



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**BYLAW 2112**

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Development Cost Charges Bylaw 2015, No. 2112

WHEREAS the CITY COUNCIL of The Corporation of the City of White Rock deems it expedient 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 to pay the capital cost of providing, altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:-(removed by Bylaw 2540)~~

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering or expanding sanitary sewer, water, drainage, fire protection, police, transportation, and solid waste and recycling facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed: *-(added by Bylaw 2540)*

AND WHEREAS in setting the development cost charges imposed by this bylaw the Council has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land described in its Official Community Plan and whether the charges:

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

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

NOW THEREFORE the Council of the Corporation of the City of White Rock in open meeting assembled enacts as follows:

1. ~~Every person who obtains:~~

~~(a) — approval of the subdivision, or~~

~~(b) — a building permit authorizing the construction, alteration or extension of a building or structure,~~

~~shall, subject to any exceptions or credits authorized in the *Local Government Act*, RSBC 1996 c.323, pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the City, the applicable Development Cost Charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of applicable development cost charges for each use. *(Deleted by Bylaw 2540)*~~

1. (a) Subject to any exceptions, waivers, reductions, deductions, or credits authorized in the Local Government Act, RSBC 2015, c.1, as amended or replaced from time to time, Development Cost Charges are imposed on every person who obtains:

(i) approval of a subdivision for land that is zoned in the Zoning Bylaw for a SSMUH Residential Use; and

(ii) a Building Permit authorizing the construction, alteration, or extension of a building or structure.

(b) The Development Cost Charges imposed by this Bylaw shall be calculated using the charges set out in in Schedule "A" attached hereto and forming part of this Bylaw, and more particularly described as follows:

(i) for a subdivision for a SSMUH Residential Use, by multiplying the charges for one dwelling unit by the number of new lots created by the subdivision; and

(ii) for a Building Permit, by multiplying the number of dwelling units or the gross floor area, as applicable, allowed by the Building Permit. For certainty, the Development Cost Charges for a Combination Development will be calculated separately for the portion of the Combination Development attributable to each use and will be the sum of the Development Cost Charges for each such use identified in the Building Permit application, calculated according to Schedule "A".

*(Added by Bylaw 2540)*

2. Where a type of development is not identified in this Bylaw and Schedule A, the Development Cost Charges for the most comparable type of development are to be used to determine the amount payable.
3. Development Cost Charges shall be paid:
  - ~~(a) at the time of subdivision approval of any Single Family Residential lot; and  
(removed by Bylaw 2540)~~
  - (a) at the time of subdivision approval for a SSMUH Residential Use; and  
(added by Bylaw 2540)
  - (b) at the time of building permit issuance of any other class of development.
4. Where a Development Cost Charge has been paid under Section 3(a) and a further amount later becomes payable under Section 3(b) as a result of a building permit application, the amount previously paid under Section 3(a) shall be deducted from the amount owing under Section 3(b). No refund shall be made in the event that this deduction results in a credit.
5. A building permit that authorizes the construction, extension, or alteration of commercial floor area shall incur a Development Cost Charge based on the Commercial Charge as indicated in Schedule A, and for that purpose the floor area of the building shall be the total of the floor areas of all floors of the building measured to the exterior surface of the exterior walls.
6. A building permit that authorizes the construction, extension, or alteration of institutional floor area shall incur a Development Cost Charge based on the Institutional Charge as indicated in Schedule A, and for that purpose the floor area of the building shall be the total of the floor areas of all floors of the building measured to the exterior surface of the exterior walls.
7. ~~If a building permit authorizes an addition to or alteration of a commercial or institutional building, the floor area in respect of which Development Cost Charges are imposed is the incremental floor area resulting from the addition or alteration and in the case of an industrial building includes any incremental area used for motor vehicle parking and loading spaces. (removed by Bylaw 2540)~~
7. If a Building Permit authorizes an addition to or alteration of a commercial or institutional building, the gross floor area in respect of which Development Cost Charges are calculated is the incremental gross floor area of the building resulting from the addition or alteration. (added by Bylaw 2540)
8. Development cost charges shall only be assessed:
  - (a) in respect of residential development, to the extent that the number of units is increased; and

