

**CITY OF PITT MEADOWS
DEVELOPMENT COST CHARGE IMPOSITION
AMENDMENT BYLAW NO. 2809, 2018**

A Bylaw to amend applicable sections of City of Pitt Meadows
Development Cost Charge Imposition Bylaw No. 2382, 2009

WHEREAS, it is deemed expedient to amend City of Pitt Meadows Development Cost Charge Imposition Bylaw No. 2382, 2009 as amended;

NOW THEREFORE, the Council of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as City of Pitt Meadows **Development Cost Charge Imposition Amendment Bylaw No. 2809, 2018**.

2. Preamble Number 1 is amended by deleting the words Section 933(1) and 933(2) and replacing with Section 559;

3. Part 2 a) is deleted and replaced with the following:

Subject to the exemptions specified in the *Local Government Act*, every person who:

a) obtains approval of subdivision of land under the *Land Title Act* or the *Strata Property Act*, or;

b) is amended by adding the following at the end of the last paragraph:

Please consult the Local Government Act for a full list of exemptions

4. Part 3 is amended as follows:

a) Deleting d) is in its entirety and replaced with the following:

d) "development area" means:

i. the area within the footprint of a proposed building or structure;
and

ii. any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading.

b) Adding e) as follows:

e) Where a type of development is not identified in Schedule A through Schedule E, the development cost charges for the most comparable type of development, as determined by the City, are to be used to determine the amount payable

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5. Part 4 a) is deleted and b) is re-numbered to a);
6. Part 5 is deleted and replaced with the following:
 5. In the case of a comprehensive development, development cost charges shall be calculated separately for each use that is part of that comprehensive development, in accordance with Schedules "A" to "E" inclusive and the developer shall pay the sum total of the development cost charges calculated for each separate use.
7. Schedule 'A' Sanitary Sewer Collection is deleted and replaced with the following:

SCHEDULE 'A'

Sanitary Sewer Collection

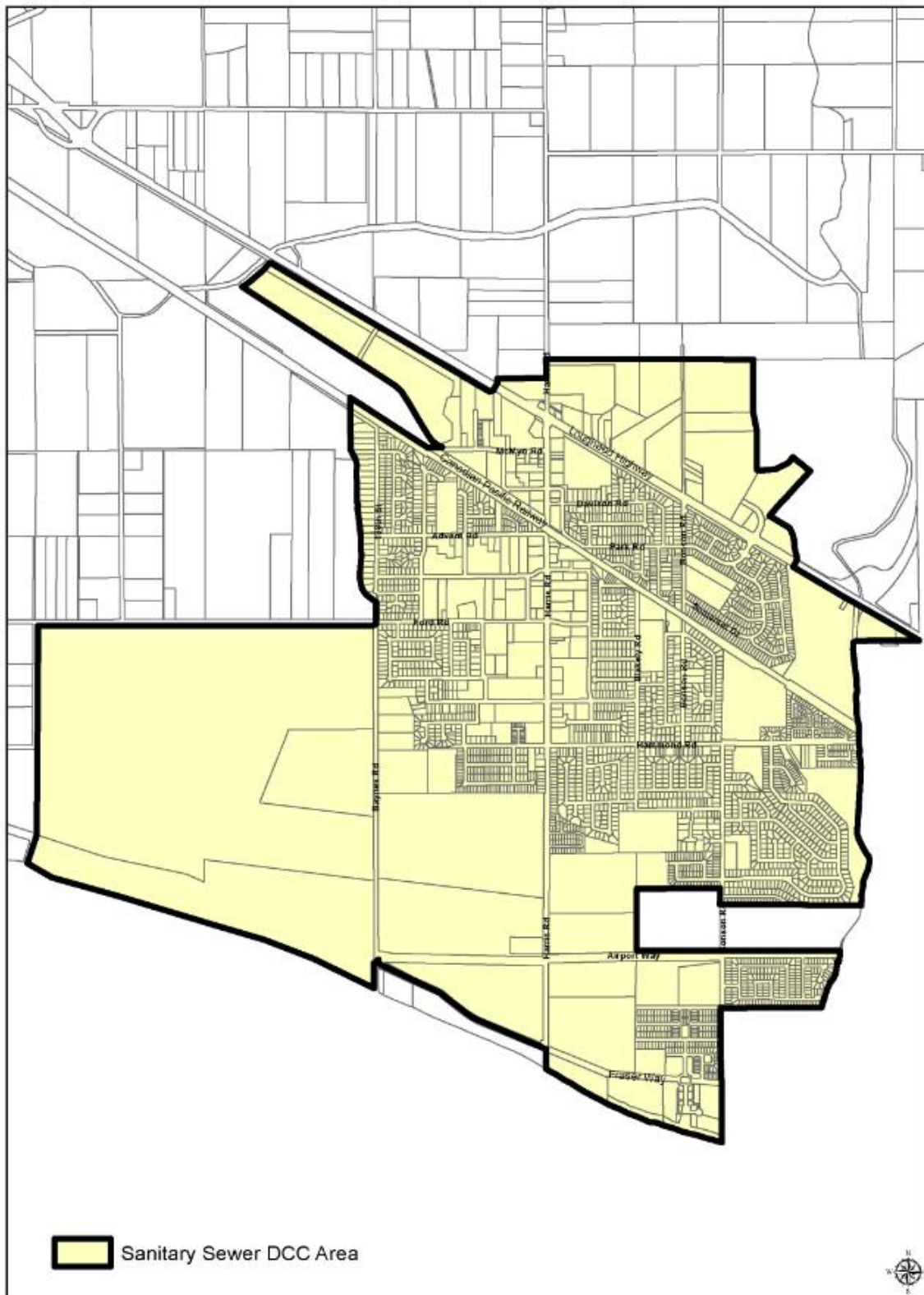
The following development cost charges apply to development within the DCC boundary shown on Map "A" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	\$986.57 per unit
Two-Family, Three-Family or Townhouse Residential	\$770.76 per unit
Apartment Residential	\$524.11 per unit
Institutional	\$1.28 per square metre of proposed gross floor area
Commercial	\$2.70 per square metre of proposed gross floor area
Industrial	\$1.39 per square metre of proposed development area

