

TOWN OF GOLDEN

BYLAW NUMBER 1304, 2012 **DEVELOPMENT COST CHARGES**

Being a bylaw to impose "Development Cost Charges"

The Council of the Town of Golden, in open meeting assembled, **HEREBY ENACTS AS FOLLOWS:**

A. CITATION

- (a) This Bylaw may be cited for all purposes as "*Town of Golden Development Cost Charges Bylaw No. 1304, 2012*".

B. DEFINITIONS

1. In this Bylaw, including Schedule "A":

"Commercial Accommodation" means hotel or motel as defined in the *Town of Golden Zoning Bylaw 1294, 2011*.

"Commercial" means a commercial development 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.

"Development Area" in respect of industrial premises means that portion of a lot on which are located any improvements to accommodate or facilitate an industrial use including any building, structure, parking or storage area, or landscaped area.

"Duplex" means a residential building designed exclusively to accommodate two households living independently in separate dwelling units above, below or beside each other, each having a separate entrance; designed and constructed as two dwelling units that share a common foundation and roof structure; and which could be located on either one or two lots.

"Dwelling unit" means a single room or series of rooms operated as a housekeeping unit, used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

"Floor Area" means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles.

"Industrial" means a use of land or water for the processing, fabricating, manufacturing, assembling, storing, transporting, distributing, testing, servicing or repairing of goods, materials or things, and includes the operation of transportation or

shipping terminals, docks other than those used as marinas for pleasure craft, railways or warehouses.

“Mobile Home” means a single or multiple section single detached dwelling built to CSA Z240 standards for residential occupancy and designed to be transportable on wheels.

“Multiple Dwelling” means a residential building or cluster of buildings containing three or more dwelling units on a lot and may include: row housing, cluster housing, townhouse and apartment building uses.

“Single Detached Dwelling” means housing on a single titled lot consisting of one dwelling unit intended for use by one household, and may include a secondary suite where provided for.

“Single Detached Dwelling (Small Lots)” means housing on a single titled lot, with a minimum lot size of 400 m², consisting of one dwelling unit intended for use by one household, and may include a secondary suite where provided for.

“Town” means the Town of Golden.

“Triplex” means a building consisting of three dwelling units each of which has direct, separate access to grade and is occupied or intended to be occupied as the permanent home or residence of one household.

C. SUBSTANTIVE PROVISIONS

1. Every person who obtains:

a) approval of a subdivision as defined in the *Land Title Act* or a subdivision under the *Strata Property Act*; or

b) a building permit authorizing the construction, alteration or extension of a building or structure, other than:

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

ii) a building permit authorizing work of a value of less than \$50,000, based on the information contained in the building permit and the fair market value of any mobile home or prefabricated building being placed or erected; or such other maximum amount as may be established by regulation under the *Local Government Act*;

iii) a building permit authorizing the construction, alteration or extension of a building or part of a building that is, or will be exempt from taxation under the *Community Charter* as a place of public worship, or

iv) a building permit authorizing the construction of a dwelling unit no larger than 29m²,

shall, at the time of the approval of the subdivision or the issue of the building permit, as the case may be, pay to the Town the applicable development cost charges in the amounts set out in Schedule "A".

2. Where a building permit application is made in respect of a development that, on a single parcel, includes residential, commercial and industrial development, or any combination of these, the development cost charges shall be the sum of:

a) the applicable rate for residential dwelling units, if any, multiplied by the number of proposed dwelling units;

b) the applicable rate of commercial space, if any,

i) for commercial accommodation, multiplied by the number of rooms, and

ii) otherwise, multiplied by the number of square metres of proposed commercial space;

c) the applicable rate for industrial space, if any, multiplied by the number of square metres of proposed industrial space;

3. Where a building permit application is made to construct, alter or extend an existing building, the development cost charges will be calculated based on the increase in building floor area for commercial land use, except for commercial accommodation, which shall be based on the number of rooms, and the increase in developed area for industrial land uses. The development cost charge must be paid prior to issuance of building permit at the rates set out in Schedule "A".

4. Despite section 2, if:

a) an application for a subdivision approval, and all required supporting documentation for a complete application, is received by the Town's approving officer in a form satisfactory to that officer; or

b) an application for a building permit and all required supporting documentation for a complete application, is received by the Town's building official in a form satisfactory to that official,

prior to the date of adoption of this Bylaw; and

c) all applicable fees are paid,

then for a period of 12 months after the date this Bylaw is adopted, the development cost charges payable upon approval of the subdivision or issuance of the building permit, as applicable, shall be the lesser of the amounts payable under this Bylaw and

the amounts payable under *Town of Golden Development Cost Charge Bylaw No. 1066, 2001*.

5. Schedule "A" is attached to and forms part of this Bylaw.

D. SEVERABILITY

1. If any portion of this bylaw is found invalid by a decision of a court of competent jurisdiction, the invalid portion is severed without effect on the remaining portions of the bylaw.

E. REPEAL

1. *Town of Golden Development Cost Charge Bylaw No. 1066, 2001* and all amendments thereto is hereby rescinded in its entirety.

READ A FIRST TIME THIS 26TH DAY OF JUNE , 2012.

READ A SECOND TIME THIS 26TH DAY OF JUNE , 2012.

READ A THIRD TIME THIS 26TH DAY OF JUNE , 2012.

RECEIVED APPROVAL FROM THE INSPECTOR OF MUNICIPALITIES,
THIS 15TH DAY OF AUGUST , 2012.

ADOPTED THIS 4TH DAY OF SEPTEMBER 2012, BY A
UNANIMOUS DECISION OF ALL MEMBERS OF TOWN COUNCIL PRESENT
AND ELIGIBLE TO VOTE.



MAYOR



CORPORATE OFFICER

TOWN OF GOLDEN
BYLAW NUMBER 1304, 2012
DEVELOPMENT COST CHARGES
SCHEDULE 'A' - FEES

<u>Land Use</u>	<u>Purpose</u>	<u>Development Cost Charge</u>
Single Detached Dwelling	Water	\$1,177.21 per dwelling unit
	Sewer	\$223.78 per dwelling unit
Single Detached Dwelling (Small Lot)	Water	\$1,074.84 per dwelling unit
	Sewer	\$204.32 per dwelling unit
Duplex Residential	Water	\$1,177.21 per dwelling unit
	Sewer	\$223.78 per dwelling unit
Triplex Residential	Water	\$1,177.21 per dwelling unit
	Sewer	\$223.78 per dwelling unit
Multiple Dwelling and Mobile Home	Water	\$972.48 per dwelling unit
	Sewer	\$184.86 per dwelling unit
Commercial	Water	\$3.07 per m ² of floor area
	Sewer	\$0.73 per m ² of floor area
Commercial Accommodation	Water	\$563.01 per room
	Sewer	\$107.03 per room
Industrial	Water	\$3.07 per m ² of development area
	Sewer	\$0.73 per m ² of development area