

CITY OF ABBOTSFORD

DEVELOPMENT COST CHARGES (JOINT WATER SUPPLY AND
J.A.M.E.S. TREATMENT PLANT) IMPOSITION BYLAW, 2008

Bylaw No. 1812-2008

The Council of the City of Abbotsford, in open meeting assembled, ENACTS AS FOLLOWS:

1. CITATION

Bylaw No. 1812-2008 may be cited as “Development Cost Charges (Joint Water Supply and J.A.M.E.S. Treatment Plant) Imposition Bylaw, 2008”.

2. INTERPRETATION

2.1 Unless otherwise defined, all words and phrases in this Bylaw shall be construed in accordance with the meaning assigned to them by City of Abbotsford Zoning Bylaw, 1996, as the context and circumstances may require.

2.2 Schedule “A” contains definitions of terms used in this Bylaw.

3. IMPOSITION OF CHARGES

Every person who obtains:

- (a) approval of a subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*; or
- (b) a building permit to authorize the construction, alteration, or extension of a building or structure, including without limitation, a building permit to authorize the construction, alteration, or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units;

for property located within Development Cost Charge Area A (pink), B (gray), C (purple), D (yellow), E (off-white), or F (white) shown coloured on Sheet 1 Drawing No. M-580 attached to this Bylaw as Schedule “B”,

shall pay to the City, at the time of the approval of the subdivision or the issue of the building permit, as the case may be, the applicable development cost charges, in the amounts set forth in Schedule “C”, attached to and forming part of this Bylaw.

4. Despite Section 3, if an application for approval of subdivision or for issue of a building permit is received by the City either prior to adoption of this Bylaw or within the 30 day period immediately following the date of adoption of this Bylaw and;

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- (a) all applicable fees are paid;
 - (b) the application meets the requirements of the City's Zoning Bylaw and Development Bylaw or Building Bylaw, as the case may be; and
 - (c) subdivision approval is granted within 12 months of the date of adoption of this Bylaw or the building permit is issued within six months of the date of application;

then, the applicable development cost charges payable under Section 3 shall be those amounts set forth in Schedule "D", attached to and forming part of this Bylaw.

5. SCHEDULES

Schedules "A", "B", "C", and "D" are incorporated in and form part of this Bylaw.

6. REPEALS PREVIOUS BYLAWS

City of Abbotsford Bylaw No. 1643-2007 cited as "Development Cost Charges (Joint Water Supply and J.A.M.E.S. Treatment Plant) Imposition Bylaw, 2007", and all its amendments are repealed.

READ A FIRST TIME this	3 rd day of	November, 2008
APPROVED by the Minister of Community Services this	23 rd day of	June, 2009
READ A SECOND TIME this	3 rd day of	November, 2008
READ A THIRD TIME this	11 th day of	May, 2009
ADOPTED this	13 th day of	July, 2009

I hereby certify this to be
a true copy of the original
bylaw

George W. Peary, Mayor

Kelly Harms
Deputy City Clerk

William Flitton
City Clerk

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SCHEDULE "A"

DEFINITIONS

In this Bylaw:

"Approving Officer" means the approving officer as appointed by the City from time to time;

"City" means the City of Abbotsford;

"Commercial" means an area designated as a commercial zone or commercial component in the City's current Zoning Bylaw;

"Congregate Care" means an apartment residential use for elderly citizens in conjunction with a common resident dining room and appropriately-sized kitchen facilities, social and recreational areas; includes a dwelling unit for a Resident Manager, a hairdressing salon and gift shop for the use of residents;

"Dwelling Unit" or "DU" means a residential dwelling unit;

"General Agricultural" means an area designated as an agricultural zone in the City's current Zoning Bylaw that contains:

- (a) general agricultural uses other than greenhouses; or
- (b) greenhouses connected to the water system with on site water storage capable of servicing a minimum of 300 cubic meters per hectare of greenhouse area;

"Greenhouse Agricultural" means an area designated as an agricultural zone in the City's current Zoning Bylaw that contains greenhouses connected to the water system without on site water storage capable of servicing a minimum of 300 cubic meters per hectare of greenhouse area;

"Gross Density Area" means the gross area of the parcel or parcels to be improved excluding park areas dedicated to the City, and covenanted areas that are deemed by the Approving Officer to be un-developable due to geotechnical and environmental concerns;

"Gross Floor Area" or "GFA" means the total area of all storeys in all buildings on a lot measured to the outside of the exterior walls of the building, excluding area used for vehicle parking;

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“Gross Unit Density” means the Gross Density Area of the development, measured in hectares, divided by the number of Dwelling Units;

“Gross Site Area” or “GSA” means the total area of land within the boundary of the parcel or parcels to be improved as part of the development;

“ha” means hectares;

“High Density” means a residential development with more than 45 Dwelling Units per hectare.

