



DEVELOPMENT COST CHARGES IMPOSITION

BYLAW NO. 8024

EFFECTIVE DATE – FEBRUARY 27, 2006

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAW

Bylaw 8060
Bylaw 8049
Bylaw 8396

EFFECTIVE DATE

July 24, 2006
July 1, 2007
September 15, 2010

The Revised Schedules B, C, D, and E come into effect on September 15, 2010 (unless an applicant agrees in writing that Schedules B, C, D, and E should come into effect on an earlier date).

CITY OF RICHMOND
DEVELOPMENT COST CHARGES IMPOSITION
BYLAW NO. 8024

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City of Richmond

Bylaw 8024

DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 8024

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL PROVISIONS

1.1 Establishment of Development Cost Areas

- 1.1.1 For the purposes of imposing development cost charges, the City is not divided into areas, except in respect of supplementary development cost charges for development in the Alexandra shown on Schedule A.

1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with the provisions of Section 933(1) of the *Local Government Act*, development cost charges are imposed, subject to the provisions of subsection 1.3.1, on every person who obtains:
- (a) approval of a subdivision of a **parcel**; or
 - (b) a **building permit**.
- 1.2.2 Every person who obtains approval of a subdivision of a parcel or a building permit must pay development cost charges on the following basis:
- (a) for residential development in accordance with Schedule B
 - (b) for commercial development in accordance with Schedule C
 - (c) for light industrial development in accordance with Schedule D
 - (d) for major industrial development in accordance with Schedule E,
 - (e) for development in the Alexandra area, supplementary development cost charges in accordance with Schedule F.
- 1.2.3 Where a type of **development** is not identified in subsection 1.2.2, the development cost charges for the most comparable type of **development** are to be used to determine the amount payable.
- 1.2.4 Schedules A, B, C, D, E and F are attached and form a part of this bylaw.

1.3 Restrictions on Requirement to Pay Development Cost Charges

1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified in Division 10 of Part 26 of the *Local Government Act*.

1.4 Due Date For Payment of Development Cost Charges

1.4.1 The development cost charges imposed under subsection 1.2.1 must be paid:

- (a) in the case of the subdivision of a **parcel**, prior to the approval of the subdivision; and
- (b) in the case of a **building permit**, prior to the issuance of the **building permit**.

PART TWO: CALCULATION VARIATIONS

2.1 Parcels Covered By Water

2.1.1 For the purposes of calculating those portions of development cost charges based on a per acre rate, the acreage to be used in the calculations must include any portions of the **parcel** or **parcels** being subdivided or developed which are covered by water.

2.2 Combination Developments

2.2.1 In the case of an application for building permit for a combination of both residential development and commercial development, the development cost charges are to be calculated as the sum of:

- (a) for the residential development the applicable rate multiplied by the number of square feet; plus
- (b) for the commercial development the applicable rate multiplied by the number of square feet.”

2.3 Marinas

2.3.1 Liveaboard Marinas

In the case of a marina designed and intended solely for the moorage of floating homes, development cost charges are calculated on the basis of the **residential development** charge specified in Schedule B, except for the drainage portion of the development cost charges which are calculated at the rate for **commercial development** specified in Schedule C, applied to the total square footage of the land used in conjunction with the marina.

2.3.2 Other Marinas

In the case of a marina other than a marina designed solely for the moorage of floating homes, development cost charges are calculated as the sum of:

- (a) for the water area, the square foot rate for a one **storey** commercial building with a **building area** equal to the total area of all floats, wharves, docks, piers, and **buildings** on the water lot being used for the marina; plus
- (b) for any land area used in conjunction with such marina, the applicable square foot rate for **commercial development** based on the number of **storeys** multiplied by the total **building area** on the land.

PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

BUILDING	means a structure or portion of a structure , including foundations and supporting structures for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property.
BUILDING AREA	means the total area of all storeys measured to the outer limits of the building , but does not include any area of a building used exclusively for parking.
BUILDING PERMIT	means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the City to perform construction regulated by such bylaw.
CITY	means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond.
COMMERCIAL DEVELOPMENT	means development of a parcel which falls within the Class 6 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> and includes institutional development .
CONSTRUCT/CONSTRUCTION	means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.
COUNCIL	means the Council of the City .
DEVELOPMENT	means approval of a subdivision of a parcel or the issuance of a building permit as specified in Section 932 of the <i>Local Government Act</i> .
DWELLING, ONE-FAMILY	means a detached building used exclusively for residential purpose, containing one dwelling unit only with a maximum of two kitchens.

