

ALBERNI-CLAYOQUOT REGIONAL DISTRICT

BY-LAW NO. F1003

A By-law to Impose
Development Costs Charges
for the Bamfield Water System

WHEREAS:

1. Section 983 of the Municipal Act authorizes the Board by bylaw to impose development costs charges under the terms and conditions of that section.
2. The development cost charges may be imposed for the sole purpose of providing funds to assist the Board to pay the capital costs of providing, constructing, altering or expanding water facilities.
3. Section 983(1) defines "development" as meaning:
 - a. approval of a subdivision, or
 - b. a building permit authorizing the construction, alteration or extension of a building or structure.
4. No development charges are payable where:
 - a. the building permit authorizes the construction, alteration 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 398(1)(h);
 - b. the building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
 - i. contain less than four self-contained dwelling units, and
 - ii. be put to no other use other than the residential use in those dwelling units;
 - c. the value of the work authorized by the permit does not exceed \$50,000.00 or any other amount the Minister may, by regulation, prescribe;

- d. the development does not impose new capital cost burdens on the Regional District;
- e. 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 Regional District.

5. The Board in fixing the charges imposed by this bylaw 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 Official Community Plan and further considers that the 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, or
- c. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the Regional District.

NOW THEREFORE, the Board of the Regional District of Alberni-Clayoquot in open meeting assembled **HEREBY ENACTS AS FOLLOWS:**

1. Subject to exemptions provided in subsections 983(3), (6), (7) and (8) of the Municipal Act and subject to a Minister's regulation under section 983(5) of the Municipal Act, a person who obtains in the area shown outlined in Schedule "A" to this bylaw:

- a. approval of a subdivision; or
- b. a Building Permit authorizing the construction, alteration or extension of a building or structure,

shall pay to the Regional District at the time of the approval of the subdivision or the issuance of a Building Permit, as the case may be for each of the types of development listed in Schedule "B" to this bylaw the applicable development cost charges as prescribed in Schedule "B".

2. This Bylaw may be cited as the "Bamfield Water System Development Cost Charge Bylaw No. F1003, 1996"

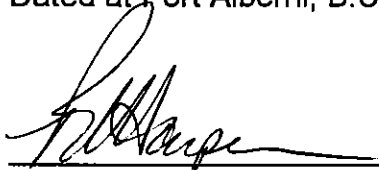
Read a first time this 24th day of March, 1996.

Read a second time this 24th day of March, 1996.

Read a third time this 24th day of March, 1996.

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of Bylaw No. F1003, 1996 cited as "Bamfield Water System Development Cost Charge Bylaw No. F1003, 1996" as read a third time by the Regional Board of the Regional District of Alberni-Clayoquot at a meeting held on the 24th day of March, 1996.

Dated at Port Alberni, B.C. this 26th day of April, 1996.



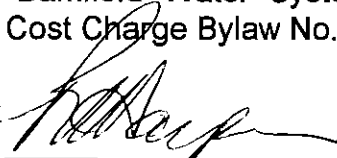
Robert A. Harper, CGA
Secretary-Treasurer

Approved by the Inspector of Municipalities this 27th day of December, 1996.

RECONSIDERED, FINALLY PASSED AND ADOPTED, this 21st day of January, 1997.

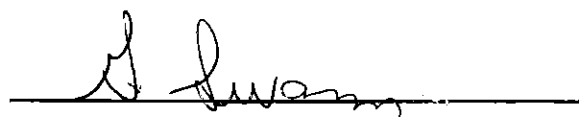
Filed with the Inspector of Municipalities the 27th day of January, 1997

Certified a true and correct copy of "Bamfield Water System Development Cost Charge Bylaw No. F1003, 1996"



Robert A. Harper, CGA
Secretary-Treasurer

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



Chairperson

Type of Development	Charges payable upon Subdivision: pProjected Cost of Works and Services	Charges Payable upon Building Permit: pProjected Cost of Works and Services pPayable if Charges not paid at time of subdivision
Single family residential or cottage/vacation home subdivision or construction	\$3,600 per parcel created	\$3,600 for each self-contained dwelling unit constructed or altered

Type of Development	Charges payable upon Subdivision: pProjected Cost of Design, Survey and related costs	Charges Payable upon Building Permit: pProjected Costs of Works and Services less "Design, Survey and Related Costs" pPayable in addition to those Charges paid at time of subdivision
Multi family residential subdivision or construction	\$600 per parcel created	<ul style="list-style-type: none"> • \$2,254 for each one bedroom unit constructed or altered • \$2,700 for each two bedroom unit constructed or altered • \$3,154 for each three or more bedroom unit constructed or altered
Hotel, motel, resort and cottage subdivision or construction	\$600 per parcel created	<ul style="list-style-type: none"> • \$900 for each accomodation unit constructed or altered
Construction camp and dormatories	\$600 per parcel created	<ul style="list-style-type: none"> • \$454 for each 4.60 square metres constructed or altered
Campground	\$600 per parcel created	<ul style="list-style-type: none"> • \$454 for each campground space constructed or altered

Type of Development	Charges payable upon Subdivision: pProjected Cost of Design, Survey and related costs	Charges Payable upon Building Permit: pProjected Costs of Works and Services less "Design, Survey and Related Costs" pPayable in addition to those Charges paid at time of subdivision
Restaurant	\$600 per parcel created	<ul style="list-style-type: none"> • \$317 for each 1.2 square metres constructed or altered
Service Station and Marina	\$600 per parcel created	<ul style="list-style-type: none"> • \$900 per 100 square metres or part thereof constructed or altered
Service and light industrial (no laundry, food service or water dependent processing)	\$600 per parcel created	<ul style="list-style-type: none"> • \$900 per 100 square metres or part thereof constructed or altered
Retail store (no laundry or food service)	\$600 per parcel created	<ul style="list-style-type: none"> • \$900 per 100 square metres or part thereof constructed or altered
Elementary and secondary schools	\$600 per parcel created	<ul style="list-style-type: none"> • \$3,377 per classroom constructed or altered
Laundry	\$600 per parcel created	<ul style="list-style-type: none"> • \$3,600 per washing machine installed
All other subdivision or construction	\$600 per parcel created	<ul style="list-style-type: none"> • \$36.00 per square metre or part thereof of floor space constructed or altered