payable only at the time of issuance of the building permit, except that in the case of a residential subdivision or mobile home park subdivision, development cost charges under Section 4 shall be payable at the time of approval of the subdivision.

MULTIPLE USES

6. When a building or structure is used or intended to be used for more than one class of development, charges under this bylaw shall be calculated separately for the areas used for each class as though the area was a separate building, and the amount payable shall be the combined total for all classes.

SCHEDULES

7. Schedules "A" through "F" form part of this Bylaw.

"Development Cost Charge Bylaw 2000, No. 2689"adopted on the 14th day of November, 2000.
Amendment Bylaw No. 2783 adopted on the 7th day of August, 2001.
Amendment Bylaw No. 2824 adopted on the 3rd day of June, 2002.
Amendment Bylaw No. 2946 adopted on the 3rd day of November, 2003.
Amendment Bylaw No. 2955 adopted on the 3rd day of November, 2003.
Amendment Bylaw No. 3039 adopted on the 7th day of September, 2004.
Amendment Bylaw No. 3188 adopted on the 17th day of October, 2005.
Amendment Bylaw No. 3215 adopted on the 5th day of January, 2006.
Amendment Bylaw No. 3317 adopted on the 16th day of October, 2006.
Amendment Bylaw No. 3456 adopted on the 3rd day of December, 2007.
Amendment Bylaw No. 3566 adopted on the 12th day of January, 2009.
Amendment Bylaw No. 3614 adopted on the 19th day of April, 2010.
Amendment Bylaw No. 3710 adopted on the 10th day of January, 2011.
Amendment Bylaw No. 3818 adopted on the 3rd day of April, 2012.
Amendment Bylaw No. 3859 adopted on the 17th day of July, 2012.
Amendment Bylaw No. 3911 adopted on the 7th day of May, 2013.
Amendment Bylaw No. 3997 adopted on the 6th day of May, 2014.
Amendment Bylaw No. 4105 adopted on the 16th day of June, 2015.
Amendment Bylaw No. 4190 adopted on the 19th day of July, 2016.
Amendment Bylaw No. 4340 adopted on the 4th day of July, 2017.
Amendment Bylaw No. 4521 adopted on the 3rd day of July, 2018.
Amendment Bylaw No. 4693 adopted on the 3rd day of September, 2019.
Amendment Bylaw No. 5002 adopted on the 1st day of December, 2020.
Amendment Bylaw No. 5100 adopted on the 17th day of August, 2021.
Amendment Bylaw No. 5213 adopted on the 19th day of July, 2022.
Amendment Bylaw No. 5317 adopted on the 4th day of July, 2023.
Amendment Bylaw No. 5421 adopted on the 22nd day of October, 2024.
Amendment Bylaw No. 5493 adopted on the 19th day of August, 2025.

"Clint Hames"
Mayor

"D.W. Hampson"
Clerk

Schedule "A"

Development Cost Charges for a Community Water Service

1. Development Cost Charges are payable for community water services as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE
(1)	Residential Subdivision	$ 2,244.93 for each parcel
(2)	Multi-Family Residential Development	$1,650.68 per townhouse dwelling unit $ 1,320.55 per apartment dwelling unit $1,122.46 per small apartment dwelling unit $ 1,122.46 per micro apartment dwelling unit $ 955.29 per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$1,650.68 per pad space
(4)	Commercial Development	$ 9.98 per square metre of gross floor area
(5)	Institutional Development	$ 9.98 per square metre of gross floor area
(6)	Industrial Development	$ 5.70 per square metre of gross floor area

2. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

(1) not serviced by a community water system; and

(2) will not be provided with a community water system that will serve the subdivision or development for which approval is sought.

