

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of the following:

1. Maple Ridge Development Cost Charges Imposition Bylaw No. 6462-2007
2. Maple Ridge Development Cost Charges Imposition Amending Bylaw No. 6705-2009
3. Maple Ridge Development Cost Charges Imposition Amending Bylaw No. 6865-2011

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Bylaw No. 6462-2007

A Bylaw to Impose Development Cost Charges

WHEREAS Council has considered future land use patterns and development, the phasing of works and services and provision of parkland described in the Official Community Plan,

AND WHEREAS Council does not consider the charges imposed by this bylaw:

- a. Are excessive in relation to the capital cost of prevailing standards of service;
- b. Will deter development, or
- c. Will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the District;

NOW THEREFORE, the Council of the Corporation of the District of Maple Ridge enacts as follows:

1. Citation

This Bylaw may be cited for all purposes as “**Maple Ridge Development Cost Charges Imposition Bylaw No. 6462-2007**”

2. Definitions:

In this bylaw:

Apartment	means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Does not include a townhouse.
Building Floor Area	means the total combined floor areas of all storeys, including all mezzanine floor areas, measured to the outer limits of the floor perimeter, but does not include any floor area used exclusively for parking. Except for Atriums or other open interconnected floor spaces, the total building floor area will include exit stairs, stair shafts, elevator shafts and all other vertical service spaces that may penetrate one or all of the floors.
Building Permit	means permission or authorization in writing by the Manager of Inspection Services to perform building construction in accordance with applicable statutes and regulations.
Commercial Development	means development of a parcel that falls within the Class 6 designation as prescribed by BC Assessment property classifications. Includes offices, retail, warehousing, hotels and motels.

DCC	Development Cost Charge
Dwelling Unit	means one or more rooms used for the residential accommodation of only one family when such room or rooms contain or provide for the installation of only one set of cooking facilities.
Duplex	means a two family residential use where the building on a lot is used for two dwelling units.
Gross Site Area	means the whole or portion of a parcel(s) to be improved as part of the development authorized by a building permit and includes all vehicular and pedestrian circulation areas, loading , parking, storage, works, decorative and landscaped areas appurtenant to the authorized development.
Growth Area	means the Growth Area as identified on Map 1 in Schedule “A” and forming part of this bylaw.
Industrial Development	means “industrial use” as defined by Maple Ridge Zoning Bylaw.
Infill Area	means the Infill Area as identified on Map 1 in Schedule “A”, and forming part of this bylaw.
Institutional Development	means any development that is created and exists by law or public authority for the benefit of the public in general, and includes, but is not limited to, public hospitals, public and private schools and churches.
Lot	means additional lot(s) created at subdivision
Parcel	means any lot, block, strata lot or other area in which land is held or into which land is subdivided, but does not include any portion of a highway.
Rural Area	means the Rural Area as identified on Map 1 in Schedule “A” and forming part of this bylaw.
Single Family Residential	means a residential use where the building lot is used for one dwelling unit and other uses as permitted.
Subdivision	means the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise, and including a plan consolidating two or more parcels into a fewer number of parcels.
Town Centre Commercial Area	means the Town Centre Commercial Area as identified on Maps 1 & 2 in Schedule “A” and forming part of this bylaw.
Townhouse	means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade.
Unit	means additional unit(s) built in support of a building permit.

3. Establishment of Development Cost Areas

For the purposes of imposing Development Cost Charges, the District of Maple Ridge is divided into four areas, determined on the basis of the relative cost of infrastructure required to support new development, and illustrated on Schedule "A", Maps 1 and 2. The four areas are the:

- a. Growth Area (Schedule "A", Map 1)
- b. Infill Area (Schedule "A", Map 1)
- c. Rural Area (Schedule "A", Map 1)
- d. Town Centre Commercial Area (Schedule "A", Maps 1 & 2)

4. Payment of Development Cost Charges

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 development in the Growth Area, in accordance with Schedule "B" and Schedule "A", Map 1
- b. For development in the Infill Area, in accordance with Schedule "C" and Schedule "A", Map 1
- c. For development in the Rural Area, in accordance with Schedule "D" and Schedule "A", Map 1
- d. For development in the Town Centre Commercial Area, in accordance with Schedule "E" and Schedule "A", Maps 1 and 2
- e. For a combined land use development the Development Cost Charge is calculated as the sum of the Development Cost Charges for all uses.

The Development Cost Charges imposed must be paid:

- a. In the case of the subdivision of a parcel, at the time the subdivision is approved; and
- b. In the case of obtaining a building permit, at the time the building permit is issued.

5. Severability

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

6. Repeal

Maple Ridge Development Cost Charge Bylaw No. 5911-2000, as amended, is hereby repealed.

7. Schedules

Schedule "A", (Development Cost Charge Areas)

Schedule "B", (Development Cost Charges – Growth Area)

Schedule "C", (Development Cost Charges – Infill Area)

Schedule "D", (Development Cost Charges – Rural Area)

Schedule "E", (Development Cost Charges – Town Centre Commercial Area)

Read a first time this 11th day of December, 2007.

