

CITY OF PRINCE GEORGE
BYLAW NO. 8279

A Bylaw of the City of Prince George to amend the "City of Prince George Development Cost Charges Bylaw No. 7825, 2007".

WHEREAS, pursuant to the *Community Charter* and the *Local Government Act*, City Council may, by Bylaw, delegate powers to an officer or employee of the City;

AND WHEREAS, pursuant to the *Local Government Act* and the regulations passed thereto, Council may, by Bylaw, impose development cost charges;

AND WHEREAS the development cost charges may be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, and providing and improving park land or any of them, in order to service, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS in the consideration of Council the charges imposed by this bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service,
- b) will not deter development in the City; and
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

AND WHEREAS Council has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land as described in the Official Community Plan;

AND WHEREAS Council deems it desirable to amend "City of Prince George Development Cost Charge Bylaw No. 7825, 2007".

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

That "City of Prince George Development Cost Charge Bylaw No. 7825, 2007" be and hereby is amended as follows:

1. By adding the following new section 5.6 immediately after section 5.5:
"5.6 When an application involves the demolition and removal of the entire or a portion of an existing building or existing industrial development, the development cost charges shall be payable only on that portion that exceeds the area of the existing building or industrial development."
2. In subsection "7.1" by striking out "Section 6" and substituting "Section 5";



Statutory Approval

Under the provisions of section _____ 937

of the _____ Local Government Act

I hereby approve Bylaw No. _____ 8279

of the _____ City of Prince George _____,

a copy of which is attached hereto.

Dated this 19 **day**

of August **, 2010**



Deputy Inspector of Municipalities

3. In Schedule "A" by repealing the existing definition for "**Authorized Person**" and substituting the following:
 "**Authorized Person**": the head of the Planning and Development Department, or a person designated in writing by the head of the Planning and Development Department, to carry out any act or function under this Bylaw;"
4. By repealing the existing Schedule "D" and substituting the Schedule "D" as attached to and forming part of this bylaw as Schedule "A".
5. The Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this bylaw.
6. This bylaw shall come into force on the date of final adoption by City Council.
7. This bylaw may be cited for all purposes as "City of Prince George Development Cost Charge Bylaw No. 7825, 2007, Amendment Bylaw No. 8279, 2010".

READ A FIRST TIME THIS THE **10th** DAY OF **MAY** , **2010**.

READ A SECOND TIME THIS THE **10th** DAY OF **MAY** , **2010**.

READ A THIRD TIME THIS THE **10th** DAY OF **MAY** , **2010**.

All three readings passed by a **unanimous** decision of Members of City Council present and eligible to vote.

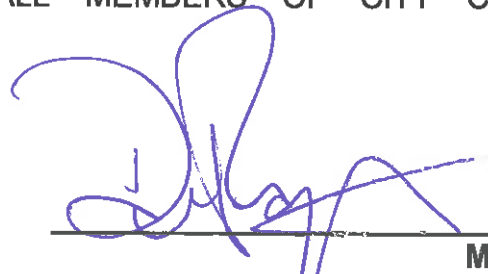
Certified correct as passed Third Reading, this the **14th** day of **MAY** , **2010**.

Walter Babicz
Corporate Officer

APPROVAL OF THE INSPECTOR OF MUNICIPALITIES RECEIVED PURSUANT TO THE PROVISIONS OF SECTION 937 OF THE LOCAL GOVERNMENT ACT RECEIVED THIS THE **19th** DAY OF **AUGUST** , **2010**.

Gary Paget
DEPUTY INSPECTOR OF MUNICIPALITIES

ADOPTED THIS THE 13th DAY OF SEPTEMBER, 2010,
BY A UNANIMOUS DECISION OF ALL MEMBERS OF CITY COUNCIL
PRESENT AND ELIGIBLE TO VOTE.



MAYOR



CORPORATE OFFICER

Schedule "A"
To Bylaw No. 8279, 2010

Schedule "D" to Bylaw 7825

D.1 DEVELOPMENT COST CHARGE RATES (\$) – Area A

Type of Development	Measurement unit	Park Land	Highway Facilities ²	Drainage Facilities ²	Sewage Facilities ²	Water Facilities ²
Residential (single and two family)	per parcel	375	1,245	402	616	891
Residential – Higher Density³ (single and two family)	per parcel	375	996	322	493	713
Manufactured Home Park⁴	per pad	375	1,245	402	616	891
Residential - Multiple Family (medium and high density)	per dwelling unit	250	843	197	411	594
Commercial	per square metre of gross building area ⁵	1.87	19.55	3.32	3.08	4.46
Industrial	per hectare of gross developed area ⁶	5,620	13,035	11,978	9,246	13,371
Institutional	per square metre of gross building area	1.25	15.64	2.40	2.05	2.97

Notes to Schedule:

1. Area boundary is defined in Schedule B.
2. Reductions or exemptions may apply to the rates listed. Refer to Sections 5, 7 and 8.
3. "Residential – Higher Density" as defined in Section 8.1.
4. "Manufactured Home Park" means a development as defined under CPG Bylaw No. 6091, 1993. A Manufactured Home Park may qualify for "Residential – Higher Density" DCCs, only if it meets the requirements of Section 8.1.
5. "gross building area" means an area as defined in Schedule A.
6. "gross developed area" means an area as defined in Schedule A.
7. Parcel, dwelling unit and pad charges apply equally to fee simple, rental, and strata developments.
8. A 10 percent assist factor has been applied to all development cost charge rates.