3. The assist factor for a community water system shall be 10%

Schedule "B"

Development Cost Charges for a Community Sanitary Sewer Service

4. Development Cost Charges are payable for community sanitary sewer services as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE
(1)	Residential Subdivision	$ 6,077.90 for each parcel
(2)	Multi-Family Residential Development	$ 4,469.05 per townhouse dwelling unit $ 3,575.24 per apartment dwelling unit $ 3,038.95 per small apartment dwelling unit $ 3,038.95 per micro apartment dwelling unit $ 2,586.34 per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$ 4,469.05 per pad space
(4)	Commercial Development	$ 13.51 per square metre of gross floor area
(5)	Institutional Development	$ 13.51 per square metre of gross floor area
(6)	Industrial Development	$ 7.71 per square metre of gross floor area

5. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

(1) not serviced by a community sanitary sewer system; and

(2) will not be provided with a community sanitary sewer system that will serve the subdivision or development for which approval is sought; or,

(3) within the Eastern Hillsides area outlined in the map forming Schedule "F" to this bylaw.

The assist factor for a community sanitary sewer system shall be 10%.

Schedule "C"

Development Cost Charges for Collector and Arterial Roads

6. Development Cost Charges are payable for highway services as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE
(1)	Residential Subdivision	$19,534.62 for each parcel
(2)	Multi-Family Residential Development	$17,221.87 per townhouse dwelling unit $14,626.54 per apartment dwelling unit $ 9,052.03 per small apartment dwelling unit $ 6,440.05 per micro apartment dwelling unit $3,155.98 per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$17,221.87 per pad space
(4)	Commercial Development	$ 38.30 per square metre of gross floor area
(5)	Institutional Development	$ 25.85 per square metre of gross floor area
(6)	Industrial Development	$ 16.09 per square metre of gross floor area

The assist factor for collector and arterial roads shall be 10%.

Schedule "D"

Development Cost Charges for a Community Drainage Service

7. Development Cost Charges are payable for community drainage services as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE
(1)	Residential Subdivision	$ 765.27 for each parcel
(2)	Multi-Family Residential Development	$ 394.98 per townhouse dwelling unit $ 394.98 per apartment dwelling unit $ 394.98 per small apartment dwelling unit $ 394.98 per micro apartment dwelling unit $ 394.98 per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$ 394.98 per pad space
(4)	Commercial Development	$ 4.94 per square metre of gross floor area
(5)	Institutional Development	$ 4.94 per square metre of gross floor area
(6)	Industrial Development	$ 4.94 per square metre of gross floor area

8. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

(1) not serviced by a community drainage system; and

(2) will not be provided with a community drainage system that will serve the subdivision or development for which approval is sought.

The assist factor for a community drainage system shall be 10%.

Schedule "E"

Development Cost Charges for Parkland Acquisition and Improvement

9. Development Cost Charges are payable for parkland acquisition and improvement as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE
(1)	Residential Subdivision	$ 4,366.87 for each parcel
(2)	Multi-Family Residential Development	$ 2,253.87 per townhouse dwelling unit $ 2,253.87 per apartment dwelling unit $ 2,253.87 per small apartment dwelling unit $ 2,253.87 per micro apartment dwelling unit $ 2,253.87 per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$ 2,253.87 per pad space
(4)	Commercial Development	$ - per square metre of gross floor area
(5)	Institutional Development	$ 28.17 per square metre of gross floor area
(6)	Industrial Development	$ - per square metre of gross floor area

The assist factor for parkland shall be 10%.

