

Alberni-Clayoquot Regional District

By-law No. F1019

A BY-LAW TO AMEND BAMFIELD WATER SYSTEM
DEVELOPMENT COST CHARGE BY-LAW NO. F1003, 1996

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

1. In the preamble, paragraph 3 is amended by deleting "Section 983(1)" and replacing it with "Section 933(1)".
2. In the preamble, paragraph 4(a) is amended by deleting "Section 398 (1)(h)" and replacing it with "Section 339(1)(g)".
3. Paragraph 1 is amended by deleting "subsections 983" and replacing it with "subsections 933" and deleting "Section 983(5)" and replacing it with "Section 933(6)".
4. Schedule "B" is repealed and replaced with the attached new Schedule "B".
5. This By-law may be cited for all purposes as the "Bamfield Water System Development Cost Charge Amendment By-law No. F1019"

READ A FIRST TIME THIS 20th day of May, 1998
READ A SECOND TIME THIS 20th day of May, 1998
READ A THIRD TIME THIS 20th day of May, 1998

I HEREBY CERTIFY THE FOREGOING to be a true and correct copy of By-law No. F1019, 1998 cited as "Bamfield Water System Development Cost Charge Amendment By-law No. F1019, 1998" as read a third time by the Regional Board of the Regional District of Alberni-Clayoquot at a meeting held on this 20th day of May, 1998.

Robert A. Harper, Secretary Treasurer

Approved by the Inspector of Municipalities this _____ day of _____, 1998

RECONSIDERED, FINALLY PASSED AND ADOPTED this

_____ day of _____, 1998

Certified a true and correct copy of "Bamfield
Water System Development Cost Charge
Amendment By-law No. F1019, 1998"

Robert A. Harper
Secretary-Treasurer

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

Gary Swann
Chairperson

Schedule “B” - This Schedule is attached to and forms part of By-law No. F1019.

The charges to be levied and paid are the greater of the amounts shown in Columns A and B below:

	Column A	Column B
TYPE OF DEVELOPMENT	CHARGES PAYABLE UPON SUBDIVISION: PROJECTED COST OF WORKS AND SERVICES	CHARGES PAYABLE UPON BUILDING PERMIT: WORKS AND SERVICES LESS “DESIGN, SURVEY AND RELATED COSTS” PAYABLE
Single Family Residential Duplex Triplex Cottage/Vacation Home Subdivision	\$3,600 per parcel created for one dwelling unit	Not Applicable
	\$7,200 per parcel created for two dwelling units	Not Applicable
	\$10,800 per parcel created for three dwelling units	Not Applicable
Multi Family Residential (i.e. for buildings containing four or more dwelling units)	Not Applicable	\$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 Development	Not Applicable	\$900.00 for each accommodation unit constructed or altered
Construction camp and Dormitories	Not Applicable	\$454 for each gross 4.6 square metres constructed or altered
Campground	Not Applicable	\$454 for each campground space constructed or altered
Restaurant	Not Applicable	\$317 for each gross 1.2 square metres constructed or altered
Service Station and Marina	Not Applicable	\$900 for each gross 100 square metres or part thereof constructed or altered
Service and light Industrial (no laundry, food service or water dependent processing)	Not Applicable	\$900 per gross 100 square metres or part thereof constructed or altered
Retail store (no laundry or food service)	Not Applicable	\$900 per gross 100 square metres or part thereof constructed or altered
Elementary and Secondary Schools	Not Applicable	\$3,377 per classroom constructed or altered
Laundry	Not Applicable	\$3,600 per washing machine installed

All other subdivision or construction	\$600 per parcel created	\$36 per gross square metre or part thereof floor space constructed or altered
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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.

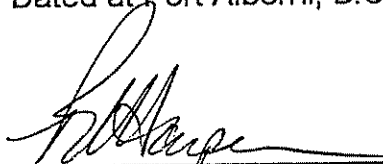
Read a first time this 24th day of March, 1996.

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.



