

TOWN OF GOLDEN

**BYLAW NUMBER 1066**

**Being a Bylaw of the Town of Golden  
to impose "Development Cost Charges"**

**WHEREAS** pursuant to the Local Government Act, RS Chap. 323, the Council may, by bylaw, impose development cost charges;

**AND WHEREAS** the development cost charges may be imposed for the sole purpose of providing funds for the municipality to pay the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and for acquiring park land or any of them in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

**AND WHEREAS** the Council has, in setting the development cost charges in this bylaw, considered future land use patterns and development, the phasing of works and services, the provision of park land described in an official community plan and has determined that the charges:

- (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; or
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality;

**AND WHEREAS** in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

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

1. This bylaw may be cited as "Town of Golden Development Cost Charge Bylaw No. 1066, 2001".

2. (a) In this bylaw:

**"commercial accommodation"** means hotel or motel as defined in the Town of Golden Zoning Bylaw #911, 1993.

**"eating establishment"** means restaurant as defined in the Town of Golden Zoning Bylaw #911, 1993

**"gross floor area"** means the sum of the areas of each storey in each building on a parcel measured between the exterior walls of such buildings.

**"multiple family residential"** means a residential development of four or more dwelling units on the same parcel, whether or not the dwelling units are detached buildings, grouped in clusters or combined in one building.

**"residential"** means the use of a building for human occupation but does not include the use of a building intended for the accommodation of transient persons.

**"single family residential"** means the use of a single detached dwelling unit as a residence for one family.

(b) In this Bylaw the following terms have the same respective meaning as in the Zoning Bylaw of the Town of Golden:

- ↔ "Commercial"
- ↔ "Dwelling unit"
- ↔ "Fuel Station"
- ↔ "Hotel"
- ↔ "Motel"
- ↔ "Parcel"
- ↔ "Restaurant"
- ↔ "Single family dwelling"

3. Every person who obtains:

- (a) approval of a subdivision, or
- (b) the building permit authorizing the construction, alteration or extension of a building or structure

shall pay to the Municipality at the time of the approval of the subdivision or the issue of the building permit, as the case may be, the applicable development cost charges as set out in Schedule "A" and Schedule "B" in accordance with the areas specified in Schedule "C", Schedule "D", and Schedule "E" as attached hereto and forming an integral part of the Bylaw.

4. No development cost charge is payable where:

- (a) the building 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 339 (1)(g) of the Local Government Act,
- (b) the building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension,
  - (i) contain less than four self-contained dwelling units, and
  - (ii) be put to no other use other than the residential use in those dwelling units, or
  - (iii) the value of the work authorized by permit does not exceed \$50,000, or any other amount the Minister may, by regulation, prescribe.
- (c) the development does not impose new capital cost burdens on the Municipality, or
- (d) 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 on the Municipality.

5. Where an owner has, with the approval of the Municipality, provided or paid the cost of providing specific works and services outside the boundaries of land being subdivided or developed, that are included in the calculations used to determine the amount of a Development Cost Charge, the cost of the works and services, as the case may be, shall be deducted from those classes of Development Cost Charges which are applicable to the works and services.

6. Where a charge is based on square metres (m<sup>2</sup>), the charge shall apply to the gross floor area of the subject building.

7. Development Cost Charge Bylaw Number 684 is hereby repealed.

READ A FIRST TIME, this 6th day of February, 2001.

READ A SECOND TIME, this 20th day of February, 2001.

READ A THIRD TIME, this 20th day of February, 2001.

RECEIVED APPROVAL FROM THE INSPECTOR OF MUNICIPALITIES,

19th day of March, 2001


ADOPTED, this 3rd day of April, 2001.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Certified to be a true and correct copy of Bylaw 1066,  
cited as "Town of Golden Development Cost Charge  
Bylaw Number 1066, 2001".

Dated this 22 day of February, 2001.