Read a second time this 11th day of December, 2007.

Read a third time this 11th day of December, 2007.

Approved by the Inspector of Municipalities this 28th day of January, 2008

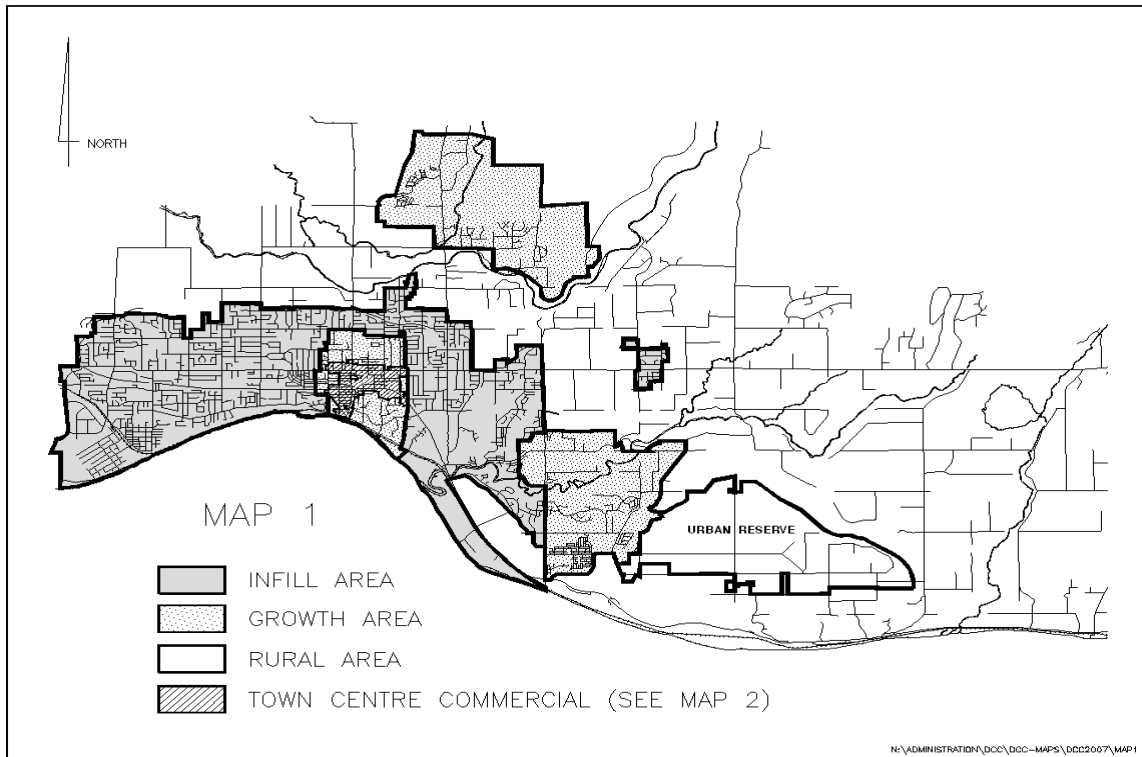
Adopted this 11th day of March, 2008

Mayor

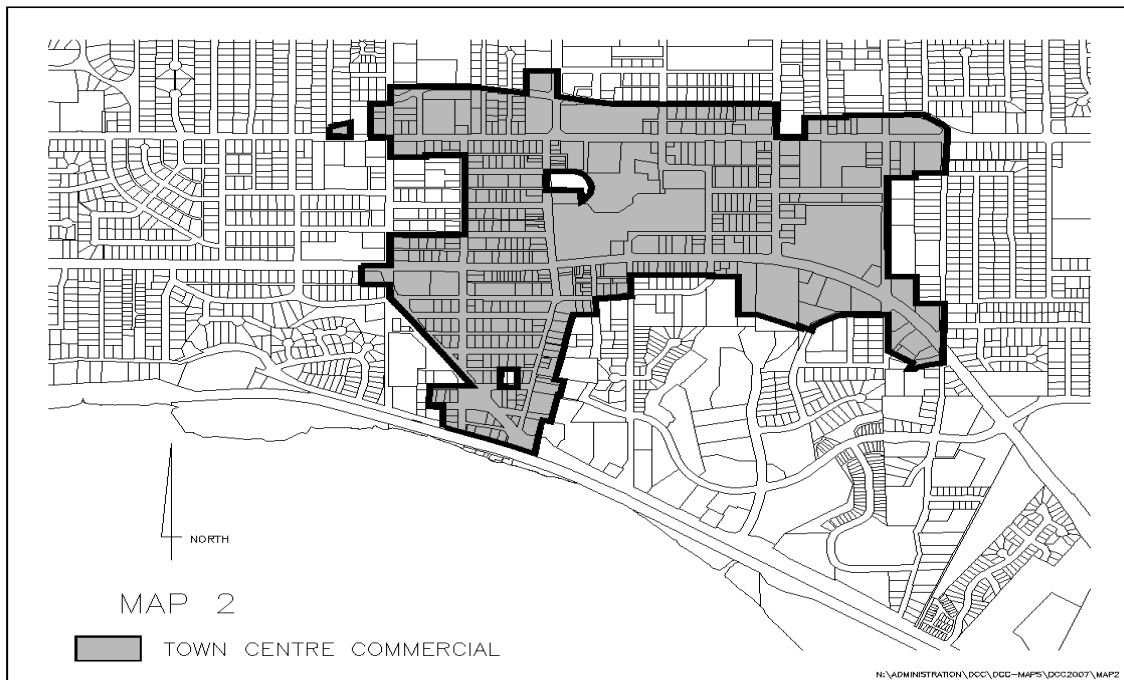
Corporate Officer

SCHEDULE "A" to BYLAW NO. 6462-2007

Map 1 - Development Cost Charge Areas



Map 2 - Town Centre Commercial Area



SCHEDULE "B" to BYLAW NO. 6462-2007

DEVELOPMENT COST CHARGES – GROWTH AREAS (Map 1)

Single Family Dwelling / Duplex

<u>Servicing Type</u>	DCC per additional lot being subdivided or unit being built
Road	\$10,966
Drainage	1,649
Water	1,715
Sanitary Sewer	151
Open Space	4,618
Total	\$19,099

Townhouse

<u>Servicing Type</u>	DCC per additional unit being built
Road	\$7,677
Drainage	1,649
Water	1,715
Sanitary Sewer	151
Open Space	4,618
Total	\$15,810

Appartment

<u>Servicing Type</u>	DCC per additional unit being built
Road	\$4,936
Drainage	186
Water	857
Sanitary Sewer	76
Open Space	3,002
Total	\$9,057

Commercial

<u>Servicing Type</u>	DCC per sq. meter of building floor area
Road	\$21.46
Water	9.44
Sanitary Sewer	0.83
Open Space	0.00
Drainage	DCC per hectare of gross site area \$22,428

Institutional

<u>Servicing Type</u>	DCC per hectare of gross site area
Road	\$31,835
Drainage	14,167
Water	15,432
Sanitary Sewer	1,360
Open Space	0
Total	\$62,794

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SCHEDULE "C" to BYLAW NO. 6462-2007
DEVELOPMENT COST CHARGES - INFILL AREA (Maps 1 & 2)

Single Family Dwelling / Duplex

<u>Servicing Type</u>	DCC per additional lot being subdivided or unit being built
Road	\$12,399
Drainage	396
Water	572
Sanitary Sewer	153
Open Space	3,194
Total	\$16,714

Townhouse

<u>Servicing Type</u>	DCC per additional unit being built
Road	\$8,678
Drainage	396
Water	572