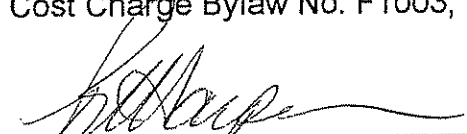
Robert A. Harper, CGA
Secretary-Treasurer

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

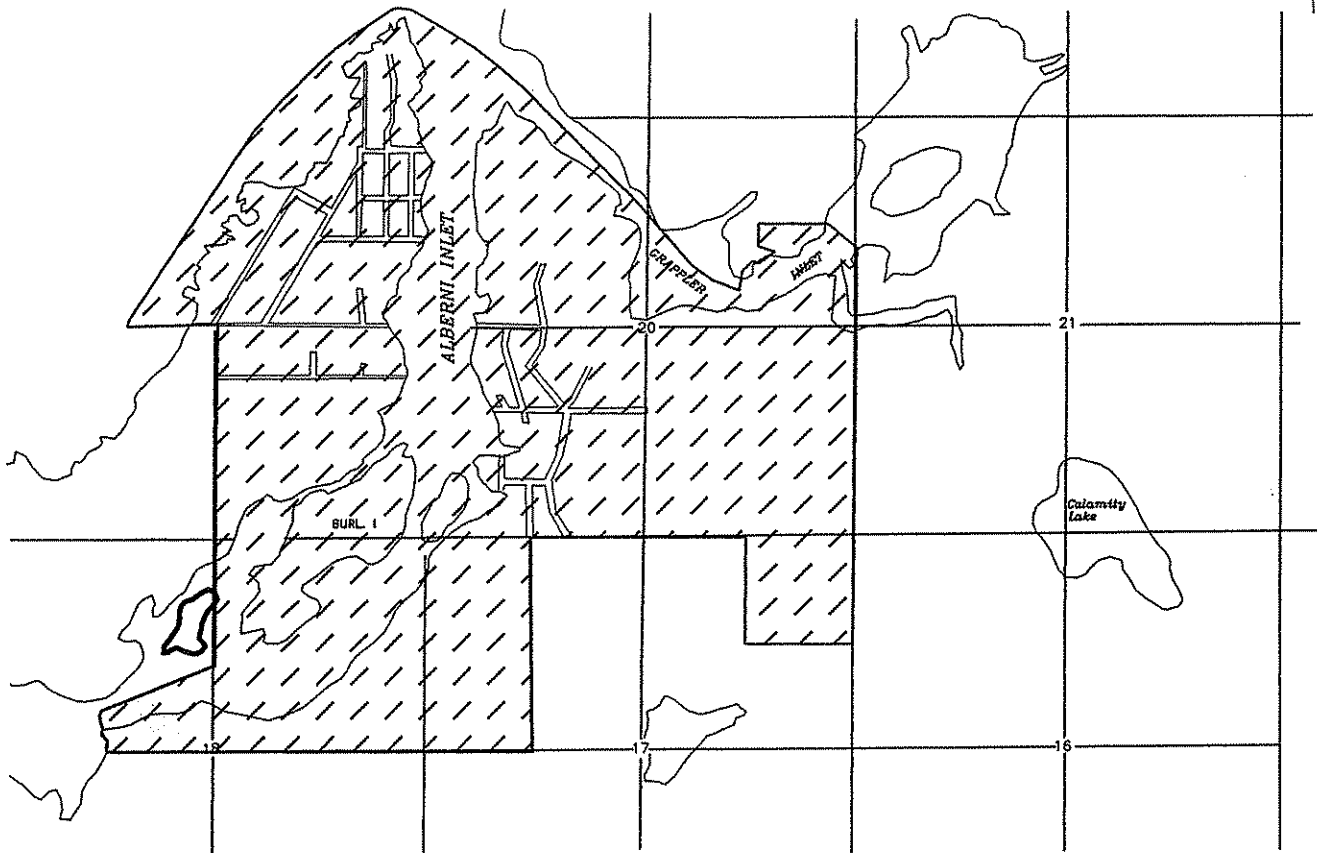
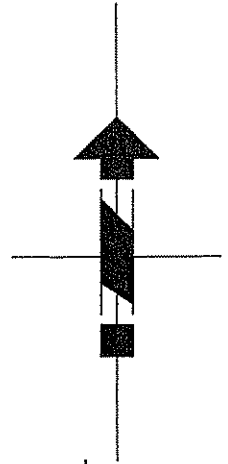
Type of Development	Charges payable upon Subdivision: ●Projected Cost of Works and Services	Charges Payable upon Building Permit: ●Projected Cost of Works and Services ●Payable if Charges not paid at time of subdivision
Single family residential or cottage/vacation home subdivision or construction	\$3,600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

Type of Development	Charges payable upon Subdivision: ●Projected Cost of Design, Survey and related costs	Charges Payable upon Building Permit: ●Projected Costs of Works and Services less "Design, Survey and Related Costs" ●Payable 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: ●Projected Cost of Design, Survey and related costs	Charges Payable upon Building Permit: ●Projected Costs of Works and Services less "Design, Survey and Related Costs" ●Payable 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

SCHEDULE A

This schedule is attached to and forms part of Bylaw No. F1003
(Bamfield Water System Development Cost Charge)



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**