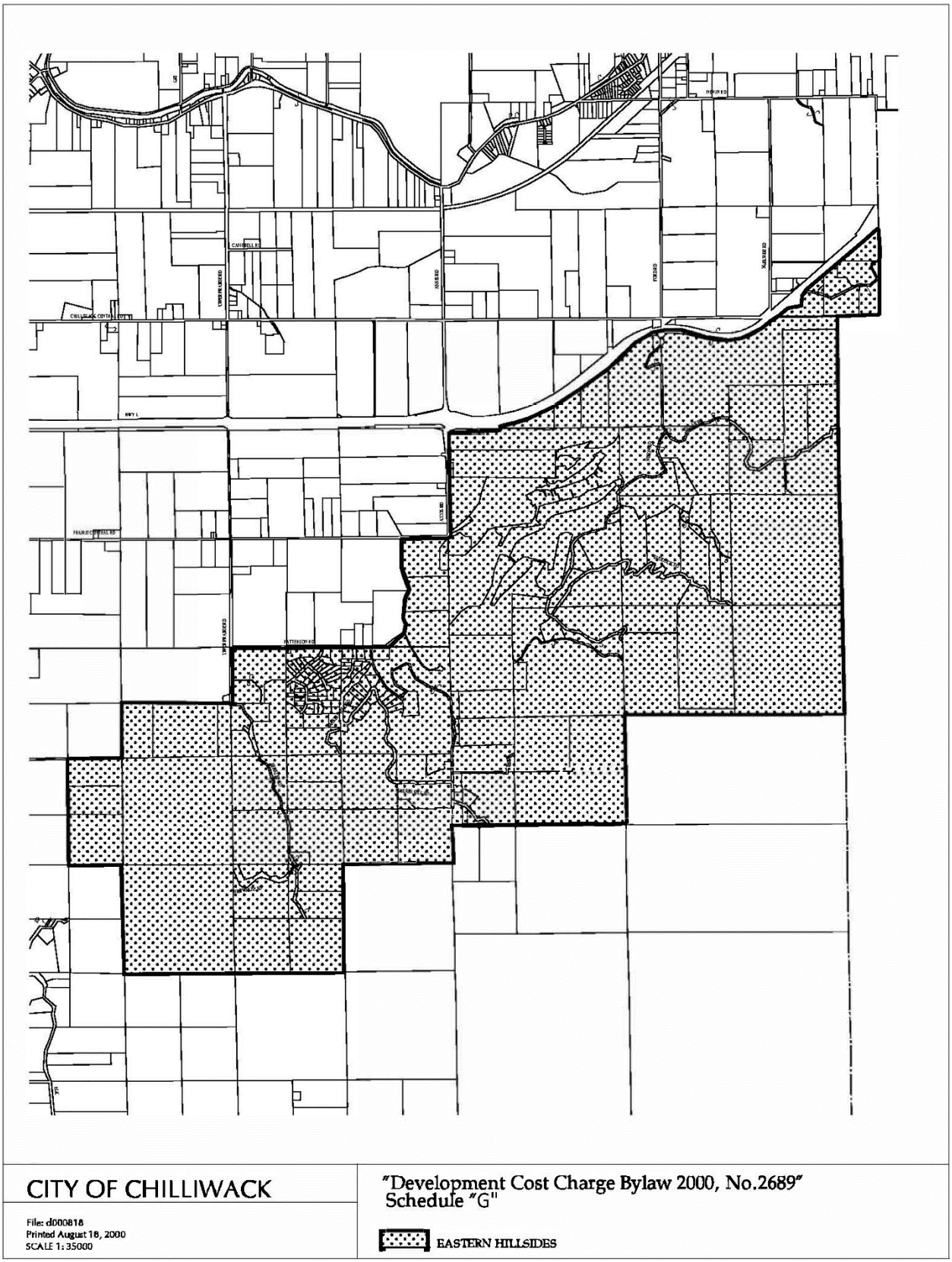
Schedule "F"

Development Cost Charges for Fire Protection Facilities

10. Development Cost Charges are payable for fire protection facilities as follows:

	CLASS OF DEVELOPMENT	DEVELOPMENT COST CHARGE	
(1)	Residential Subdivision	$ 978.70	for each parcel
(2)	Multi-Family Residential Development	$ 777.61	per townhouse dwelling unit
		$ 629.27	per apartment dwelling unit
		$ 416.89	per small apartment dwelling unit
		$ 295.33	per micro apartment dwelling unit
		$ 283.17	per congregate living sleeping unit
(3)	Mobile Home Park Subdivision or Mobile Home Park Development	$ 978.70	per pad space
(4)	Commercial Development	$ 2.75	per square metre of gross floor area
(5)	Institutional Development	$ 2.08	per square metre of gross floor area
(6)	Industrial Development	$ 1.40	per square metre of gross floor area

The assist factor for fire protection facilities shall be 10%.


CITY OF CHILLIWACK
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Printed August 18, 2000
SCALE 1:35000
"Development Cost Charge Bylaw 2000, No.2689"
Schedule "G"
EASTERN HILLSIDES