- (b) in respect of commercial and institutional development, to the extent the development increases the floor area, as applicable.
9. No development cost charges are payable under this Bylaw where:
- (a) the building permit authorizes the construction, alternation or extension of a building or part of a building that is or will be after the construction, alteration or extension, exempt from taxation under Section 220 (1) (h) or 224 (2) (f) of the *Community Charter* (SBC 2003) Chapter 26;
  - ~~(b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$50,000; (removed by Bylaw 2540)~~
  - (b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$50,000; *(added by Bylaw 2540)*
  - ~~(c) the size of the dwelling unit 29 square metres or less; or (removed by Bylaw 2540)~~
  - (c) the gross floor area of the dwelling unit is 29 square metres or less; *(added by Bylaw 2540)*
  - (d) a 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 of White Rock.
10. ~~Notwithstanding S.933(4)(b) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units. (removed by Bylaw 2540)~~
10. Notwithstanding Section 561(5) of the Local Government Act, a Development Cost Charge is payable for construction, alteration or extension of a building that contains fewer than 4 self-contained dwelling units. *(added by Bylaw 2540)*
11. For the purpose of this Bylaw, including Schedule A:
- "BUILDING PERMIT"** means a permit issued for construction, alteration or extension of a building or structure required pursuant to the City of White Rock Building Bylaw;

~~"COMMERCIAL" means a class of development that is used or intended to be used for commercial purposes as defined in the Zoning Bylaw and including both (CR) and (CS) designations;~~

~~"DWELLING UNIT" has the same meaning as defined in the Zoning Bylaw;~~

~~"GROSS FLOOR AREA" has the same meaning as defined in the Zoning Bylaw;~~

~~"INSTITUTIONAL" means a building or structure used or intended to be used for institutional uses as provided for in the Zoning Bylaw, (P) designation, including but not limited to non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;~~

~~"MULTI-FAMILY RESIDENTIAL" means a building that contains more than one dwelling unit;~~

~~"PER M<sup>2</sup>" means the Development Cost Charge payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;~~

~~"RESIDENTIAL" means use for residential occupancy as provided for in the City of White Rock Zoning Bylaw, as the principal use for long term accommodation for periods in excess of one month, including but not limited to single family and multi-family uses;~~

~~"SINGLE FAMILY RESIDENTIAL LOT" means a lot where a single family residential building is a permitted use under the City of White Rock Zoning Bylaw;~~

~~"ZONING BYLAW" means the City of White Rock Zoning Bylaw 1999, No. 1591 as amended or superseded. (removed by Bylaw 2540)~~

11. For the purpose of this Bylaw, including Schedule A:

“BUILDING PERMIT” means a permit issued for construction, alteration or extension of a building or structure required pursuant to the City of White Rock Building Bylaw, 2012, No. 1928, as amended or replaced from time to time;

“COMBINATION DEVELOPMENT” means any Development that comprises of a combination of two or more of the following uses: SSMUH Residential Use, Multi-unit Residential Use, Commercial use or Institutional use;

“COMMERCIAL” means a class of development that is used or intended to be used for commercial purposes as defined in the Zoning Bylaw and includes (CR) zoning;

“DWELLING UNIT” has the same meaning as defined in the Zoning Bylaw;

“GROSS FLOOR AREA” has the same meaning as defined in the Zoning Bylaw;

“INSTITUTIONAL” means a building or structure used or intended to be used for institutional uses as provided for in the Zoning Bylaw, (P) zoning, including but not limited to non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;

“MULTI-UNIT RESIDENTIAL USE” has the same meaning as defined in the Zoning Bylaw;

“PER M<sup>2</sup>” means the Development Cost Charge payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;