  
\_\_\_\_\_  
Clerk  
Greg Switek  
Administrator/Treasurer  
Deputy Clerk

TOWN OF GOLDEN

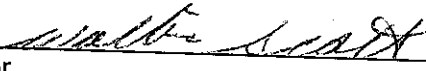
SCHEDULE "A"


DEVELOPMENT COST CHARGE BYLAW NUMBER 1066, 2001

Development Cost Charges for Water Applicable to Development Within the Municipality

| Land Use                                 | Southeast Bench DCC Sector | Northeast Bench DCC Sector                     | Entire Town DCC Sector                         |
|--|----------------------------|--|--|
| Single Family Residential                | \$                         | \$2,108 per dwelling unit                      | \$675 per dwelling unit                        |
| Multiple Family Residential              | \$                         | \$1,476 per dwelling unit                      | \$473 per dwelling unit                        |
| Mobile Home                              | \$                         | \$1,476 per dwelling unit                      | \$473 per dwelling unit                        |
| Commercial (General)                     | \$                         | \$21.08 per m <sup>2</sup> of gross floor area | \$6.75 per m <sup>2</sup> of gross floor area  |
| Commercial (Restaurant and Fuel Station) | \$                         | \$42.16 per m <sup>2</sup> of gross floor area | \$13.50 per m <sup>2</sup> of gross floor area |
| Commercial Accommodation                 | \$                         | \$696 per hotel/motel room                     | \$223 per hotel/motel room                     |

This is Schedule A of the Town of Golden  
Development Cost Charge Bylaw No. 1066, 2001

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk  
Greg Switky  
Administrator / Treasurer  
Deputy Clerk

TOWN OF GOLDEN

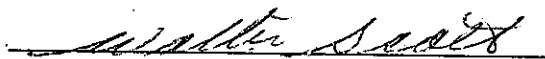
SCHEDULE "B"

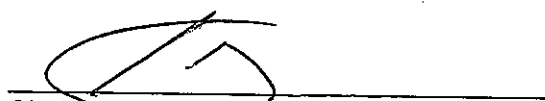
DEVELOPMENT COST CHARGE BYLAW #1066

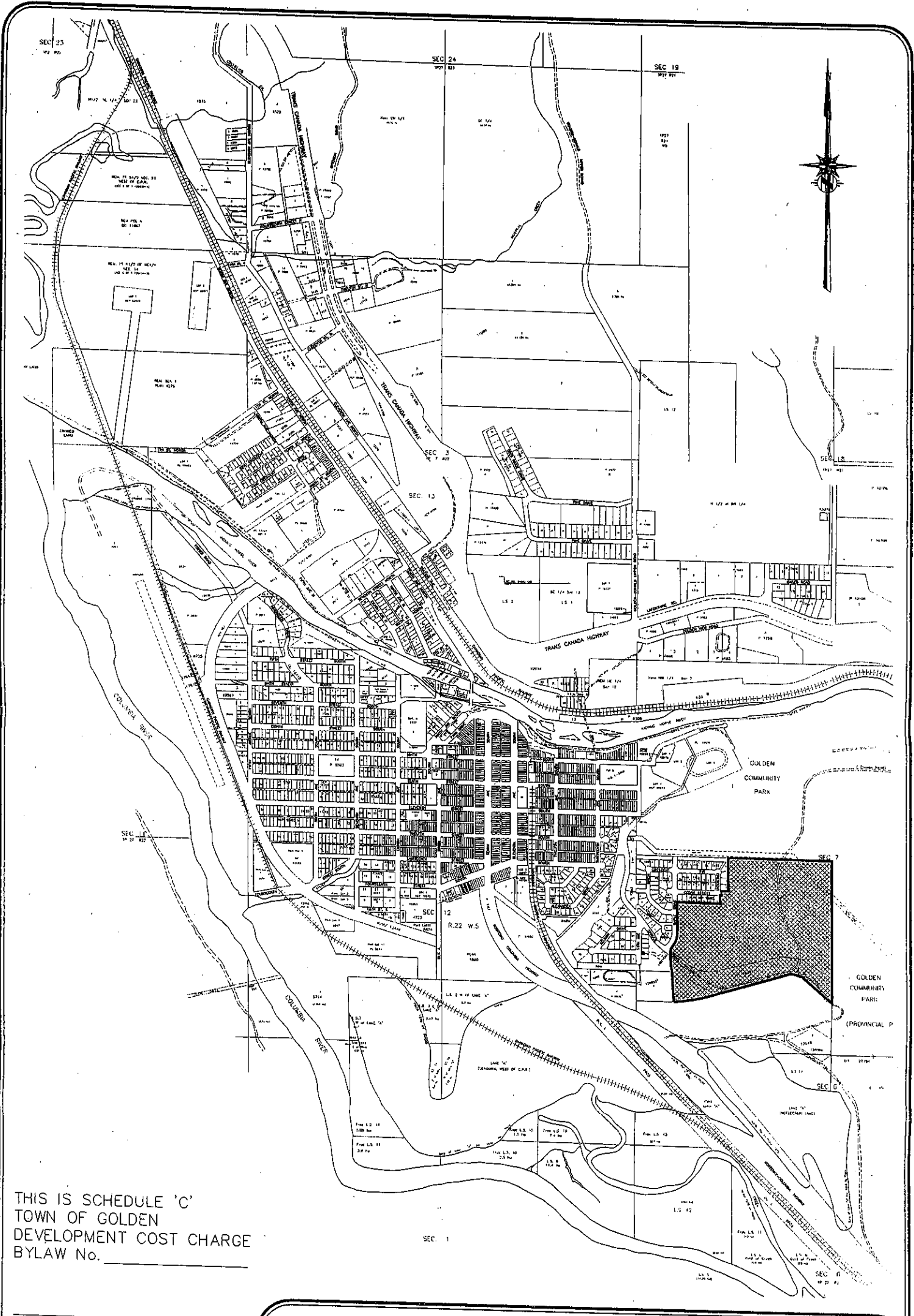
Development Cost Charges for Sewer Applicable to Development Within the Municipality