INSTITUTIONAL DEVELOPMENT	means any development which is created and exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools and churches.
LIGHT INDUSTRIAL DEVELOPMENT	means development of a parcel which falls within the Class 5 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
MAJOR INDUSTRIAL DEVELOPMENT	means development of a parcel which falls within the Class 4 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
MULTI-FAMILY DWELLING	means a building containing two or more dwelling units, but not including a townhouse.
PARCEL	means a lot, block, or other area in which land is held, or into which land is legally subdivided.
RESIDENTIAL DEVELOPMENT	means development of a parcel which falls within the Class 1 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> , but excludes nursing homes and rest homes, which are deemed to be institutional development .
STOREY	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, provided that for the purposes of calculation of the number of storeys a mezzanine is to be considered to be one storey.
STRUCTURE	means all or part of a construction , whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.
TOWNHOUSE	means a building containing two or more dwelling units, where each unit has a separate entrance at the first level.

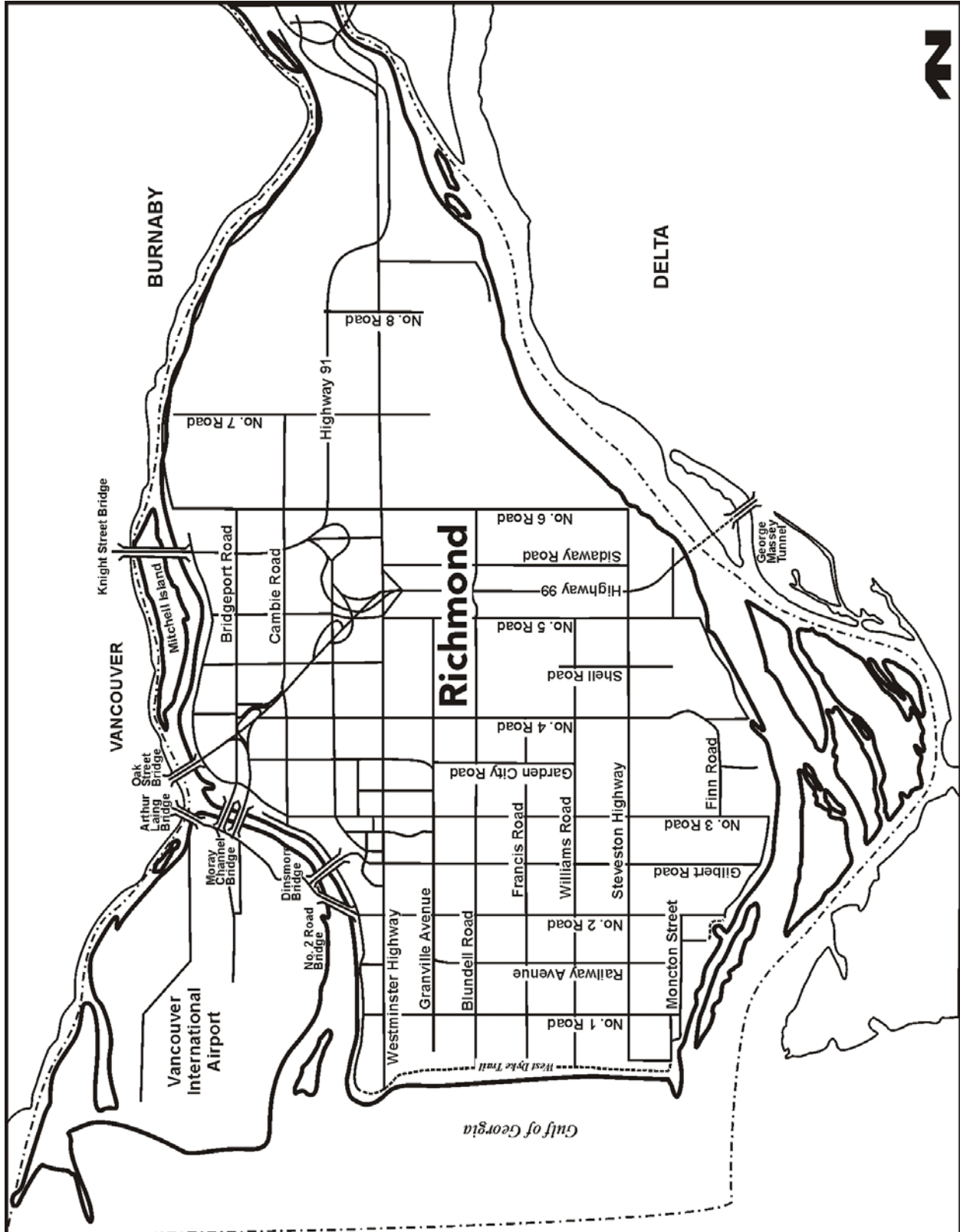
PART FOUR: PREVIOUS BYLAW REPEAL

- 4.1 Development Cost Charges Imposition Bylaw No. 7676, adopted on May 25, 2004, is repealed.

