

GREATER VANCOUVER REGIONAL DISTRICT

BYLAW NO. 905, 1998

A bylaw to impose Development Cost Charges
for Park Land Acquisition on Bowen Island.

WHEREAS pursuant to the *Municipal Act*, the Board may, by bylaw, impose development cost charges for the purpose of providing funds to assist the Regional District to pay the capital costs of providing park land to service directly or indirectly the development for which the charges are imposed;

AND WHEREAS the Board has adopted Bylaw No. 717 ^{attached} as amended establishing a local service within a portion of Electoral Area C known as Bowen Island, for the purpose of providing community parks;

AND WHEREAS in setting the development cost charges, the Board has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land described in the Bowen Island Official Community Plan and whether the charges:

- (a) are excessive in relation to the capital cost of prevailing standards of service,
 - (b) will deter development, or
 - (c) will discourage the provision of reasonably priced housing or the provision of reasonably priced serviced land
- on Bowen Island;

AND WHEREAS the Bowen Island Official Community Plan designates certain lands as park land;

AND WHEREAS in the opinion of the Board the charges imposed by this bylaw are related to the capital costs attributable to projects included in the Regional District's capital expenditure program;

NOW THEREFORE the Board of the Greater Vancouver Regional District, in open meeting assembled, enacts as follows:

1. In this Bylaw including the Schedules hereto:
 - (a) "Bowen Island Official Community Plan" means the "Bowen Island Official Community Plan Bylaw No. 139, 1995" of the Bowen Island Local Trust Committee established pursuant to the *Islands Trust Act*;
 - (b) "dwelling" shall have the meaning given to it in the Zoning Bylaw;
 - (c) "parcel" shall have the meaning given to it in the *Municipal Act*;
 - (d) "subdivision" shall have the meaning given to it in the *Municipal Act*;

- (e) "Zoning Bylaw" means the "Bowen Island Zoning Bylaw No. 36, 1984" and amendments thereto, of the Bowen Island Local Trust Committee established pursuant to the Islands Trust Act;
2. This Bylaw applies in respect of those lands with Electoral Area C known as Bowen Island and shown on the map attached as Schedule 905-A hereto.
3. Subject to the exemptions specified in the *Municipal Act* every person who obtains:
- (a) approval of a subdivision; or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure,
- shall at the time of the approval of the subdivision or issuance of the building permit, as the case may be, pay to the Regional District the applicable development cost charges set out in Schedule 905-B hereto.
4. If any part of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and shall not affect the validity of the remainder.
5. This bylaw may be cited as the "Greater Vancouver Regional District Electoral Area C (Bowen Island) Community Parks Acquisition Development Cost Charge Bylaw No. 905, 1998.

READ FOR A FIRST TIME this 27th day of November, 1998

READ FOR A SECOND TIME this 27th day of November, 1998

READ FOR A THIRD TIME this 27th day of November, 1998

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 12th day of January, 1999

RECONSIDERED, PASSED AND FINALLY ADOPTED this 29th day of January, 1999

Chairperson

Secretary

Greater Vancouver Regional District Electoral Area C (Bowen Island) Community Parks
Acquisition Development Cost Charge Bylaw No. 905, 1998

SCHEDULE 905-B

Zones

Development Cost Charges shall only apply in respect of the following zones described in the Zoning Bylaw.

Rural (R) Zone
Rural Comprehensive-1 (RC-1) Zone
Rural Comprehensive-2 (RC-2) Zone
Community Water Supply Protection (CWSP) Zone
Community Water Supply
Comprehensive-1 (CWSC-1) Zone
Settlement Residential (SR) Zone
Commercial 1 (C-1) Zone
Commercial 1-A (C-1A) Zone
Commercial 4A (C-4A) Zone
Commercial 5 (C-5) Zone
Commercial 6 (C-6) Zone
Civic Assembly Institutional I-1
Personal Care Institutional I-2
Rural Industrial M-2

Development Cost Charges for Acquisition of Park Lands

1. Upon approval of a subdivision the Development Cost Charges shall be the sum of:
 - (a) \$1,100 for each parcel created by the subdivision; and
 - (b) \$1,100 for each dwelling in excess of one permitted pursuant to the Zoning Bylaw on each parcel created by the subdivision.
2. Upon issuance of a building permit authorizing the construction, alteration or extension of a building or structure that will after completion of the construction, alteration or extension contain 4 or more dwellings, the Development Cost Charges shall be \$1,100 in respect of each dwelling.

This is schedule 905-B attached to and forming part of Greater Vancouver Regional District Electoral Area C (Bowen Island) Community Parks Acquisition Development Cost Charge Bylaw No. 905, 1998

Chairperson

Secretary

Greater Vancouver Regional District Electoral Area C (Bowen Island) Community Parks
Acquisition Development Cost Charge Bylaw No. 905, 1998

SCHEDULE 905-A

This is schedule 905-A attached to and forming part of Greater Vancouver Regional District
Electoral Area C (Bowen Island) Community Parks Acquisition Development Cost Charge
Bylaw No. 905, 1998

Chairperson

Secretary