| Land Use                                 | Southeast Bench DCC Sector                     | Northeast Bench DCC Sector                    | Entire Town DCC Sector                         |
|--|--|---|--|
| Single Family Residential                | \$810 per dwelling unit                        | \$184 per dwelling unit                       | \$1,290 per dwelling unit                      |
| Multiple Family Residential              | \$567 per dwelling unit                        | \$129 per dwelling unit                       | \$903 per dwelling unit                        |
| Mobile Home                              | \$567 per dwelling unit                        | \$129 per dwelling unit                       | \$903 per dwelling unit                        |
| Commercial (General)                     | \$8.10 per m <sup>2</sup> of gross floor area  | \$1.84 per m <sup>2</sup> of gross floor area | \$12.90 per m <sup>2</sup> of gross floor area |
| Commercial (Restaurant and Fuel Station) | \$16.20 per m <sup>2</sup> of gross floor area | \$3.68 per m <sup>2</sup> of gross floor area | \$25.80 per m <sup>2</sup> of gross floor area |
| Commercial Accommodation                 | \$267 per hotel/motel room                     | \$61 per hotel/motel room                     | \$426 per hotel/motel room                     |

This is Schedule B of the Town of Golden  
Development Cost Charge Bylaw No. 1066, 2001

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk  
Greg Switky  
Administrator/Treasurer  
Deputy Clerk



