



# ***THE CORPORATION OF THE CITY OF PORT COQUITLAM***

## **BYLAW NO. 2740**

### ***A Bylaw to impose Development Cost Charges for Sewage Facilities requirements in Specified Areas***

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Whereas pursuant to Division (6) of Part 29 of the Municipal Act the Council may, by Bylaw, impose development cost charges under the terms and conditions therein set forth;

And whereas in the opinion of the Council the charges imposed by this Bylaw are required for the purpose of assisting in the payment of the capital costs of providing, constructing, altering or expanding sewage facilities;

And whereas the Council has given due consideration to all the factors involved in establishing the charges hereinafter specified;

And whereas the considerations, information and calculations used to determine the development cost charges hereinafter imposed are available to the public, on request, from the City Engineer of the City;

And whereas the approval of the Inspector of Municipalities has been obtained;

Now therefore the Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. Subject to the provisions of Section 2, every person who obtains:
  - (a) approval of a subdivision; or
  - (b) a building permit authorizing the construction, alteration or extension of a building or structure;shall pay, prior to the approval of the subdivision or the issue of the building permit, as the case may be, to The Corporation of the City of Port Coquitlam, the applicable development cost charge as set out in Schedule "A" attached to and forming part of this Bylaw.
2. Section 1 does not apply to developments for which the imposition of a development cost charge is prohibited by Statute.
3. The "Sewage Facilities Development Cost Charge Bylaw, 1987, No. 2298" is repealed.
4. This Bylaw may be cited for all purposes as the "Sewage Facilities Development Cost Charge Bylaw, 1992, No. 2740".

*Read a first time by the Municipal Council this 7th day of December, 1992.*

*Read a second time by the Municipal Council this 7th day of December, 1992.*

*Rescinded third reading and reread a third time on the 1st day of November, 1993.*

*Received the approval of the Inspector of Municipalities this 1st day of December, 1993.*

*Reconsidered, finally passed and adopted by the Municipal Council of the Corporation of the City of Port Coquitlam this 13th day of December, 1993.*

L.M. TRABOULAY  
*Mayor*

S. RAUH  
*City Clerk*

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**RECORD OF AMENDMENT**

<b>BYLAW NO.</b>	<b>AMENDED SECTION</b>
2988	Sch. A

**THE CORPORATION OF THE CITY OF PORT COQUITLAM**

**"SEWAGE FACILITIES DEVELOPMENT COST CHARGE BYLAW, 1992, NO. 2740"**

**SCHEDULE "A"**

*as enacted by Bylaw No. 2988*

**DEVELOPMENT COST CHARGES - SEWAGE**

When a Subdivision Plan is approved or a Building Permit is issued for land within the boundaries of the two areas outlined in black on Map No. 1 forming part of this schedule, Development Cost Charges are imposed and shall be paid in accordance with the following table:

- (a) at the time of issuance of a building permit or at the time of approval of subdivision, for single and multifamily residential uses and lands.
- (b) at the time of issuance of a building permit for commercial uses and lands.
- (c) at the time of issuance of a building permit or at the time of approval of subdivision, for industrial uses and lands.

<b><u>LAND USE</u></b>	<b><u>AREA 1 CHARGES</u></b>	<b><u>AREA 2 CHARGES</u></b>
Single Family Residential	\$ 114.00 /unit	\$ 261.00 /unit
Multi Family Residential	\$ 89.00 /unit	\$ 203.00 /unit
Industrial	\$ 1,594.00 /ha	\$ 3,657.00 /ha
Commercial	\$ 0.80 /sq.m*	\$ 1.84 /sq.m*

\* *Gross Floor Area of the Building*

For the purpose of this Schedule:

- (a) "Single family residential lands" means all lands having a short form zone designation pursuant to the City of Port Coquitlam Zoning Bylaw No. 2240 beginning with the prefixes "RS" or "RT";
- (b) "Multi family residential lands" means all lands having a short form zone designation pursuant to the City of Port Coquitlam Zoning Bylaw No. 2240 beginning with the prefix "RM";
- (c) "Commercial lands" means all lands having a short form zone designation pursuant to the City of Port Coquitlam Zoning Bylaw No. 2240 beginning with the prefixes "C", "CS", or "P";
- (d) "Industrial lands" means all lands having a short form zone designation pursuant to the City of Port Coquitlam Zoning Bylaw No. 2240 beginning with the Prefix "M".
- (e) "Unit" with respect to subdivision means each dwelling unit which is potentially authorized to be constructed on the land to be subdivided, and with respect to a Building Permit means each dwelling unit authorized to be constructed pursuant to the Building Permit.

**SCHEDULE "A"**

**SEWAGE DEVELOPMENT COST CHARGE - MAP 1**