Sanitary Sewer	153
Open Space	3,194
Total	\$12,993

Appartment

<u>Servicing Type</u>	DCC per additional unit being built
Road	\$5,579
Drainage	29
Water	286
Sanitary Sewer	77
Open Space	2,076
Total	\$8,047

Commercial

<u>Servicing Type</u>	DCC per sq. meter of building floor area
Road	\$21.46
Water	3.14
Sanitary Sewer	0.84
Open Space	0.00
	DCC per hectare of gross site area
Drainage	\$4,005

Industrial

<u>Servicing Type</u>	DCC per sq. meter of building floor area
Road	\$8.16
Water	3.15
Sanitary Sewer	0.84
Open Space	0.00
	DCC per hectare of gross site area
Drainage	\$3,794

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SCHEDULE "D" to BYLAW NO. 6462-2007

DEVELOPMENT COST CHARGES – RURAL AREAS (Map 1)

Single Family Dwelling / Duplex (with water)	DCC per additional lot being subdivided or unit being built
<u>Servicing Type</u>	
Road	\$3,775
Drainage	0
Water	1,099
Sanitary Sewer	0
Open Space	5,048
Total	<u><u>\$9,923</u></u>

Single Family Dwelling / Duplex (without water)	DCC per additional lot being subdivided or unit being built
<u>Servicing Type</u>	
Road	\$3,775
Drainage	0
Water	0
Sanitary Sewer	0
Open Space	5,048
Total	<u><u>\$8,823</u></u>

Commercial	DCC per sq. meter of building floor area
<u>Servicing Type</u>	
Road	\$21.46
Drainage	0
Water	0
Sanitary Sewer	0
Open Space	0
Total	<u><u>\$21.46</u></u>

Industrial	DCC per sq. meter of building floor area
<u>Servicing Type</u>	
Road	\$8.16
Drainage	0
Water	0
Sanitary Sewer	0
Open Space	0
Total	<u><u>\$8.16</u></u>

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SCHEDULE "E" to BYLAW NO. 6462-2007

DEVELOPMENT COST CHARGES – TOWN CENTRE COMMERCIAL AREA (Map 2)

Commercial (Town Centre)

<u>Servicing Type</u>	DCC per sq. meter of building floor area
Road	\$14.00
Water	3.14
Sanitary Sewer	0.84
Open Space	0.00

	DCC per hectare of gross site area
Drainage	\$4,005