THIS IS SCHEDULE 'C'  
 TOWN OF GOLDEN  
 DEVELOPMENT COST CHARGE  
 BYLAW No. \_\_\_\_\_

MAYOR \_\_\_\_\_  
 CLERK \_\_\_\_\_



TOWN OF GOLDEN

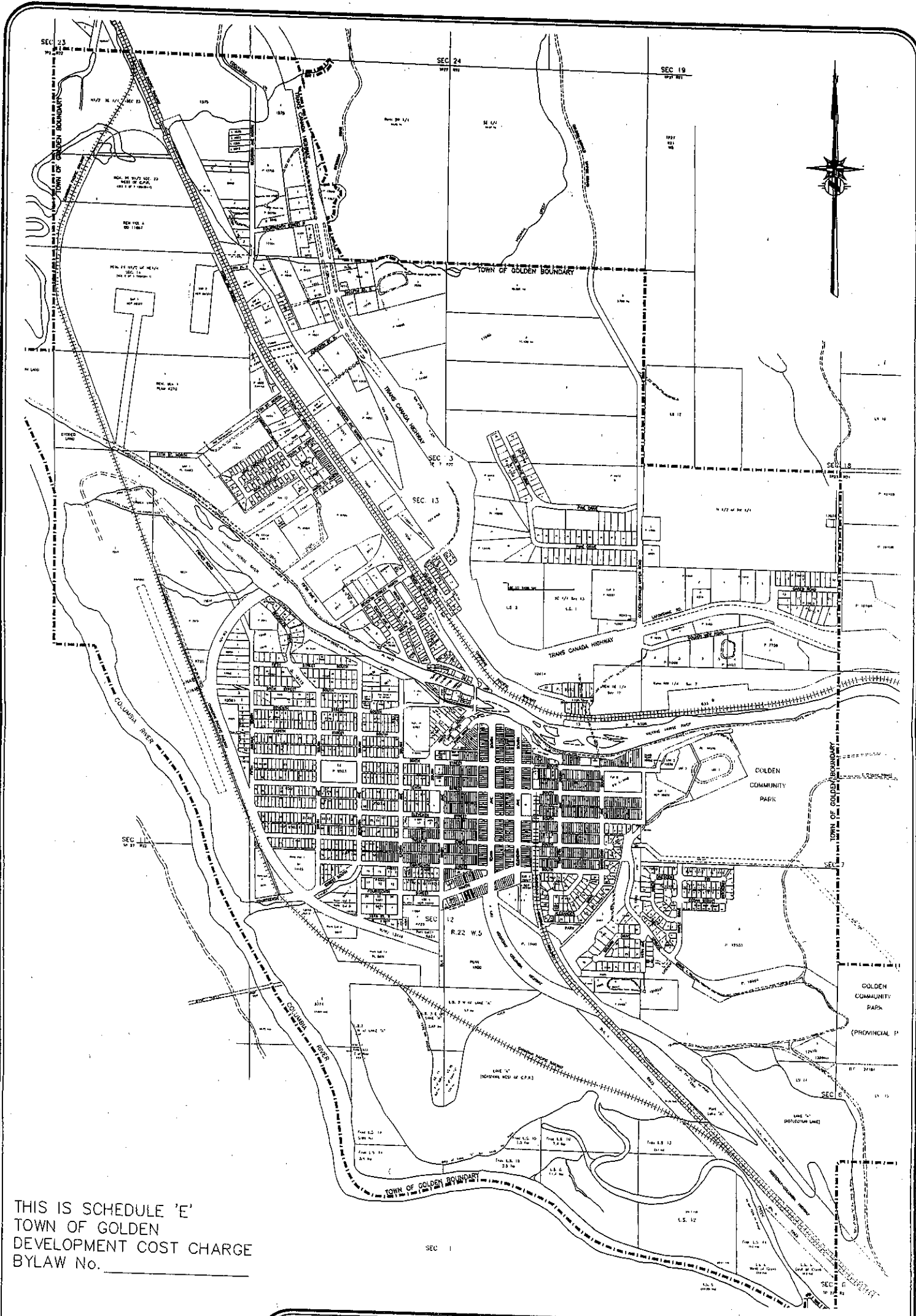
TOWN OF GOLDEN  
 DEVELOPMENT COST CHARGE BYLAW No. \_\_\_\_\_

URBANSYSTEMS

SCHEDULE 'C'


