

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 3182

*A Bylaw to impose Development Cost Charges for
the acquisition and development of Parkland*

Whereas pursuant to Section 933(2)(b) of the Municipal Act the Municipal Council of The Corporation of the City of Port Coquitlam 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 acquiring parkland;

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 Director of Parks and Recreation 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. This Bylaw may be cited for all purposes as the "Parkland Acquisition and Development Development Cost Charge Bylaw, 1998, No. 3182".*
- 2. Subject to the provisions of Section 3, 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, a development cost charge to acquire and develop parkland as set out in Schedule "A" attached to and forming part of this Bylaw.*

3. a) Section 2 does not apply to developments for which an imposition of a development cost charge is prohibited by Statute.
 - b) Section 2 does not apply to "institutional" developments. "Institutional" developments include the types of uses contained in the definition of "civic uses" in Zoning Bylaw No. 2240, and are described in Schedule "A" attached to and forming part of this Bylaw.
4. The "Parkland Acquisition Development Cost Charge Bylaw, 1990, No. 2521" and any amendments thereto, are hereby repealed.

Read a first time by the Municipal Council this 24th day of August, 1998.

Read a second time by the Municipal Council this 24th day of August, 1998.

Read a third time by the Municipal Council this 24th day of August, 1998.

Third Reading rescinded by the Municipal Council this 8th day of March, 1999.

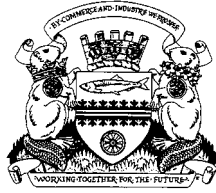
Read a third time as amended by the Municipal Council this 8th day of March, 1999.

Received the approval of the Inspector of Municipalities this 30th day of March, 1999.

Reconsidered, finally passed and adopted by the Municipal Council of The Corporation of the City of Port Coquitlam this 12th day of April, 1999.

L.M. TRABOULAY
Mayor

GREG BEAUMONT
Deputy City Clerk



THE CORPORATION OF THE
CITY OF PORT COQUITLAM

Parkland Acquisition and Development Development Cost Charge Bylaw, 1998, No. 3182

SCHEDULE "A"

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. I 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 low density and high density 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.

AREA 1

| LAND USE | ACQUISITION | DEVELOPMENT | TOTAL |
|--------------------------|-----------------|----------------------|----------------------|
| Low Density Residential | \$2,764.00/unit | \$368.00/unit | \$3,132.00/unit |
| High Density Residential | \$1,578.00/unit | \$210.00/unit | \$1,788.00/unit |
| Commercial | - | \$1.28/sq.m.* | \$1.28/sq.m.* |
| Industrial | - | \$6,334.00/hectare** | \$6,334.00/hectare** |
| | | | |

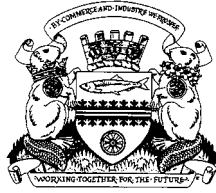
AREA 2 (Riverwood)

| LAND USE | ACQUISITION | DEVELOPMENT | TOTAL |
|--------------------------|-------------|----------------------|----------------------|
| Low Density Residential | 0*** | \$368.00/unit | \$368.00/unit |
| High Density Residential | 0*** | \$210.00/unit | \$210.00/unit |
| Commercial | - | \$1.28/sq.m.* | \$1.28/sq.m.* |
| Industrial | - | \$6,334.00/hectare** | \$6,334.00/hectare** |
| | | | |

* Gross Floor Area of the Building

** Per hectare of parcel area

*** Parkland already provided for at subdivision



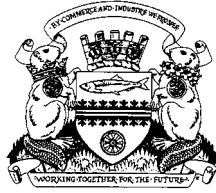
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CITY OF PORT COQUITLAM

Parkland Acquisition and Development Development Cost Charge Bylaw, 1998, No. 3182

SCHEDULE "A" Cont'd...

For the purpose of this Schedule:

- a) **"Low density residential"** means all developments having a density of 44 units/hectare or less.
- b) **"High density residential"** means all developments having a density greater than 44 units/hectare.
- 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) **"Institutional"** developments which are exempt from the Parkland Acquisition and Development Development Cost Charge include those uses providing for government functions and services; includes federal, provincial, and municipal offices, public schools, colleges, public hospitals, community centres, libraries, museums, parks, playground, cemeteries, courts of law, excludes government-owned storage and works yard.
- f) **"Unit"** with respect to subdivision means each self-contained dwelling unit which is potentially authorized to be constructed on the land to be subdivided, and with respect to a Building Permit means each self-contained dwelling unit authorized to be constructed pursuant to the Building Permit.
- g) **"Floor area"** means the sum of the areas of each floor in a building, measured to the outside face of exterior walls.