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MAP "A"



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8. Schedule 'B' Storm Drainage is deleted and replaced with the following:

SCHEDULE 'B'

Storm Drainage

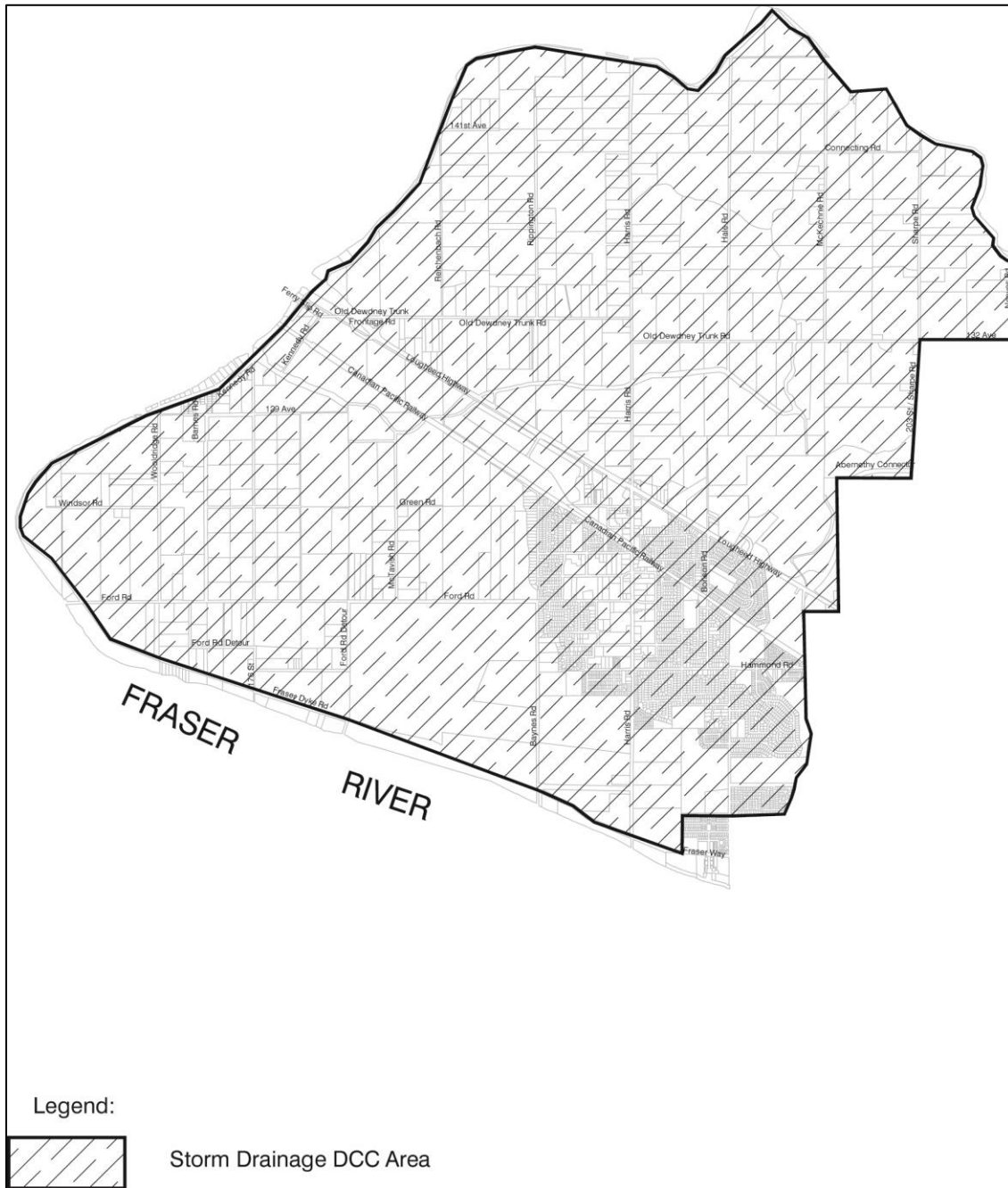
The following development cost charges apply to development within the DCC boundary shown on Map "B" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$864.05 per unit
Two-Family, Three- Family or Townhouse Residential	\$561.64 per unit
Apartment Residential	\$243.97 per unit
Institutional	\$1.94 per square metre of proposed development area
Commercial	\$1.94 per square metre of proposed development area
Industrial	\$1.56 per square metre of proposed development area
Intensive Agriculture	\$0.65 per square metre of proposed development area

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MAP 'B'



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8. Schedule 'C' Minor Roads is deleted and replaced with the following:

SCHEDULE 'C'

