

TOWN OF CRESTON

BYLAW NO. 898

A By-law to impose Development Cost Charges.

WHEREAS pursuant to Section 719 of the Municipal Act the Council may, by by-law, impose development cost charges under the terms and conditions of that Section;

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality in paying the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and public open space or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS no development cost charge shall be required to be paid:

- (a) if a development cost charge has previously been paid with respect to the same development, unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the municipality, or
- (b) where the subdivision or development does not impose new capital cost burdens on the municipality;

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

- (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;
- (d) are not duplications of requirements imposed by the municipality pursuant to land use contracts, development permits or the provisions of a subdivision control by-law;

NOW THEREFORE the Council of the Town of Creston, in open meeting assembled, enacts as follows:

1. Every person who obtains

- (a) approval of a subdivision of a parcel of land under the land titles legislation or the Condominium Act;
- (b) a building permit authorizing the construction or alteration of buildings or structures for a purpose other than the construction of three or less self-contained dwelling units;
- (c) a building permit authorizing the construction, alteration or extension of a building or structure other than a building or portion of it used for residential purposes where the value of the work exceeds \$25,000.;
- (d) paragraphs (b) and (c) do not apply where a building permit authorizes construction, alteration or extension of a building or part of it that is or will after construction, alteration or extension be exempt from taxes under Section 398(h) of the Municipal Act, R.S.B.C. 1979, Chapter 290 as amended;

shall pay, prior to the approval of the subdivision or the issuance of the building permit, as the case may be, to the municipality the applicable Development Cost Charges as set out in Schedules "A" and "B" attached hereto.

2. This By-Law may be cited for all intents and purposes as "Development Cost Charge By-Law No. 898, 1981".

READ A FIRST time this 26th day of October, 1981.

READ A SECOND time this 26th day of October, 1981

READ A THIRD TIME this 26th day of October, 1981.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES this 24th day of November, 1981.

RECONSIDERED AND ADOPTED THIS 7th day of December 1981.

Elidio Salvador
Mayor

B. Olszamowski
Clerk

The following Development Cost Charges shall be paid for the purpose of assisting the Municipality in paying the capital cost of providing, altering or expanding water facilities in the area shown outlined in red on Schedule "A".

SECTION A

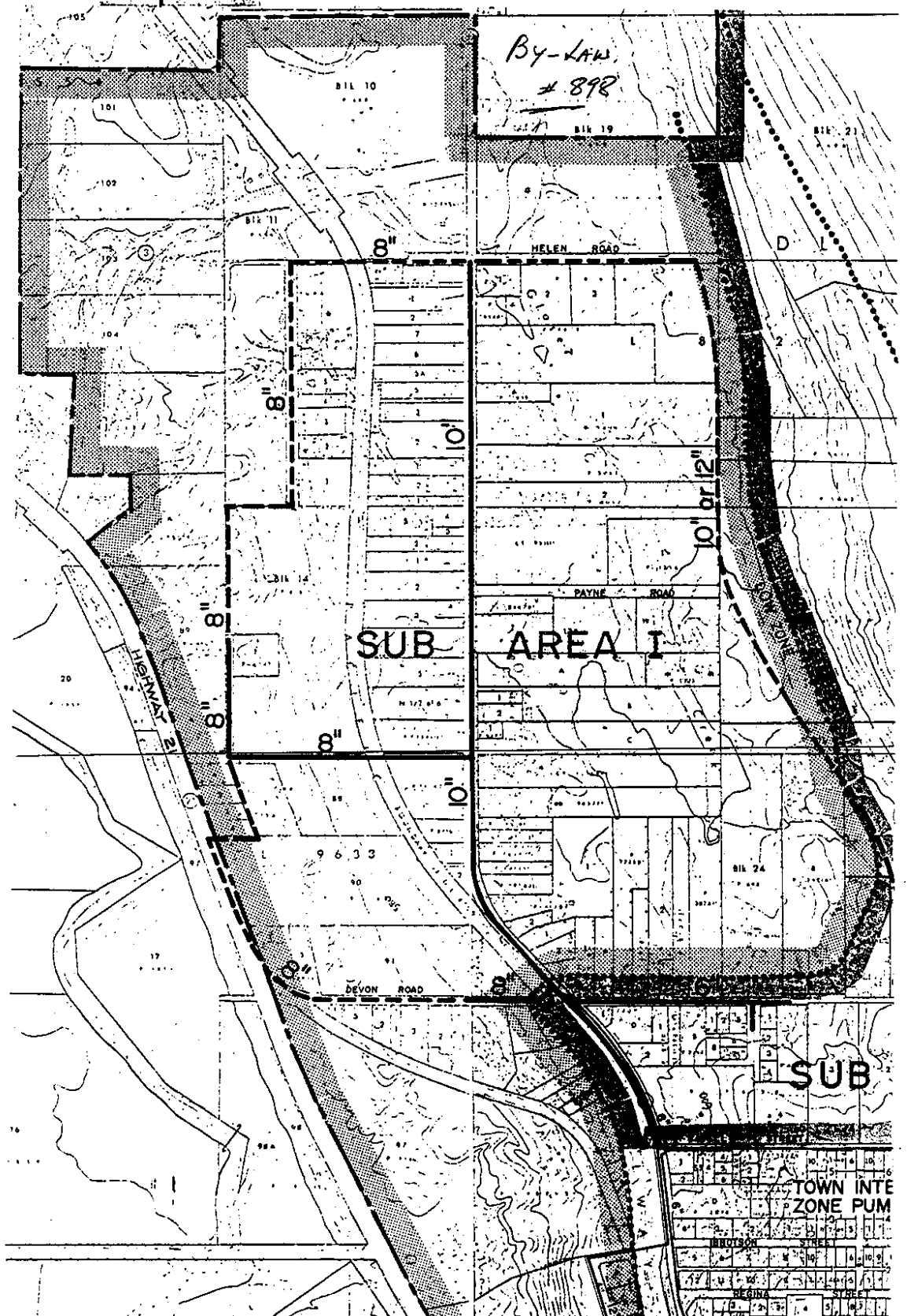
For each new lot or unit, as the case may be, created by the proposed subdivision or construction in Sub-Area I:

