

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2146, 2014

A bylaw to authorize the imposition of a
Development Cost Charge (DCC) for the Charlie
Lake Community Sewer System

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

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the Peace River Regional District in paying the capital cost of providing, constructing, altering, or expanding Charlie Lake Community Sewer System in order to service, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS the Board has considered future land use patterns and development, the phasing of works and services and has determined that the development cost charges imposed by the Bylaw:

- (i) are not excessive in relation to the capital costs of prevailing standards of services;
- (ii) will not discourage development designed to result in a low environmental impact;
- (iii) will not deter development; and
- (iv) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land.

NOW THEREFORE the Board, in open meeting assembled, enacts as follows:

Title

1. This Bylaw may be cited for all purposes as the "Peace River Regional District Development Cost Charge Bylaw No. 2146, 2014."

Schedules

2. The following schedules, attached hereto, form an integral part of this Bylaw:
 - (a) Schedule A (Development Cost Charge Planning Area)
 - (b) Schedule B (Development Cost Charge Rates)

Definitions

3. In this bylaw, unless the context otherwise requires:

"Application" means a written request by the owner or representative of the owner for approval of a subdivision or development.

"Board" means the Board of the Peace River Regional District.

"Building Permit" means a building permit issued under the Peace River Regional District's Building Bylaw, authorizing the construction, alteration, or extension of a building or structure.

Definitions (continued)

“Commercial” means any commercial development located on land that is zoned for commercial uses under the applicable Peace River Regional District zoning bylaw.

“Comprehensive Development” means any development that is comprised of two (2) or more of the following uses: Residential, Commercial, Institutional and Industrial.

“Development Cost Charge Planning Area” means the areas that are subject to this Bylaw as shown in Schedule A of this Bylaw.

“Dwelling Unit” means a room, a suite of rooms or a building or structure that is used or intended to be used as a self-contained private residence for one (1) household that may contain eating, living, sleeping and sanitary facilities and excludes a secondary suite.

“Gross Floor Area” means the total area of each floor, in each building on a parcel, measured between the exterior walls or such buildings. The gross floor area includes unfinished areas such as basements.

“Industrial” means any industrial development located on land that is zoned for industrial uses under the applicable Peace River Regional District zoning bylaw.

“Institutional” means any development providing for the assembly of persons for religious, charitable, philanthropic, cultural, civic or recreational purposes, including but not limited to auditoriums, private schools, youth centres, child care centres, hospitals, social halls, group camps and churches.

“Multi-Family Residential” means a development containing two (2) or more dwelling units per parcel, including duplexes, townhomes and apartments, and includes the construction of manufactured homes or mobile homes, sites and pads within a manufactured home park.

“Parcel” means any lot, block or other area in which land is held, or into which land is subdivided, including a bare land strata parcel, but does not include a highway.

“Residential” means any development, or portion of a development, containing one or more dwelling units.

“Secondary Suite” has the same meaning as under the applicable Peace River Regional District zoning bylaw.

“Single Family Residential” means any building containing one (1) dwelling unit, designed exclusively for occupancy by one household.

Charges

4. Every person who obtains the following within the development cost charge planning area:
 - (a) approval of subdivision under the *Land Title Act* or the *Strata Property Act*, or
 - (b) a building permit, including a permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling unitsmust pay to the Peace River Regional District development cost charges in accordance with Schedule B of this Bylaw.
5. For a comprehensive development:
 - (a) development cost charges must be calculated separately for each use in accordance with Schedule B, attached hereto and forming part of this Bylaw, and
 - (b) the developer must pay the sum total of the development cost charges calculated for each separate use.
6. Where a type of development is not identified in Schedule B of this Bylaw, the amount of development cost charges to be paid to the Peace River Regional District shall be equal to the development cost charges that would have been payable for the most comparable type of development.

Exemptions

7. At the time of building permit issuance, a single family residential dwelling unit on an existing residential lot shall be exempt from paying development cost charges under this bylaw if the dwelling unit has no reasonable opportunity to connect to the Charlie Lake Sewer System.

Time of Payment

8. Development cost charges imposed by this Bylaw must be paid in full to the Peace River Regional District at the following times:
 - (a) prior to subdivision approval if an application is made for the subdivision of land for a single family residential development; or

- (b) prior to the issuance of a building permit for all types of development, including residential, commercial, industrial, institutional and comprehensive development.

Effective Date

9. This Bylaw shall come into full force and effect the day this Bylaw is adopted.

Severability

10. Each portion or section of this Bylaw is intended to be independent to the extent that a decision of a court of competent jurisdiction that a portion or section is invalid does not affect the validity of any other portion or section, and the invalid portion shall be severed.

READ A FIRST TIME this 7th day of August, 2014.

READ A SECOND TIME this 7th day of August, 2014.

READ A THIRD TIME this 7th day of August, 2014.

THIRD READING RESCINDED this 12th day of February, 2015.

READ A THIRD TIME this 12th day of February, 2015.

THIRD READING RESCINDED this 26th day of March, 2015.

READ A THIRD TIME this 26th day of March, 2015.

Approved by the Inspector of Municipalities this 17th day of April, 2015.

ADOPTED this 23rd day of April, 2015.



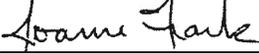
Lori Ackerman, Chair



Jo-Anne Frank, Corporate Officer

I HEREBY CERTIFY the foregoing to be a true and correct copy of "Peace River Regional District Development Cost Charges Bylaw No. 2146, 2014" as read a third time by the Peace River Regional District on this 26th day of March, 2015.

Dated at Dawson Creek, B.C. this ____ day of _____, 2015.



Jo-Anne Frank, Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Development Cost Charges Bylaw No. 2146, 2014", as adopted by the Peace River Regional District Board on _____, 2015.

Corporate Officer

 Service Area

 Parcel

 Township



1:50,000

SCHEDULE 'A'

Peace River Regional District Development Cost Charge Bylaw No. 2146, 2014



Schedule B
(Development Cost Charge Rates)

The following development cost charge rates apply to developments located within the development cost charge planning area:

Type of Development	Rate
a) Single Family Residential	\$8,547.77 per new dwelling unit or new parcel
b) Multi-Family Residential	\$6,105.55 per new dwelling unit
c) Commercial	\$30.53 per m ² of new gross floor area
d) Industrial	\$39.69 per m ² of new gross floor area
e) Institutional	\$27.47 per m ² of new gross floor area



Statutory Approval

Under the provisions of section _____ **937** _____

of the _____ ***Local Government Act*** _____

I hereby approve Bylaw No. _____ **2146** _____

of the _____ ***Peace River Regional District*** _____,

a copy of which is attached hereto.

Dated this _____ ***17*** ***day***

of _____ ***APRIL, 2015***

A handwritten signature in black ink, appearing to be "R. [unclear]", written over a horizontal line.

Deputy Inspector of Municipalities