

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2112



Development Cost Charges Bylaw 2015, No. 2112

WHEREAS the CITY COUNCIL of The Corporation of the City of White Rock deems it expedient to impose development cost charges:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

AND WHEREAS in setting the development cost charges imposed by this bylaw the Council has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land described in its Official Community Plan and whether the charges:

- (a) are excessive in relation to the capital cost of prevailing standards or service in the municipality;
- (b) will deter development in the municipality; or
- (c) will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

NOW THEREFORE the Council of the Corporation of the City of White Rock in open meeting assembled enacts as follows:

- 1. Every person who obtains:
 - (a) approval of the subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure,

shall, subject to any exceptions or credits authorized in the *Local Government Act*, RSBC 1996 c.323, pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the City, the applicable Development Cost Charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of applicable development cost charges for each use.

2. Where a type of development is not identified in this Bylaw and Schedule A, the Development Cost Charges for the most comparable type of development are to be used to determine the amount payable.
3. Development Cost Charges shall be paid:
 - (a) at the time of subdivision approval of any Single Family Residential lot; and
 - (b) at the time of building permit issuance of any other class of development.
4. Where a Development Cost Charge has been paid under Section 3(a) and a further amount later becomes payable under Section 3(b) as a result of a building permit application, the amount previously paid under Section 3(a) shall be deducted from the amount owing under Section 3(b). No refund shall be made in the event that this deduction results in a credit.
5. A building permit that authorizes the construction, extension, or alteration of commercial floor area shall incur a Development Cost Charge based on the Commercial Charge as indicated in Schedule A, and for that purpose the floor area of the building shall be the total of the floor areas of all floors of the building measured to the exterior surface of the exterior walls.
6. A building permit that authorizes the construction, extension, or alteration of institutional floor area shall incur a Development Cost Charge based on the Institutional Charge as indicated in Schedule A, and for that purpose the floor area of the building shall be the total of the floor areas of all floors of the building measured to the exterior surface of the exterior walls.
7. If a building permit authorizes an addition to or alteration of a commercial or institutional building, the floor area in respect of which Development Cost Charges are imposed is the incremental floor area resulting from the addition or alteration and in the case of an industrial building includes any incremental area used for motor vehicle parking and loading spaces.
8. Development cost charges shall only be assessed:
 - (a) in respect of residential development, to the extent that the number of units is increased; and
 - (b) in respect of commercial and institutional development, to the extent the development increases the floor area, as applicable.
9. No development cost charges are payable under this Bylaw where:
 - (a) the building permit authorizes the construction, alternation 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 220 (1) (h) or 224 (2) (f) of the *Community Charter* (SBC 2003) Chapter 26;
 - (b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$50,000;

- (c) the size of the dwelling unit 29 square metres or less; or
 - (d) 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 City of White Rock.
10. Notwithstanding S.933(4)(b) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units.
11. For the purpose of this Bylaw, including Schedule A:

"BUILDING PERMIT" means a permit issued for construction, alteration or extension of a building or structure required pursuant to the City of White Rock Building Bylaw;

"COMMERCIAL" means a class of development that is used or intended to be used for commercial purposes as defined in the Zoning Bylaw and including both (CR) and (CS) designations;

"DWELLING UNIT" has the same meaning as defined in the Zoning Bylaw;

"GROSS FLOOR AREA" has the same meaning as defined in the Zoning Bylaw;

"INSTITUTIONAL" means a building or structure used or intended to be used for institutional uses as provided for in the Zoning Bylaw, (P) designation, including but not limited to non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;

"MULTI-FAMILY RESIDENTIAL" means a building that contains more than one dwelling unit;

"PER M²" means the Development Cost Charge payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;

"RESIDENTIAL" means use for residential occupancy as provided for in the City of White Rock Zoning Bylaw, as the principal use for long term accommodation for periods in excess of one month, including but not limited to single family and multi-family uses;

"SINGLE FAMILY RESIDENTIAL LOT" means a lot where a single family residential building is a permitted use under the City of White Rock Zoning Bylaw;

"ZONING BYLAW" means the City of White Rock Zoning Bylaw 1999, No. 1591 as amended or superseded.

**WHITE ROCK DEVELOPMENT COST CHARGES
IMPOSITION BYLAW, 2015, NO. 2112**

SCHEDULE "A"

Category of Use	Collection basis	DCC Category					Total
		Transportation	Water	Drainage	Sanitary Sewer	Park Acquisition & Development	
Single Family Residential	Per lot	\$2,857.85	\$6,882.32	\$7,080.26	\$1,017.48	\$1,456.85	\$19,294.76
Multi-unit Residential	Per dwelling unit	\$2,229.13	\$1,858.23	\$5,310.19	\$763.11	\$1,092.64	\$11,253.29
Commercial	Per m ² of gross floor area	\$34.29	\$13.76	\$0.00	\$6.61	\$9.47	\$64.14
Institutional	Per m ² of gross floor area	\$17.15	\$13.76	\$0.00	\$5.60	\$8.01	\$44.52