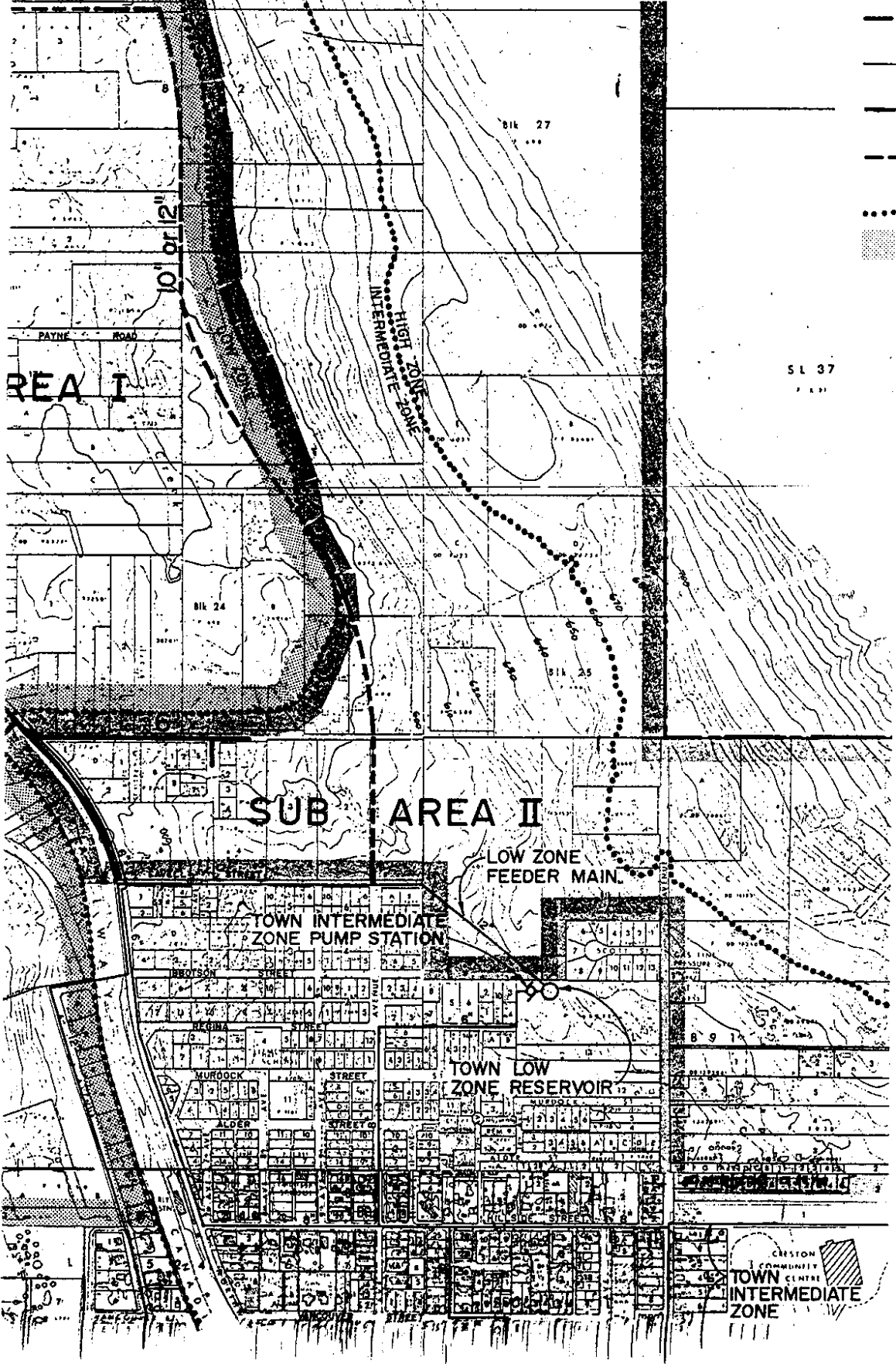
Phase 1

Commercial \$99.00

Residential \$99.00

Water Facilities





SL 37

AREA I

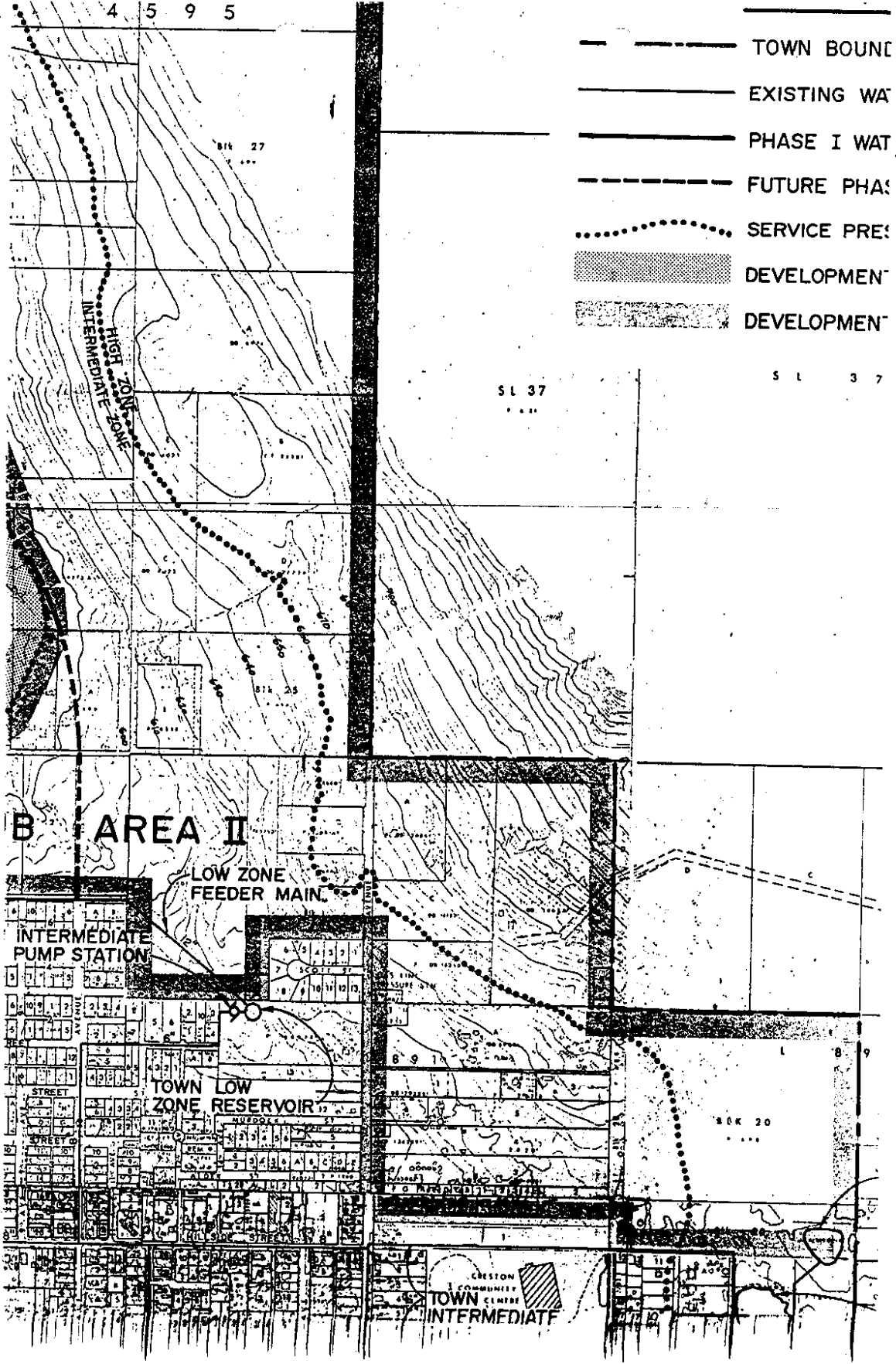
SUB AREA II

LOW ZONE FEEDER MAIN

TOWN INTERMEDIATE ZONE PUMP STATION

TOWN LOW ZONE RESERVOIR

CRESTON COMMUNITY TOWN CENTRE INTERMEDIATE ZONE



- TOWN BOUND
- EXISTING WA
- PHASE I WAT
- FUTURE PHAS
- SERVICE PRES
- ▨ DEVELOPMEN
- ▨ DEVELOPMEN

B AREA II

LOW ZONE FEEDER MAIN

INTERMEDIATE PUMP STATION

TOWN LOW ZONE RESERVOIR

CRESTON COMMUNITY TOWN CENTRE INTERMEDIATE

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Bk 20