D.2 DEVELOPMENT COST CHARGE RATES (\$) – Area B¹

Type of Development	Measurement unit	Park Land	Highway Facilities ²	Drainage Facilities ²	Sewage Facilities ²	Water Facilities ²
Residential (single and two family)	per parcel	536	2,413	726	792	2,111
Residential – Higher Density³ (single and two family)	per parcel	536	1,930	581	634	1,689
Manufactured Home Park⁴	per pad	536	2,413	726	792	2,111
Residential - Multiple Family (medium and high density)	per dwelling unit	358	1,635	355	528	1,407
Commercial	per square metre of gross building area ⁵	2.68	37.90	5.99	3.96	10.55
Industrial	per hectare of gross developed area ⁶	8,047	25,265	21,620	11,887	31,664
Institutional	per square metre of gross building area	1.79	30.32	4.32	2.64	7.04

Notes to Schedule:

1. Area boundary is defined in Schedule B.
2. Reductions or exemptions may apply to the rates listed. Refer to Sections 5, 7 and 8.
3. "Residential – Higher Density" as defined in Section 8.1.
4. "Manufactured Home Park" means a development as defined under CPG Bylaw No. 6091, 1993. A Manufactured Home Park may qualify for "Residential – Higher Density" DCCs, only if it meets the requirements of Section 8.1.
5. "gross building area" means an area as defined in Schedule A.
6. "gross developed area" means an area as defined in Schedule A.
7. Parcel, dwelling unit and pad charges apply equally to fee simple, rental, and strata developments.
8. A 10 percent assist factor has been applied to all development cost charge rates.

D.3 DEVELOPMENT COST CHARGE RATES (\$) – Area C¹

Type of Development	Measurement unit	Park Land	Highway Facilities ²	Drainage Facilities ²	Sewage Facilities ²	Water Facilities ²
Residential (single and two family)	per parcel	375	1,245	402	616	891
Residential – Higher Density³ (single and two family)	per parcel	375	996	322	493	713
Manufactured Home Park⁴	per pad	375	1,245	402	616	891
Residential - Multiple Family (medium and high density)	per dwelling unit	250	843	197	411	594
Commercial	per square metre of gross building area ⁵	1.73	23.55	0.71	4.46	4.88
Industrial	per hectare of gross developed area ⁶	5,181	15,699	2,546	13,387	14,635
Institutional	per square metre of gross building area	1.15	18.84	0.51	2.97	3.25

Notes to Schedule:

1. Area boundary is defined in Schedule B.
2. Reductions or exemptions may apply to the rates listed. Refer to Sections 5, 7 and 8.
3. "Residential – Higher Density" as defined in Section 8.1.
4. "Manufactured Home Park" means a development as defined under CPG Bylaw No. 6091, 1993. A Manufactured Home Park may qualify for "Residential – Higher Density" DCCs, only if it meets the requirements of Section 8.1.
5. "gross building area" means an area as defined in Schedule A.
6. "gross developed area" means an area as defined in Schedule A.
7. Parcel, dwelling unit and pad charges apply equally to fee simple, rental, and strata developments.
8. A 10 percent assist factor has been applied to all development cost charge rates.

D.4 DEVELOPMENT COST CHARGE RATES (\$) – Area D¹

Type of Development	Measurement unit	Park Land	Highway Facilities ²	Drainage Facilities ²	Sewage Facilities ²	Water Facilities ²
Residential (single and two family)	per parcel	375	1,245	402	616	891
Residential – Higher Density³ (single and two family)	per parcel	375	996	322	493	713
Manufactured Home Park⁴	per pad	375	1,245	402	616	891
Residential - Multiple Family (medium and high density)	Per dwelling unit	110	62	7	36	14
Commercial	per square metre of gross building area ⁵	0.91	1.44	0.12	0.27	0.11
Industrial	per hectare of gross developed area ⁶	2,745	962	431	820	324
Institutional	per square metre of gross building area	0.61	1.15	0.09	0.18	0.07

Notes to Schedule:

1. Area boundary is defined in Schedule B.
2. Reductions or exemptions may apply to the rates listed. Refer to Sections 5, 7 and 8.
3. "Residential – Higher Density" as defined in Section 8.1.
4. "Manufactured Home Park" means a development as defined under CPG Bylaw No. 6091, 1993. A Manufactured Home Park may qualify for "Residential – Higher Density" DCCs, only if it meets the requirements of Section 8.1.
5. "gross building area" means an area as defined in Schedule A.
6. "gross developed area" means an area as defined in Schedule A.
7. Parcel, dwelling unit and pad charges apply equally to fee simple, rental, and strata developments.
8. A 10 percent assist factor has been applied to all development cost charge rates.