

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW 2020 NO. 5555

**A Bylaw to Impose Development Cost Charges for Road, Drainage,
Sewage, Water and Park Projects**

EXPLANATORY NOTE

Bylaw 2020 No. 5555 repeals the Langley Development Cost Charges Bylaw 2012 No. 4963 and amendments thereto and establishes a new Development Cost Charges Bylaw.

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The Municipal Council of the Corporation of the Township of Langley, in Open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited for all purposes as “Langley Development Cost Charges Bylaw 2020 No. 5555”. As a short title, it may be known as “DCC Bylaw No. 5555”.

Definitions

2. For the purposes of this Bylaw:

Area of Development

means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the General Manager of Engineering for the Township of Langley, or their designate.

Commercial 1

means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 2

means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres, This

includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 3

means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Development Cost Charges means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.

Gross Floor Area

means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.

Industrial

means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.

Institutional

means:

- (a) all developments zoned for institutional use under the Zoning Bylaw; or
- (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.

Residential 1

means residential developments having a density of 15 or less dwelling units (du) per hectare.

Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.
Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
Zoning Bylaw	means the Township of Langley Zoning Bylaw, 1987 No. 2500, as amended or replaced.

Schedules and Notes

3. Schedules "A", "B" and "C" are attached hereto and form a part of this Bylaw.
4. The notes found at the bottom of Schedules "A", "B" and "C" form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:
 - a. approval of a subdivision, or
 - b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:
 - i. the value of the work authorized by the permit does not exceed \$50,000; or
 - ii. the building or structure 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,

must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules "A", "B", and "C" of this Bylaw.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.
7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.
8. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing lot forming part of the subdivision at the time of the subdivision or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.
9. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.
10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:
 - a) the amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley’s DCC program, as amended or replaced;
 - b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the particular class of service; or
 - c) the estimated amount for providing the service, as determined by the developer’s qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

11. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

12. In this Bylaw, words importing the singular number include the plural number, and vice versa.
13. Langley Development Cost Charge Bylaw 2012 No. 4963 and amendments thereto are hereby repealed.

READ A FIRST TIME the	27	day of	January	, 2020.
READ A SECOND TIME the	27	day of	January	, 2020.
READ A THIRD TIME the	27	day of	January	, 2020.
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	23	day of	March	, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

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Schedule “A”

**RESIDENTIAL
DEVELOPMENT COST CHARGES**

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition	Park Development	Total
Residential 1	du	\$16,628.00	\$7,081.00	\$665.00	\$2,094.00	\$15,596.00	\$5,302.00	\$47,366.00
Residential 2	du	\$16,213.00	\$2,853.00	\$565.00	\$1,777.00	\$13,233.00	\$4,499.00	\$39,140.00
Residential 3	du	\$14,134.00	\$1,957.00	\$444.00	\$1,396.00	\$10,398.00	\$3,535.00	\$31,864.00
Residential 4	du	\$12,471.00	\$1,246.00	\$343.00	\$1,079.00	\$8,034.00	\$2,732.00	\$25,905.00

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed use developments, other than Institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

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Schedule B

**COMMERCIAL AND INSTITUTIONAL
DEVELOPMENT COST CHARGES**

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m ²	\$83.14	\$2.30	\$7,.23	\$92.67	\$17.35
Commercial 2	m ²	\$64,85	\$2.30	\$7.23	\$74.38	\$17.35
Commercial 3	m ²	\$29.93	\$1.71	\$5.39	\$37,03	\$0.00
Institutional	m ²	\$39.91	\$2.30	\$7.23	\$49.44	\$15.44

NOTE:

- The residential component of mixed use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and Institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Areas greater than 3,700 m², shall have the road component of the Commercial 1 rates applied to the first 3,700 m² and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m².

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Schedule “C”

INDUSTRIAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m ²	\$12.89	\$16.41	\$0.91	\$2.86	\$33.07

NOTE:

- The residential component of mixed use developments, other than Institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.