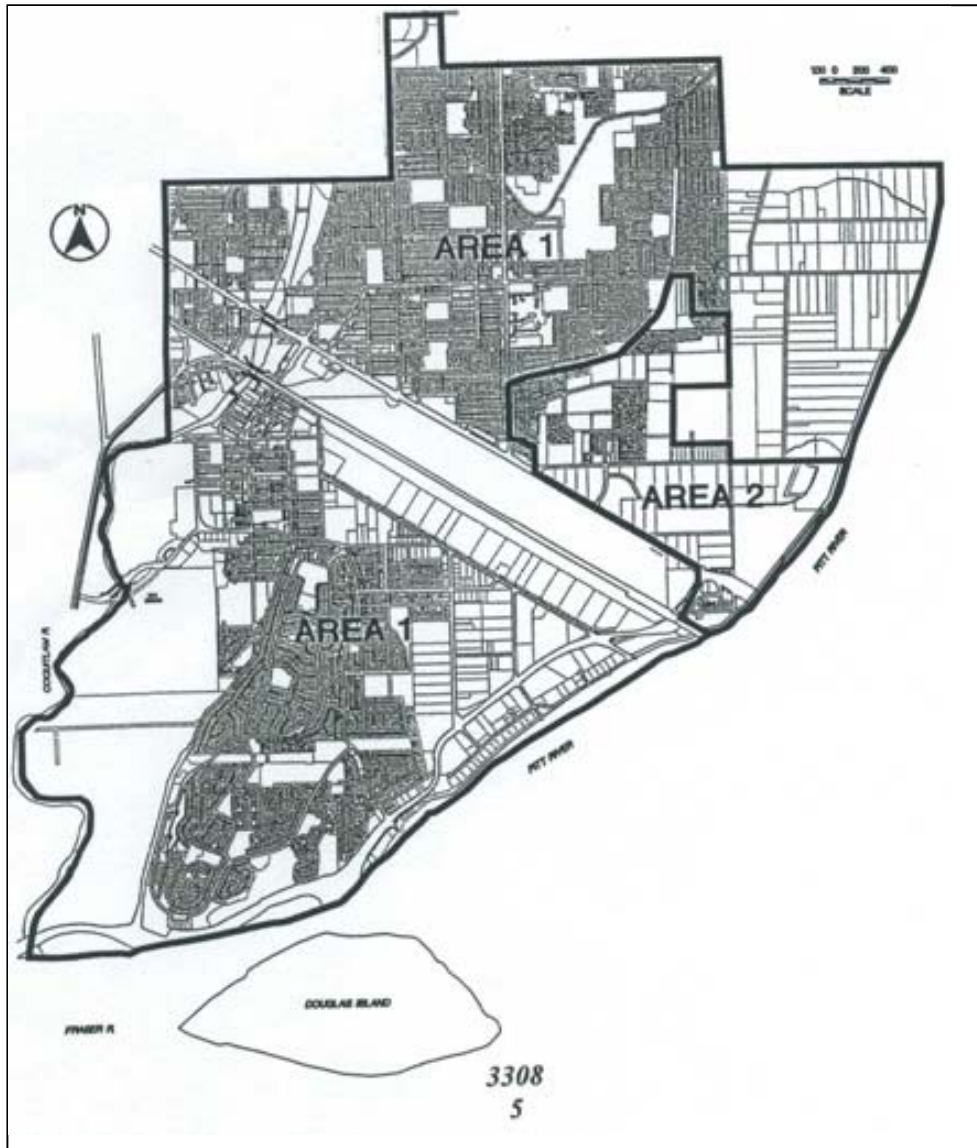


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SCHEDULE "A" Cont'd...

MAP 1



RECORD OF AMENDMENTS

BYLAW NO.

AMENDED SECTION

3308

2 (b)