



## DEVELOPMENT COST CHARGES BYLAW, 2024, NO. 3256

### A Bylaw to impose Development Cost Charges

WHEREAS pursuant to the *Local Government Act*, in particular section 559 thereof, the Council of the City of Langley may, by bylaw, impose development cost charges;

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

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

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

AND WHEREAS in the opinion of the Council of the City of Langley, 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 Langley, in open meeting assembled, enacts as follows:

#### 1. Title

This bylaw shall be cited as "Development Cost Charges Bylaw, 2024, No. 3256".

## 2. Definitions and Interpretation

In this bylaw:

### **Apartment**

means a building divided into two or more *Dwelling Units* in which access to *Dwelling Units* is provided principally by means of interior corridors rather than direct access from the exterior of the building.

### **Building Permit**

means any permit under the City of Langley Building and Plumbing Bylaw, 2003 No. 2498, as amended or replaced from time to time, for the construction, alteration or extension of a building or structure.

### **City**

means the City of Langley.

### **Commercial**

means a building or structure used for a commercial use permitted under the *Zoning Bylaw*.

### **Dwelling Unit**

means a self-contained set of rooms including living, sleeping, cooking and sanitary facilities, used or intended to be used for the residential accommodation of a single household.

### **Gross Floor Area or GFA**

means the total area of all floors of a building measured to the outer surface of the exterior walls, including all stairwells, elevator shafts, storage areas and mechanical rooms and any mezzanine areas.

### **Industrial**

means a building or structure used for an industrial use permitted under the *Zoning Bylaw*.

### **Institutional**

means building or structure used for:

- (i) an institutional use permitted under the *Zoning Bylaw*, or
- (ii) Dwelling Units used for the accommodation of caretakers, staff, students or patients, provided that such units are part of an institutional building under paragraph (i) of this definition and a restrictive covenant is registered in the land title office in favour of the *City* to require that the units remain used only for the applicable purpose.

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**Lot**

has the same meaning as under the *Community Charter* and includes a strata lot.

**Secondary Suite**

means a *Dwelling Unit* which is accessory to a *Single Family* use.

**Single Family**

means a building containing a single *Dwelling Unit* with or without a *Secondary Suite*.

**Subdivision**

means a subdivision as defined the *Land Title Act* and a subdivision under the *Strata Property Act*.

**Townhouse**

means a building divided into two or more *Dwelling Units* where each *Dwelling Unit* has an independent entrance to the exterior and each *Dwelling Unit* is attached to another *Dwelling Unit*.

**Zoning Bylaw**

means the City of Langley Zoning Bylaw, 1996, No. 2100, as amended or replaced from time to time.

**3. Development Cost Charges**

3.1 Every person who obtains:

- 3.1.1 approval of a *Subdivision* that will create at least one additional *Lot* on which the *Zoning Bylaw* permits the construction of a *Single Family Dwelling Unit*; or
- 3.1.2 a *Building Permit* authorizing the construction, alteration or extension of a building or structure, including a building containing fewer than four *Dwelling Units*;

shall pay to the *City* before *Building Permit* issuance or *Subdivision* approval a development cost charge calculated in accordance with Schedule A, attached to and forming part of this bylaw.

**4. Exemptions**

4.1 A development cost charge is not payable under this bylaw:

- 4.1.1. in relation to a development authorized by a *Building Permit*, if 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*;

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- 4.1.2. in relation to the construction, alteration or extension of *Dwelling Units* in a building, if the area of each *Dwelling Unit* is no larger than 29 m<sup>2</sup> and each *Dwelling Unit* is to be put to no use other than residential use; or
  - 4.1.3. in relation to a development authorized by a *Building Permit*, if the value of the work authorized by the permit does not exceed \$50,000.

## **5. Calculation Guidance**

- 5.1 Where the use of a building is not specified in this bylaw, the development cost charge for the construction, alteration or extension of that building will be calculated based on the most similar use specified in this bylaw.
- 5.2 Where the construction, alteration or extension is of a building or structure containing more than one use, the development cost charge will be calculated separately for each use and the total payable will be the sum of those separate calculations.

## **6. Severability**

- 6.1 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

## **7. Repeal**

- 7.1. Development Cost Charges Bylaw, 2010, No. 2845 is repealed.

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READ A FIRST, SECOND AND THIRD TIME this        day of        ,        .

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this        day of        ,        .

ADOPTED this        day of        ,        .

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*MAYOR*

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*CORPORATE OFFICER*

## Schedule A

<i>Land Use</i>	<i>Unit</i>	<i>Transportation</i>	<i>Water</i>	<i>Drainage</i>	<i>Sanitary Sewer</i>	<i>Parks</i>	<i>TOTAL</i>
<b>Single Family</b>	Per Lot	\$16,369	\$2,756	\$4,993	\$1,564	\$19,881	<b>\$45,563</b>
<b>Townhouse</b>	Per Dwelling Unit	\$12,099	\$2,037	\$2,696	\$1,156	\$14,695	<b>\$32,683</b>
<b>Apartment</b>	Per Dwelling Unit	\$7,907	\$1,331	\$1,648	\$756	\$9,604	<b>\$21,246</b>
<b>Commercial</b>	Per ft <sup>2</sup> Gross Floor Area	\$5.24	\$0.88	\$1.48	\$0.50	\$6.36	<b>\$14.46</b>
<b>Industrial</b>	Per ft <sup>2</sup> Gross Floor Area	\$1.75	\$0.29	\$1.48	\$0.17	\$2.12	<b>\$5.81</b>
<b>Institutional</b>	Per ft <sup>2</sup> Gross Floor Area	\$5.24	\$0.88	\$1.48	\$0.50	\$6.36	<b>\$14.46</b>