Minor Roads

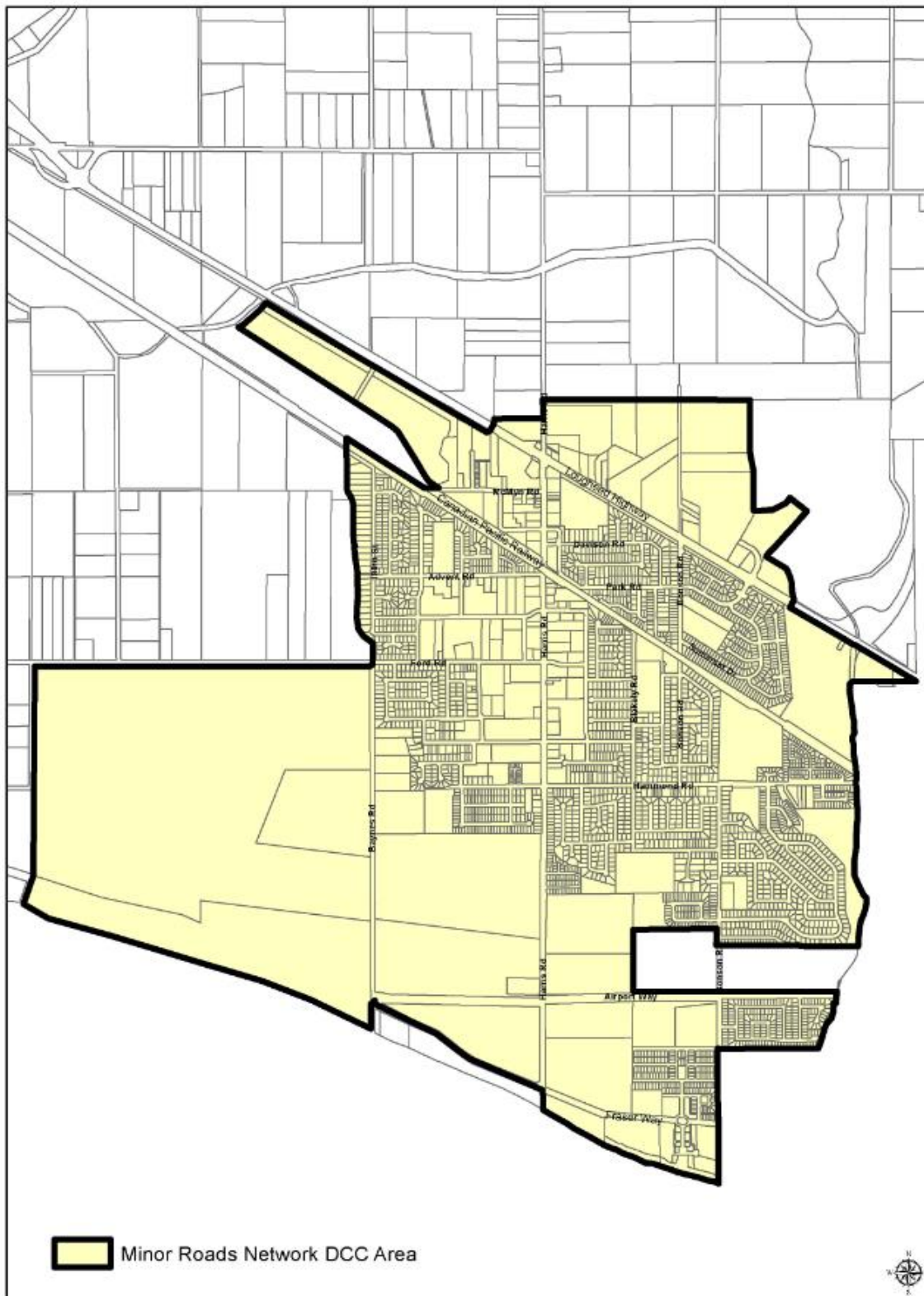
The following development cost charges apply to development within the DCC boundary shown on Map "C" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	\$481.20 per unit
Two-Family, Three- Family or Townhouse Residential	\$336.84 per unit
Apartment Residential	\$288.72 per unit
Institutional	\$0.60 per square metre of proposed gross floor area
Commercial	\$1.80 per square metre of proposed gross floor area
Industrial	\$0.96 per square metre of proposed development area

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MAP 'C'



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9. Schedule 'D' Major Roads is deleted and replaced with the following:

Major Roads

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$6,700.70 per unit
Two-Family, Three- Family or Townhouse Residential	\$4,690.49 per unit
Apartment Residential	\$4,020.42 per unit
Institutional	\$8.38 per square metre of proposed gross floor area
Commercial	\$25.13 per square metre of proposed gross floor area
Industrial	\$13.40 per square metre of proposed development area
Intensive Agriculture	\$3.35 per square metre of proposed development area

*Includes single family residential development in agricultural and rural residential zones.

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10. Schedule 'E' Water Distribution is deleted and replaced with the following:

Water Distribution

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	\$613.77 per unit
Two-Family, Three-Family or Townhouse Residential	\$479.51 per unit
Apartment Residential	\$326.06 per unit
Institutional	\$0.80 per square metre of proposed gross floor area
Commercial	\$1.68 per square metre of proposed gross floor area
Industrial	\$0.86 per square metre of proposed development area
Intensive Agriculture	\$0.67 per square metre of proposed development area

*Includes single family residential development in agricultural and rural residential zones.

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11. City of Pitt Meadows Development Cost Charge Imposition Bylaw No. 2382, 2009 and amendments thereto, is hereby amended accordingly

READ a FIRST and SECOND and THIRD time the 19th day of June, 2018.

APPROVED by the Inspector of Municipalities on the 27th day of September, 2018.

ADOPTED the day of , 2018.

Mayor Bill Dingwall

Corporate Officer Tina Penney