“Industrial” means an area designated as an industrial zone or industrial component in the City’s current Zoning Bylaw;

“Institutional” means an area designated as an institutional zone or institutional component in the City’s current Zoning Bylaw;

“Low Density” means a residential development with 16 or less Dwelling Units per hectare;

“Medium Density” means a residential development with 17 to 45 Dwelling Units per hectare;

“m²” means square meters;

“Rural Residential” means the parcel or parcels for residential use in areas E and F on Drawing No. M-580 attached in Schedule “B”;

“ULDR1” means Urban Residential - low density development with a Gross Unit Density less than 5 Dwelling Units per hectare;

“ULDR2” means Urban Residential - low density development with a Gross Unit Density between 5.1 and 10 Dwelling Units per hectare;

“ULDR3” means Urban Residential - low density development with a Gross Unit Density between 10.1 and 12 Dwelling Units per hectare;

“ULDR4” means Urban Residential - low density development with a Gross Unit Density between 12.1 and 14 Dwelling Units per hectare;

“ULDR5” means Urban Residential - low density development with a Gross Unit Density between 14.1 and 16 Dwelling Units per hectare;

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“ULDR6” means Urban Residential - low density development with a Gross Unit Density between 16.1 and 20 Dwelling Units per hectare;

“ULDR7” means Urban Residential - low density development with a Gross Unit Densities more than 20 Dwelling Units per hectare;

“Urban Residential” means the residential parcel or parcels in Areas A, B, and C on Drawing No. M-580 attached in Schedule “B”;

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SCHEDULE "B"

Insert Map 580

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SCHEDULE "C"

DEVELOPMENT COST CHARGES

<u>Land Use</u>	<u>Wastewater</u>	<u>Water</u>	<u>Unit</u>
Rural Residential	\$0.00	\$13.45	/m ² GFA
Urban Residential			
• ULDR1	\$4,178	\$7,394	/DU
• ULDR2	\$3,822	\$6,765	/DU
• ULDR3	\$3,556	\$6,293	/DU
• ULDR4	\$3,200	\$5,663	/DU
• ULDR5	\$2,845	\$5,034	/DU
• ULDR6	\$2,578	\$4,562	/DU
• ULDR7	\$2,222	\$3,933	/DU
<u>Medium Density</u>	\$11.38	\$20.07	/m ² GFA
<u>High Density</u>	\$15.56	\$27.57	/m ² GFA
<u>Congregate Care</u>	\$15.47	\$27.46	/m ² GFA
Commercial	\$4.81	\$6.40	/m ² GFA
Industrial	\$28,297	\$38,950	/ha GSA
Institutional	\$2.67	\$3.67	/m ² GFA
Greenhouse Agricultural	\$0.00	\$6.72	/m ² GFA
General Agricultural	\$0.00	\$2.24	/m ² GFA

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SCHEDULE "D"

"IN STREAM" DEVELOPMENT COST CHARGES

<u>Land Use</u>	<u>Wastewater</u>	<u>Water</u>	<u>Unit</u>
Residential			
• Low Density	\$3,191	\$5,536	/DU
• Medium Density	\$2,216	\$3,844	/DU
• High Density	\$1,596	\$2,768	/DU
• Congregate Care	\$1,330	\$2,307	/DU
Commercial	\$5.58	\$7.53	/m ² GFA
Industrial	\$31,622	\$42,663	/ha GSA
Institutional	\$2.88	\$3.88	/m ² GFA
Greenhouse Agricultural	\$0.00	\$5.43	/m ² GFA
General Agricultural	\$0.00	\$1.81	/m ² GFA