



Regional District of Alberni-Clayoquot

BYLAW NO. F1133

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES WITHIN THE BEAVER CREEK WATER SYSTEM SERVICE AREA

WHEREAS the Board may, pursuant to the *Local Government Act*, impose, by bylaw, development cost charges;

AND WHEREAS Bylaw No. E1054 being “A bylaw to establish a local service area within a portion of Electoral Area “E” (Beaver Creek) to provide for the supply, conveyance, storage and distribution of water to the Beaver Creek Community” was adopted by the Regional District Board on the 13th day of June 2012;

AND WHEREAS the development cost charges imposed by this Bylaw are for the purpose of providing funds to assist the Regional District to pay the capital cost of providing, altering or expanding water facilities to service directly or indirectly, development in respect of which the charges are imposed;

AND WHEREAS the Board is of the opinion that the development cost charges imposed by this Bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service,
- b) will not deter development; and
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land

in the Beaver Creek Water System Service Area;

NOW THEREFORE, the Board of Directors of the Regional District of Alberni-Clayoquot in open meeting assembled enacts as follows:

1. INTERPRETATION

Definitions:

“Dwelling, Single Family” means a detached building or mobile home containing one dwelling unit used or intended for residential use.

“Dwelling Unit” means a self-contained unit consisting of one or more rooms designed occupied or intended for occupancy as a separate household with sleeping, sanitary and cooking facilities.

“Service Area” means that local service area within a portion of Electoral Area “E” (Beaver Creek) of the Regional District of Alberni-Clayoquot located within the local service area created under Bylaw No. E1054 being “A Bylaw to Impose Development Cost Charges for the Beaver Creek Water System Local Service Area Bylaw No. F1133, 2017” as amended from time to time.

2. APPLICABLE SERVICE AREAS

This Bylaw applies to subdivisions and development in the Beaver Creek Water System Service Area.

3. CHARGES

Every person who obtains:

- a) approval of the subdivision for any purpose of a parcel of land under the *Land Title Act* or the *Strata Property Act* which creates fee simple or bare land strata lots which are zoned to permit no more than two dwelling units, or
- b) a building permit, whose value of the work authorized by the permit exceeds fifty thousand dollars (\$50,000), authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, be put to no other use other than the residential use in those dwelling units;

shall pay, at the time of the approval of the subdivision or the issuance of the building permit, the applicable development cost charges as set out in Schedule ‘A’ attached to and forming part of this bylaw.

4. EXCEPTIONS

Section 3 does not apply to a subdivision or building in respect of which the imposition of a development cost charge is prohibited by statute.

5. EFFECTIVE DATE

This bylaw will come into full force and effect 60 days from the adoption of the bylaw.

6. SEVERABILITY

In the event that any portion of this bylaw is declared invalid it shall be severed and the remainder of the bylaw shall continue in full force and effect.

7. CITATION

This bylaw may be cited as **the “Beaver Creek Water System Service Area Development Cost Charge Bylaw No. F1133, 2017”**

Read a first time this day of 2017

Read a second time this day of 2017

Read a third time this day of 2017

APPROVED BY THE
INSPECTOR OF MUNICIPALITIES THIS day of 2017

ADOPTED this day of 2017

Certified true and correct copy of “A Bylaw to Impose Development Cost Charges for the Beaver Creek Water System Local Service Area Bylaw No. F1133, 2017”

The Corporate seal of the Regional District of Alberni-Clayoquot was hereto affixed in the presence of:

Chief Administrative Officer

Chairperson

Schedule 'A'

Development cost charges payable under this bylaw are:

Type of Development	Upon Subdivision
Residential Dwelling, Single Family	\$5,023 per parcel created for one dwelling unit
Residential Dwelling, Single Family (duplex)	\$10,046 per parcel created for two dwelling units
Residential Dwelling, Single Family (triplex)	\$15,069 per parcel created for three dwelling units
Residential Dwelling, Single Family (four plex)	\$20,092 per parcel created for four dwelling units
Residential Dwelling, Multi Family	\$4,186 per dwelling unit permitted to be constructed under zoning; or
Commercial	\$18.80 per gross floor area, m2
Institutional	\$23.00 per gross floor area, m2
Industrial	\$94,188 per ha of gross site area