



THE CORPORATION OF THE VILLAGE OF FRUITVALE

BY-LAW NO. 534

A by-law to impose development cost charges for water, sewer, drainage and roads

WHEREAS Council may by by-law impose development cost charges;

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 water, sewage, drainage and highway facilities and for acquiring public open space or for any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

AND WHEREAS in fixing the development cost charges imposed by this by-law Council has taken into consideration future land use patterns and development, the phasing of works and services and determined that the charges:

- (a) are not excessive in relation to the capital cost of prevailing standards of services in the community;
- (b) will not deter development;
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

AND WHEREAS a development cost charge is not payable where:

- (a) the development does not impose new capital cost burdens on the Village; or
- (b) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed;

NOW THEREFORE the Council of the Village of Fruitvale, in open meeting assembled, enacts as follows:

CITATION

1. This by-law may be cited as "Development Cost Charges By-law No. 534, 1994".

DEFINITIONS

2. In this by-law:
 - (a) "DWELLING UNIT" means a self-contained suite of rooms which provides accommodation for not more than one family and which suite of rooms does not contain more than one set of cooking facilities.
 - (b) for purposes of water and sewer development cost charges:
 - (i) "UNIT" for residential purposes means a dwelling unit;
 - (ii) "UNIT" for all purposes other than residential means 5,000 square feet, or portion thereof, of gross building floor area.

(c) for purposes of drainage and road development cost charges:

(i) "SINGLE FAMILY DWELLING" means any detached building consisting of one dwelling unit.

(ii) "MULTIPLE FAMILY DWELLING" means any building or structure which includes more than one dwelling unit.

DEVELOPMENT COST CHARGE

3. Every person who obtains:

(a) approval for subdivision under the Land Title Act or the Condominium Act, or

(b) a building permit,

shall pay to the Village at the time of approval of the subdivision or upon the issue of the building permit, as the case may be, the applicable development cost charges as set out in Schedule "A" attached to and forming a part of this by-law.

READ A FIRST TIME this 8th day of April, 1994.

READ A SECOND TIME this 8th day of April, 1994.

READ A THIRD TIME this 15th day of August, 1994.

CERTIFIED A TRUE COPY of By-law No. 534 entitled "Development Cost Charge By-law No. 534, 1994" at third reading.

Dated this 16th day of August, 1994.

Clerk

APPROVED by Inspector of Municipalities this 7th day of September, 1994.

RECONSIDERED , FINALLY PASSED AND ADOPTED this 19th day of September, 1994.

Mayor

Clerk

CERTIFIED A TRUE COPY of By-law No. 534 entitled "Development Cost Charge By-law No. 534, 1994".

DATED this 28th day of September, 1994.

Clerk

THE CORPORATION OF THE VILLAGE OF FRUITVALE

BY-LAW NO. 534

SCHEDULE A

DEVELOPMENT COST CHARGES

WATER	On Issuance of Building Permit	On Approval of Subdivision
Residential uses	\$300.00 per unit	\$300.00 per lot
Commercial, industrial and all uses other than residential	\$300.00 per unit	\$300.00 per lot
SEWER	On Issuance of Building Permit	On Approval of Subdivision
Residential uses	\$700.00 per unit	\$700.00 per lot
Commercial, industrial and all uses other than residential	\$700.00 per unit	\$700.00 per lot
DRAINAGE	On Issuance of Building Permit	On Approval of Subdivision
Residential uses	\$200.00 per unit	\$200.00 per lot
Commercial, industrial and all uses other than residential	\$200.00 per unit	\$200.00 per lot
ROADS	On Issuance of Building Permit	On Approval of Subdivision
Residential uses	\$300.00 per unit	\$300.00 per lot
Commercial, industrial and all uses other than residential	\$300.00 per unit	\$300.00 per lot