

DISTRICT OF HOPE
DEVELOPMENT COST CHARGES IMPOSITION BY-LAW

BYLAW NO. 01/95

WHEREAS the Council may, by by-law, impose development cost charges on every person who obtains;

- (a) approval of a subdivision under the "Land Title Act" or the "Condominium Act"; or
- (b) a building permit authorizing the construction, alteration or extension of a building or structure

for the purpose of providing funds to assist the municipality in paying the capital cost of providing, constructing, altering, or expanding sewage, water, and drainage facilities to service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS in the consideration of the Council, the charges imposed by this by-law:

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

AND WHEREAS in the opinion of the Council, the charges imposed by this by-law are:

- (a) related to capital costs attributable to projects included in the capital budget of the municipality; and
- (b) related to capital projects consistent with the Official Community Plan of the municipality;

NOW THEREFORE, the Council of the District of Hope in open meeting assembled, ENACTS AS FOLLOWS:

1. TITLE

- (a) This bylaw may be cited as the "District of Hope Development Cost Charges Imposition By-law No. 01/95".

2. IMPOSITION OF CHARGES

Those development cost charges set-out in Schedule "A" hereto, which schedule is hereby incorporated in and forms part of this by-law, are hereby imposed on every person who obtains:

- (a) approval of a subdivision under the "Land Title Act" or the "Condominium Act"; or
- (b) a building permit authorizing the construction, alteration or extension of a building or structure.

3. PAYMENT OF CHARGES

The development cost charges imposed pursuant hereto shall be paid to the municipality:

- (a) for a residential subdivision, prior to the approval of the subdivision, at the rates applicable to the date of the approval of the subdivision; and
- (b) for all other types of development, prior to the issuance of a building permit, at the rates applicable on the date of issuance of the building permit.

4. EXEMPTION FROM PAYMENT OF CHARGES

Notwithstanding the provisions of Sections 2 and 3 hereof, no development cost charge shall be required to be paid where:

- (a) a 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, set apart and in use for the public worship of God or a church hall which the Council considers is necessary to such public worship;
- (b) a 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 than the residential use in those dwelling units;
- (c) the value of the work authorized by a building permit does not exceed \$50,000;
- (d) a subdivision or development does not impose any new capital cost burden on the municipality; or
- (e) a development cost charge has previously been paid for the same subdivision or development, unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the municipality.

5. DEDUCTION FROM CHARGES PAYABLE

Notwithstanding the provisions of Sections 2 and 3 hereof, where the owner of land being subdivided or developed has provided or paid the cost of providing specific works and services outside the boundaries of the land being subdivided or developed, which works and services were included in the calculations used to determine the amount of a development cost charge, the cost of providing the works and services shall be deducted from those classes of development cost charges set out in Schedule "A" hereto which are applicable to the types of works and services provided by the owner.

READ a first time this 13th day of March, 1995.

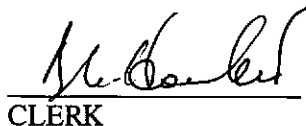
READ a second time this 13th day of March, 1995.

READ a third time this 13th day of March, 1995.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 25th day of July, 1995

ADOPTED this 14th day of August, 1995.


MAYOR


CLERK

DISTRICT OF HOPE
DEVELOPMENT COST CHARGES IMPOSITION BY-LAW

BY-LAW NO. 01/95

SCHEDULE "A"

DEVELOPMENT COST CHARGES

I. APPLICATION

	<u>Service</u>	<u>Charge Per Unit</u>			
		<u>Single Family</u> (/lot)	<u>Multi-Family</u> (/sq.m)	<u>Commercial</u> (/sq.m)	<u>Industrial</u> (/sq.m)
1.	Water	\$ 3,002.00	\$ 18.54	\$ 5.56	\$ 3.67
2.	Sewer	\$ 2,265.00	\$ 14.00	\$ 4.20	\$ 2.77
3.	Drainage	\$ 2,815.00	\$ 13.90	\$ 10.43	\$ 6.34

Province of British Columbia



No.

Statutory Approval

Under the provisions of section 987

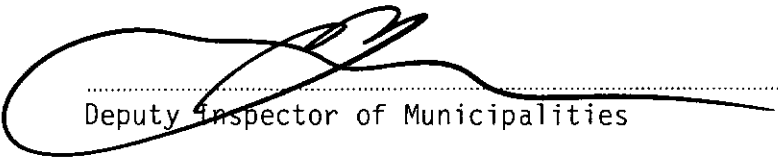
of the Municipal Act

I hereby approve Bylaw No. 01/95

of the District of Hope, *a copy*

of which is attached hereto.

*Dated this 25th day
of July, 1995*


Deputy Inspector of Municipalities