SOUTHEAST BENCH  
 DCC SECTOR

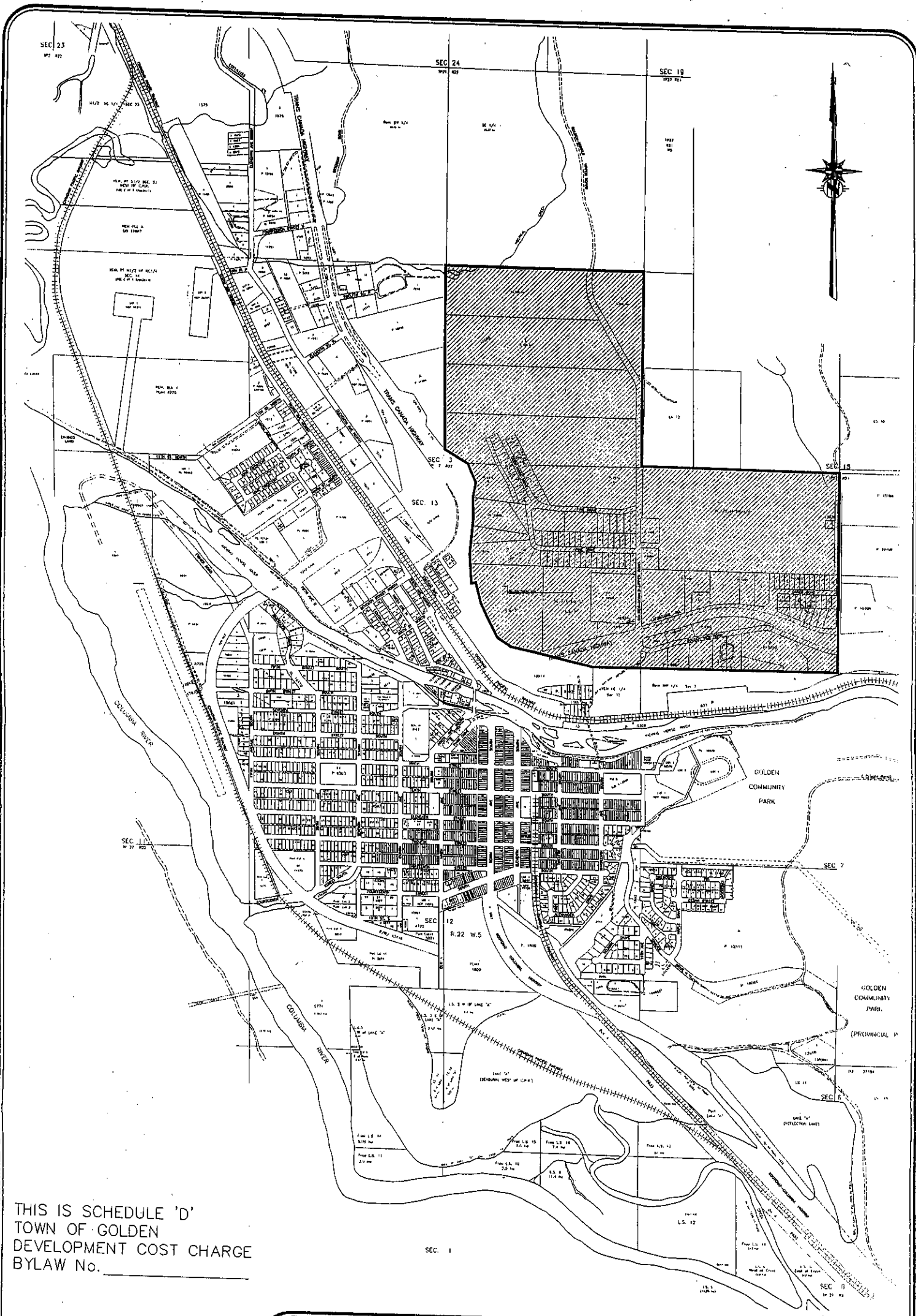
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 JOB # 4010402.1  
 DATE: AUGUST 2000



THIS IS SCHEDULE 'E'  
TOWN OF GOLDEN  
DEVELOPMENT COST CHARGE  
BYLAW No. \_\_\_\_\_

MAYOR \_\_\_\_\_  
CLERK \_\_\_\_\_

|   |                       |  |   |
|---|-----------------------|--|---|
|  | <b>TOWN OF GOLDEN</b> | <b>TOWN OF GOLDEN</b><br>DEVELOPMENT COST CHARGE BYLAW No. _____ |   |
|   |                       | URBAN SYSTEMS  | SCHEDULE 'E'  |
|   |                       | ENTIRE TOWN<br>DCC SECTOR  | SCALE 1:15,000<br>JOB # 404028.1<br>DATE: AUGUST 2000 |



THIS IS SCHEDULE 'D'  
TOWN OF GOLDEN  
DEVELOPMENT COST CHARGE  
BYLAW No. \_\_\_\_\_

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



TOWN OF GOLDEN

TOWN OF GOLDEN  
DEVELOPMENT COST CHARGE BYLAW No. \_\_\_\_\_

URBANSYSTEMS

SCHEDULE 'D'

NORTHEAST BENCH  
DCC SECTOR

SCALE 1:10,000  
JOB# 401008.1  
DATE: AUGUST 2000