

CITY OF TERRACE

BYLAW NO. 2238 – 2021

“A BYLAW OF THE CITY OF TERRACE TO IMPOSE DEVELOPMENT COST CHARGES”

WHEREAS pursuant to the Local Government Act, the Council of the City of Terrace may, by Bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sanitary sewer, water, drainage and roads facilities, and providing and improving park land to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the City of Terrace has deemed 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;*
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and*
- (d) will not discourage development designed to result in a low environmental impact in the municipality;*

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sanitary sewer, water, drainage, and roads, and providing and improving park land;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE, the Council of the City of Terrace, in open meeting assembled, enacts as follows:

PART 1 – DEFINITIONS AND INTERPRETATION

1.1 For the purposes of this bylaw, the definitions of words or phrases that are not included in this section shall have the meaning assigned to them in the Zoning Bylaw.

1.2 In this bylaw:

"Apartment" means a multi-family building containing three or more dwelling units for residential use which has its principal access from an entrance common to the dwellings.

"Attached Dwelling" means a Semi-detached dwelling or Townhouse unit (including triplex, quadraplex, rowhouse), each of which has an independent entrance and is occupied or intended to be occupied as the permanent home or residence of one household.

"Building Permit" means any permit required by the City that authorizes the construction, alteration or extension of a building or structure.

"City" means the City of Terrace.

"Commercial" means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of a commercial nature.

"Construction" includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring.

“Development” means the construction, alteration, or extension of buildings and/or structures for any use authorized by the zoning bylaw that requires the issuance of a building permit but does not include internal alterations of a building and/or structure where the principal use of the building and/or structure, or part thereof, is not changing.

“Dwelling Unit” means a self-contained residence exclusively occupied by no more than one household and containing only one kitchen. This use does not include a room in a hotel or a motel and does not include recreational vehicles

“Gross Floor Area” or “GFA” means the total floor area of each storey in each building including exterior walls but, excluding areas used exclusively for parking purposes

“Industrial” means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

“Institutional” means an institutional development in a public or institutional zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its purpose and list of permitted uses, is of an institutional nature.

“Parcel” means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway

“Single Detached Dwelling” means a building that contains one dwelling unit for residential use and is separate on all sides from any other structure. Where specially permitted in the Zoning Bylaw, a single-detached dwelling may contain one additional dwelling unit in the form of a secondary suite for residential use.

“Structure” means any construction fixed to, supported by or sunk into land or water, excluding asphalt or concrete paving or similar surfacing of a parcel.

“Subdivision” means a subdivision as defined in the Land Title Act or Strata Property Act.

“Zone” means the zones identified and defined in the City of Terrace Zoning Bylaw.

“Zoning Bylaw” means the City of Terrace Zoning Bylaw in effect at the time of application of this bylaw.

PART 2 – DEVELOPMENT COST CHARGES

2.1 The Development Cost Charges set out in Schedules “A”, and “B”, attached hereto and forming part of this bylaw, shall be paid prior to approval of a subdivision or issuance of a building permit, as the case may be, and are hereby imposed on every person who obtains:

- a. approval of a new subdivision for a single detached parcel or parcels;*
- b. approval of a building permit authorizing the construction of a single detached dwelling unit on an existing parcel;*
- c. approval of a building permit authorizing the construction, alteration or extension of an attached dwelling unit, apartment unit, commercial, industrial, or institutional building or structure; or*
- d. approval of a building permit authorizing the construction, alteration or extension of a building or structure, including a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units.*

PART 3 – EXEMPTIONS

3.1 Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:

- a. the 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, exempt from taxation under section 220(1)(h) or 224(2)(f) of the Community Charter;*
- b. the permit authorizes the construction, alteration, or extension of self-contained dwelling units in a building, the area of each self-contained dwelling unit is no larger than 29m², and each dwelling unit will be put to no other use than residential use; or*

- c. the value of the work authorized by the permit does not exceed \$50,000;*
- d. a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality; or*
- e. the development does not impose new capital cost burdens on the municipality.*

PART 4 – CALCULATION OF APPLICABLE CHARGES

4.1 The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedules “A” and “B” of this bylaw.

4.2 Where a type of development is not specifically identified in the schedules the amount of development cost charges to be paid to the municipality shall be equal to the development cost charges that are payable for the most comparable type of development

4.3 The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, according to the separate use types, which are included in the building permit application and shall be the sum of the charges payable for each type.

PART 5 – EFFECTIVE DATE

5.1 This Bylaw comes into effect on January 1, 2022.

PART 6 – TITLE

6.1 This Bylaw may be cited, for all purposes, as “Development Cost Charges Bylaw No. 2238 – 2021.”.

READ a first time this 25th day of May, 2021.

READ a second time this 25th day of May, 2021.

READ a third time this 25th day of May, 2021.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 17th day of October, 2021.

ADOPTED this 13th day of December, 2021.