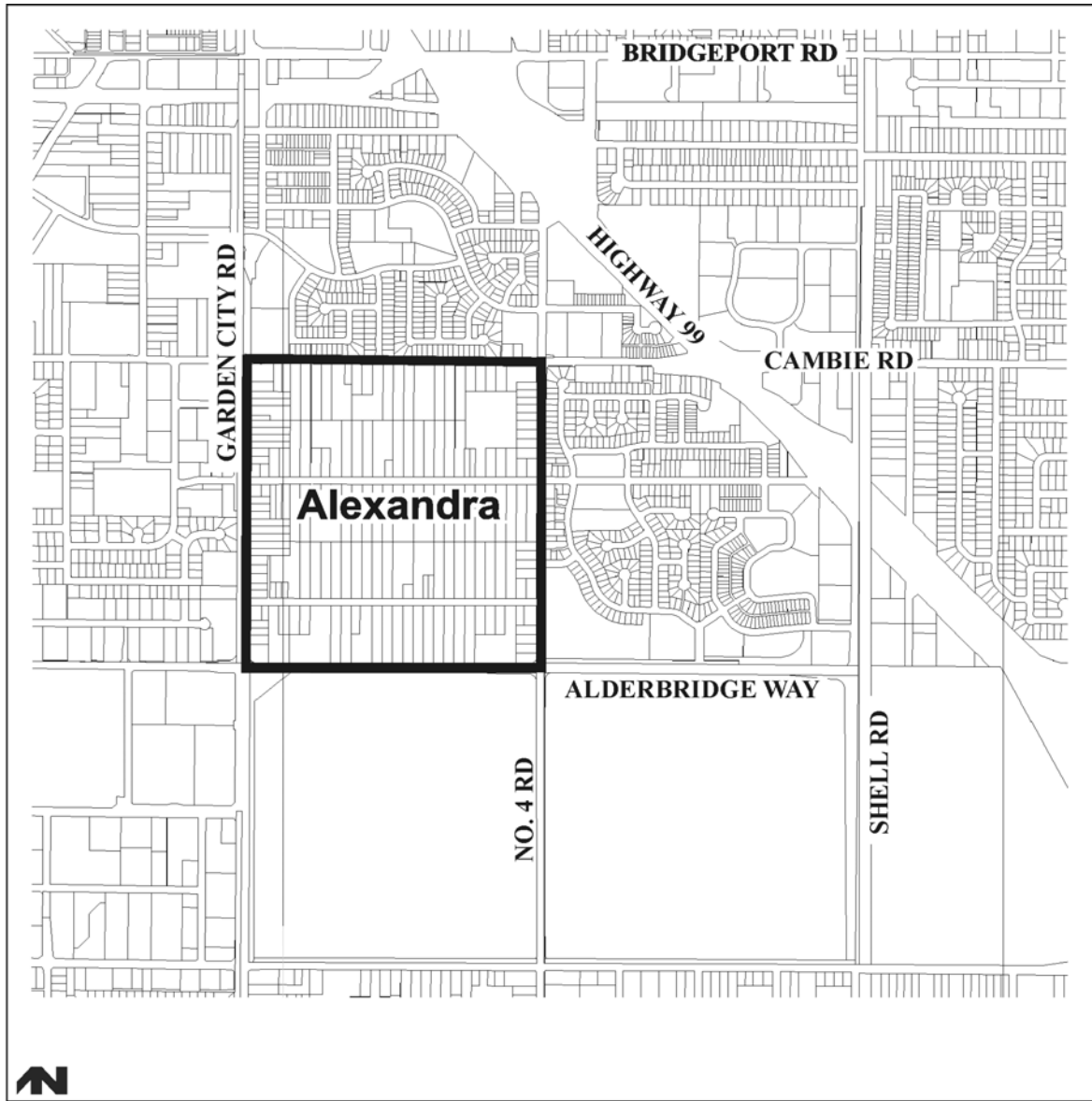
PART FIVE: SEVERABILITY AND CITATION

- 5.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 5.2 This bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 8024**”

SCHEDULE A to BYLAW NO. 8024



SCHEDULE A to BYLAW NO. 8024



SCHEDULE B to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT****Single-Family Dwelling**

<u>Servicing Type</u>	rate per lot
Road Works	\$ 6,183.85
Drainage	\$ 3,777.61
Water Works	\$ 712.54
Sanitary Sewer	\$ 1,811.99
Parks Acquisition	\$ 8,715.47
Parks Development	\$ 3,658.07
<u>TOTAL</u>	\$24,859.53

Townhouse

<u>Servicing Type</u>	rate per square foot of the building area
Road Works	\$ 2.97
Drainage	\$ 1.62
Water Works	\$ 0.46
Sanitary Sewer	\$ 1.18
Parks Acquisition	\$ 5.67
Parks Development	\$ 2.38
<u>TOTAL</u>	\$ 14.28

Multi-Family Dwelling

<u>Servicing Type</u>	rate per square foot of the building area
Road Works	\$ 3.96
Drainage	\$ 1.15
Water Works	\$ 0.48
Sanitary Sewer	\$ 1.21
Parks Acquisition	\$ 5.84
Parks Development	\$ 2.45
<u>TOTAL</u>	\$ 15.09

SCHEDULE C to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - COMMERCIAL DEVELOPMENT**

<u>Servicing Type</u>	rate per square foot of the building area
Road Works	\$ 7.89
Drainage	\$ 1.13
Water Works	\$ 0.18
Sanitary Sewer	\$ 0.46
Parks Acquisition	\$ 1.10
Parks Development	\$ 0.46
<u>TOTAL</u>	\$ 11.22

SCHEDULE D to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - LIGHT INDUSTRIAL DEVELOPMENT**