“RESIDENTIAL USE” has the same meaning as defined in the Zoning Bylaw;

“SEMI-DETACHED RESIDENTIAL BUILDING” has the same meaning as defined in the Zoning Bylaw;

“SSMUH RESIDENTIAL USE” means lots that are zoned in the Zoning Bylaw with zoning that is intended to accommodate small-scale multi-unit housing types or lots that are zoned RS-1 SSMUH Residential Zone, RS-2 SSMUH Residential Zone, RS-3 (Small lot, Hillside) SSMUH Residential Zone, RI-1 (Infill 1) SSMUH Residential Zone - South of Hospital Lands; RI-2 (Infill 2) SSMUH Residential Zone; RE-1 SSMUH Estate Residential 1 Zone; and RE-2 SSMUH Estate Residential 2 Zone in the Zoning Bylaw;

“ZONING BYLAW” means the City of White Rock Zoning Bylaw 2024, No. 2506, as amended or replaced from time to time.  
(Added by Bylaw 2540)

12. This Bylaw will come into effect six months after the date it is adopted. *(added by Bylaw 2540)*
13. "White Rock Development Cost Charges Imposition Bylaw, 2006, No. 1798" is hereby repealed. *(renumbered by Bylaw 2540)*
14. This Bylaw may be cited as *"White Rock Development Cost Charges Bylaw, 2015, No. 2112."* *(renumbered by Bylaw 2540)*

RECEIVED FIRST READING on the	14 <sup>th</sup>	day of	December, 2015
RECEIVED SECOND READING on the	7 <sup>th</sup>	day of	March, 2016
RECEIVED THIRD READING on the	7 <sup>th</sup>	day of	March, 2016

THIRD READING RESCINDED on the 21<sup>st</sup> day of March, 2016  
RECEIVED THIRD READING, AS 21<sup>st</sup> day of March, 2016  
AMENDED, on the  
RECEIVED approval of the Inspector of 15<sup>th</sup> day of July, 2016  
Municipalities  
ADOPTED on the 25<sup>th</sup> day of July, 2016

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MAYOR

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CITY CLERK

**WHITE ROCK DEVELOPMENT COST CHARGES  
 IMPOSITION BYLAW, 2015, NO. 2112**

**SCHEDULE "A"**

Category of Use	Collection basis	DCC Category					Total
		Transportation	Drainage	Park Acquisition & Development	Sanitary Sewer	Water	
Single Family Residential	Per lot	\$2,857.85	\$6,882.32	\$7,080.26	\$1,017.48	\$1,456.85	\$19,294.76
Multi-unit Residential	Per dwelling unit	\$2,229.13	\$1,858.23	\$5,310.19	\$763.11	\$1,092.64	\$11,253.30
Commercial	Per m <sup>2</sup> of gross floor area	\$34.29	\$13.76	\$0.00	\$6.61	\$9.47	\$64.13
Institutional	Per m <sup>2</sup> of gross floor area	\$17.15	\$13.76	\$0.00	\$5.60	\$8.01	\$44.52

*(deleted by Bylaw 2540)*

**SCHEDULE "A"**

Category of Use	Collection basis	DCC Category							Total
		Transportation	Drainage	Park Acquisition & Development	Sanitary Sewer	Water	Fire	Police	
SSMUH Residential	Per dwelling unit	\$5,401	\$5,209	\$4,344	\$936	\$2,883	\$1,734	\$1,562	\$22,069 / unit
Multi-unit Residential	Per dwelling unit	\$4,212	\$3,371	\$3,430	\$581	\$1,642	\$957	\$862	\$15,055 / unit
Commercial	Per m <sup>2</sup> of gross floor area	\$95	\$30	\$0	\$11	\$29	\$11	\$10	\$186
Institutional	Per m <sup>2</sup> of gross floor area	\$31	\$40	\$0	\$12	\$33	\$11	\$10	\$137

*(added by Bylaw 2540)*

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