Mayor

Clerk

SCHEDULE "A"

Table 1: DCC Rates in force from January 1, 2022 to December 31, 2022

	Transportation	Water	Sewer	Drainage	Parks Acquisition and Development	Total Development Cost Charge	
Single Detached Dwelling	\$367.00	\$618.00	\$1,928.00	\$1,012.00	\$614.00	\$4,539.00	parcel or dwelling unit
Attached Dwelling	\$225.00	\$443.00	\$1,381.00	\$720.00	\$440.00	\$3,209.00	dwelling unit
Apartment	\$138.00	\$362.00	\$1,130.00	\$338.00	\$360.00	\$2,328.00	dwelling unit
Commercial	\$5.14	\$1.81	\$5.65	\$3.70	-	\$16.30	m ² GFA
Industrial	\$1.45	\$1.01	\$3.14	\$4.32	-	\$9.92	m ² GFA
Institutional	\$8.33	\$2.21	\$6.91	\$4.86	-	\$22.31	m ² GFA

Table 2: DCC Rates in force from January 1, 2023 to December 31, 2023

	Transportation	Water	Sewer	Drainage	Parks Acquisition and Development	Total Development Cost Charge	
Single Detached Dwelling	\$477.00	\$803.00	\$2,506.00	\$1,316.00	\$798.00	\$5,900.00	parcel or dwelling unit
Attached Dwelling	\$293.00	\$576.00	\$1,796.00	\$936.00	\$572.00	\$4,173.00	dwelling unit
Apartment	\$179.00	\$471.00	\$1,469.00	\$440.00	\$468.00	\$3,027.00	dwelling unit
Commercial	\$6.68	\$2.35	\$7.35	\$4.81	-	\$21.19	m ² GFA
Industrial	\$1.88	\$1.31	\$4.08	\$5.61	-	\$12.89	m ² GFA
Institutional	\$10.83	\$2.88	\$8.98	\$6.32	-	\$29.00	m ² GFA

Table 3: DCC Rates in force January 1, 2024 to December 31, 2024

	Transportation	Water	Sewer	Drainage	Parks Acquisition and Development	Total Development Cost Charge	
Single Detached Dwelling	\$587.00	\$989.00	\$3,084.00	\$1,619.00	\$982.00	\$7,261.00	parcel or dwelling unit
Attached Dwelling	\$361.00	\$708.00	\$2,210.00	\$1,152.00	\$704.00	\$5,135.00	dwelling unit
Apartment	\$221.00	\$580.00	\$1,808.00	\$541.00	\$576.00	\$3,726.00	dwelling unit
Commercial	\$8.23	\$2.90	\$9.04	\$5.92	\$0.00	\$26.09	m ² GFA
Industrial	\$2.32	\$1.61	\$5.02	\$6.91	\$0.00	\$15.86	m ² GFA
Institutional	\$13.33	\$3.54	\$11.05	\$7.77	\$0.00	\$35.69	m ² GFA

Table 4: DCC Rates in force from January 1, 2025 to December 31, 2025

	Transportation	Water	Sewer	Drainage	Parks Acquisition and Development	Total Development Cost Charge	
Single Detached Dwelling	\$698.00	\$1,174.00	\$3,662.00	\$1,923.00	\$1,167.00	\$8,624.00	parcel or dwelling unit
Attached Dwelling	\$428.00	\$841.00	\$2,624.00	\$1,367.00	\$836.00	\$6,096.00	dwelling unit
Apartment	\$262.00	\$688.00	\$2,147.00	\$643.00	\$684.00	\$4,424.00	dwelling unit
Commercial	\$9.77	\$3.44	\$10.74	\$7.03	-	\$30.98	m ² GFA
Industrial	\$2.75	\$1.91	\$5.96	\$8.20	-	\$18.83	m ² GFA
Institutional	\$15.82	\$4.21	\$13.12	\$9.23	-	\$42.38	m ² GFA

Table 5: DCC Rates in force from January 1, 2026 onwards

	Transportation	Water	Sewer	Drainage	Parks Acquisition and Development	Total Development Cost Charge	
Single Detached Dwelling	\$727.00	\$1,223.00	\$3,817.00	\$2,004.00	\$1,216.00	\$8,987.00	parcel or dwelling unit
Attached Dwelling	\$446.00	\$877.00	\$2,735.00	\$1,425.00	\$871.00	\$6,354.00	dwelling unit
Apartment	\$273.00	\$717.00	\$2,238.00	\$670.00	\$713.00	\$4,611.00	dwelling unit
Commercial	\$10.18	\$3.59	\$11.19	\$7.33	-	\$32.29	m ² GFA
Industrial	\$2.87	\$1.99	\$6.22	\$8.55	-	\$19.63	m ² GFA
Institutional	\$16.49	\$4.38	\$13.67	\$9.62	-	\$44.16	m ² GFA





Schedule B
Development
Cost Charges

Bylaw No.

_____ - 2021



Legend

-  DCC Applicable Area
-  Municipal Boundary