<u>Servicing Type</u>	rate per square foot of the building area
Road Works	\$ 5.64
Drainage	\$ 1.12
Water Works	\$ 0.18
Sanitary Sewer	\$ 0.46
Parks Acquisition	\$ 1.10
Parks Development	\$ 0.46
<u>TOTAL</u>	\$ 8.96

SCHEDULE E to BYLAW NO. 8024**DEVELOPMENT COST CHARGES - MAJOR INDUSTRIAL DEVELOPMENT**

<u>Servicing Type</u>	rate per acre of gross site area
Road Works	\$ 29,440.83
Drainage	\$ 34,396.09
Water Works	\$ 3,932.04
Sanitary Sewer	\$ 9,999.15
Parks Acquisition	\$ 4,275.10
Parks Development	\$ 1,794.35
<u>TOTAL</u>	\$ 83,837.56

SCHEDULE F to BYLAW NO. 8024**SUPPLEMENTARY DEVELOPMENT COST
CHARGES IN ALEXANDRA AREA**

In addition to the development cost charges applicable city-wide in Richmond, development in the Alexandra Area shall pay the following development cost charges:

Multi-Family Dwelling

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$3.14
Storm Drainage	\$0.36
Water	\$0.07
Sanitary Sewer	\$0.15
Parks Acquisition	\$3.41
Parks Development	\$0.43
<u>TOTAL</u>	\$7.56

Townhouse

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$2.35
Storm Drainage	\$0.51
Water	\$0.07
Sanitary Sewer	\$0.15
Parks Acquisition	\$3.31
Parks Development	\$0.42
<u>TOTAL</u>	\$6.81

Commercial Development

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$6.26
Storm Drainage	\$0.35
Water	\$0.03
Sanitary Sewer	\$0.06
Parks Acquisition	\$0.64
Parks Development	\$0.08
<u>TOTAL</u>	\$7.42