

City of Chilliwack

Bylaw No. 5317

A bylaw to amend the “Development Cost Charge Bylaw 2000, No. 2689”

The Council of the City of Chilliwack in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **“Development Cost Charge Bylaw Amendment Bylaw 2023, No. 5317”**.
2. “Development Cost Charge Bylaw 2000, No. 2689” is hereby further amended by deleting Schedules “A”, “B”, “C”, “D” and “E” attached thereto and substituting with new Schedules “A”, “B”, “C”, “D” and “E” attached hereto and forming part of this Bylaw.

Received first and second reading on the 2nd day of May, 2023.

Received third reading on the 2nd day of May, 2023.

Received approval from the Inspector of Municipalities on the 12th day of June, 2023.

Received adoption on the

Mayor

Corporate Officer

Schedule “A”

Development Cost Charges for a Community Water Service

1. Development Cost Charges are payable for community water services as follows:

| <u>CLASS OF DEVELOPMENT</u> | <u>DEVELOPMENT COST CHARGE</u> |
|--|---|
| (1) Residential Subdivision | \$ 2,599.19 for each parcel |
| (2) Multi-Family Residential Development | \$ 1,911.17 per townhouse dwelling unit \$ 1,528.94 per apartment dwelling unit \$ 1,299.59 per small apartment dwelling unit \$ 1,299.59 per micro apartment dwelling unit \$ 1,106.04 per congregate living sleeping unit |
| (3) Mobile Home Park Subdivision or Mobile Home Park Development | \$ 1,911.17 per pad space |
| (4) Commercial Development | \$ 11.55 per square metre of gross floor area |
| (5) Institutional Development | \$ 11.55 per square metre of gross floor area |
| (6) Industrial Development | \$ 6.60 per square metre of gross floor area |

2. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community water system; and
- (2) will not be provided with a community water system that will serve the subdivision or development for which approval is sought.

3. The assist factor for a community water system shall be 10%

Schedule “B”

Development Cost Charges for a Community Sanitary Sewer Service

4. Development Cost Charges are payable for community sanitary sewer services as follows:

| <u>CLASS OF DEVELOPMENT</u> | <u>DEVELOPMENT COST CHARGE</u> |
|--|---|
| (1) Residential Subdivision | \$ 3,906.26 for each parcel |
| (2) Multi-Family Residential Development | \$ 2,872.25 per townhouse dwelling unit \$ 2,297.80 per apartment dwelling unit \$ 1,953.13 per small apartment dwelling unit \$ 1,953.13 per micro apartment dwelling unit \$ 1,662.24 per congregate living sleeping unit |
| (3) Mobile Home Park Subdivision or Mobile Home Park Development | \$ 2,872.25 per pad space |
| (4) Commercial Development | \$ 8.68 per square metre of gross floor area |
| (5) Institutional Development | \$ 8.68 per square metre of gross floor area |
| (6) Industrial Development | \$ 4.96 per square metre of gross floor area |

5. Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community sanitary sewer system; and
- (2) will not be provided with a community sanitary sewer system that will serve the subdivision or development for which approval is sought; or,
- (3) within the Eastern Hillsides area outlined in the map forming Schedule “F” to this bylaw.

The assist factor for a community sanitary sewer system shall be 10%.

Schedule “C”

Development Cost Charges for Collector and Arterial Roads

6. Development Cost Charges are payable for highway services as follows:

| <u>CLASS OF DEVELOPMENT</u> | <u>DEVELOPMENT COST CHARGE</u> |
|--|---|
| (1) Residential Subdivision | \$18,750.27 for each parcel |
| (2) Multi-Family Residential Development | \$16,580.08 per townhouse dwelling unit \$14,067.82 per apartment dwelling unit \$ 8,685.49 per small apartment dwelling unit \$ 6,313.71 per micro apartment dwelling unit \$ 3,212.63 per congregate living sleeping unit |
| (3) Mobile Home Park Subdivision or Mobile Home Park Development | \$16,580.08 per pad space |
| (4) Commercial Development | \$ 35.74 per square metre of gross floor area |
| (5) Institutional Development | \$ 24.12 per square metre of gross floor area |
| (6) Industrial Development | \$ 15.01 per square metre of gross floor area |

The assist factor for collector and arterial roads shall be 10%.

Schedule “D”

Development Cost Charges for a Community Drainage Service

- 7.** Development Cost Charges are payable for community drainage services as follows:

| <u>CLASS OF DEVELOPMENT</u> | <u>DEVELOPMENT COST CHARGE</u> |
|--|---|
| (1) Residential Subdivision | \$ 516.49 for each parcel |
| (2) Multi-Family Residential Development | \$ 266.57 per townhouse dwelling unit |
| | \$ 266.57 per apartment dwelling unit |
| | \$ 266.57 per small apartment dwelling unit |
| | \$ 266.57 per micro apartment dwelling unit |
| | \$ 266.57 per congregate living sleeping unit |
| (3) Mobile Home Park Subdivision or Mobile Home Park Development | \$ 266.57 per pad space |
| (4) Commercial Development | \$ - per square metre of gross floor area |
| (5) Institutional Development | \$ 3.33 per square metre of gross floor area |
| (6) Industrial Development | \$ - per square metre of gross floor area |

- 8.** Despite Section 4 of this Bylaw, no development cost charge is payable under this schedule within an area of land that is:

- (1) not serviced by a community drainage system; and
- (2) will not be provided with a community drainage system that will serve the subdivision or development for which approval is sought.

The assist factor for a community drainage system shall be 10%.

Schedule “E”

Development Cost Charges for Parkland Acquisition and Improvement

9. Development Cost Charges are payable for parkland acquisition and improvement as follows:

| <u>CLASS OF DEVELOPMENT</u> | <u>DEVELOPMENT COST CHARGE</u> |
|--|---|
| (1) Residential Subdivision | \$ 4,475.76 for each parcel |
| (2) Multi-Family Residential Development | \$ 2,310.07 per townhouse dwelling unit \$ 2,310.07 per apartment dwelling unit \$ 2,310.07 per small apartment dwelling unit \$ 2,310.07 per micro apartment dwelling unit \$ 2,310.07 per congregate living sleeping unit |
| (3) Mobile Home Park Subdivision or Mobile Home Park Development | \$ 2,310.07 per pad space |
| (4) Commercial Development | \$ - per square metre of gross floor area |
| (5) Institutional Development | \$ 28.88 per square metre of gross floor area |
| (6) Industrial Development | \$ - per square metre of gross floor area |

The assist factor for parkland shall be 10%.

