

This is a consolidated copy of the following bylaws:

1. Development Cost Charges Imposition Bylaw 38, 1989
2. Anmore Development Cost Charges Imposition Amendment Bylaw No. 190-1996
3. Anmore Development Cost Charges Imposition Amendment Bylaw No. 271-2000
4. Anmore Development Cost Charges Imposition Amendment Bylaw No. 385-2005

This consolidation is prepared for convenience only. Individual copies of the above noted bylaws maybe obtained by contacting the Village Hall.

VILLAGE OF ANMORE

BYLAW NUMBER 38

A bylaw to impose Development Cost Charges

WHEREAS the Council may, by Bylaw, impose development cost charges on every person who obtains:

- a) approval of a subdivision under the "Land Title Act" or the "Condominium Act";
or
- b) a building permit authorizing the construction, alteration or extension of a building or structure;

for the purpose of providing funds to assist the Municipality in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities other than off-street parking facilities, and providing parkland to service, directly or indirectly, the development for which the charges are imposed;

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

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

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are:

- a) related to capital costs attributable to projects included in the capital budget of the Municipality; and
- b) related to capital projects consistent with the Official Community Plan of the Municipality.

THEREFORE the Council of the Village of Anmore, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Development Cost Charges Imposition Bylaw Number 38, 1989."
2. Those development cost charges set out in Schedule "A" hereto, which said schedule is hereby incorporated in and forms part of this Bylaw, are hereby imposed on every person who obtains:
 - a) approval of a subdivision under the "Land Title Act" or the "Condominium Act" or
 - b) a building permit authorizing the construction, alteration or extension of a building or structure.

AMENDED BY BYLAW 190-1996

3. Where a subdivision creates lots for residential use, development cost charges shall be based on the number of lots within the subdivision, less any existing lots which will remain after the completion of the development of the subdivision.
4. The development cost charges imposed pursuant hereto shall be paid to the Municipality:
 - a) where an application is made only for a subdivision, prior to the approval of the subdivision, at the rates applicable on the date of the approval of the subdivision;
 - b) where an application is made only for a building permit, prior to the issue of the building permit, at the rates applicable on the date of the issue of the building permit; or
 - c) where applications are made both for a subdivision and for a building permit with respect to the same parcel of land or any part thereof, prior to the earlier of the approval of the subdivision or the issue of the building permit, at the rates applicable on the date of the approval of the subdivision or on the date of the issue of the building permit, whichever first occurs.

5. Notwithstanding the provisions of Sections 2, 3 and 4 hereof, no development cost charge shall be required to be paid where:
- a) a building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be after the construction, alteration or extension, set apart and in use for the public worship of God or a church hall which the Council considers is necessary to such public worship;
 - b) a building permit authorizes the construction, alteration or extension of a building what will, after the construction, alteration or extension:
 - (i) contain less than 4 self-contained dwelling units; and
 - (ii) be put to no other use than the residential use in those dwelling units;
 - c) the value of the work authorized by a building permit does not exceed \$50,000.00;
 - d) a subdivision or development does not impose any new capital cost burden on the Municipality; or
 - e) a development cost charge has previously been paid for the same subdivision or development unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the Municipality;
6. Notwithstanding the provisions of Sections 2, 3 and 4 hereof, where the owner of land being subdivided or developed has provided parkland or provided or paid the cost of providing specific works and services outside the boundaries of the land being subdivided or developed, which parkland or works and services were included in the calculations used to determine the amount of a development cost charge, the value of the parkland or the cost of providing the works and services shall be deducted from those classes of development cost charges set out in Schedule "A" hereto which are applicable to the parkland or the types of works and services provided by the owner.

READ a first time this 11th day of December, 1989.

READ a second time this 11th day of December, 1989.

READ a third time this 11th day of December, 1989.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 8th day of January, 1990.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 22nd day of January, 1990.

"H. Weinberg"

"D.G. Brown"

Mayor

Clerk

**AMENDED BY BYLAW 190-1996
AMENDED BY BYLAW 271-2000
AMENDED BY BYLAW 385-2005**

VILLAGE OF ANMORE

BYLAW NO. 38

SCHEDULE "A"

DEVELOPMENT COST CHARGES

Residential	
Sanitary Sewer	N/A
Water	\$ 5,555.00
Drainage	\$ 1,050.00
Roads	\$ 4,114.00
Public Open Space	N/A

TOTAL	\$10,718.00 per lot