

DISTRICT OF SOOKE

BYLAW NO. 202

A bylaw to impose development cost charges.

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as *Development Cost Charge Imposition Bylaw, 2004*.

2. In this Bylaw:

“**Apartment Residential**” means the use of land for a building or structure that consists of or will consist of at least two floors containing four or more dwelling units, other than dwelling units that are townhouse residential;

“**Commercial**” means any commercial land use permitted by the Zoning Bylaw;

“**Dwelling Unit**” or “**Unit**” means a room or a suite of rooms used or intended to be used as a self-contained private residence for one household that may contain eating, living, sleeping and sanitary facilities;

“**Gross Floor Area**” means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles and storage of bicycles;

“**Single Family Residential**” means the use of land for a building or structure containing up to three dwelling units;

“**Townhouse Residential**” means the use of land for a building or structure containing four or more dwelling units each having a principal entrance that provides direct outdoor access at or from ground level;

“**Zoning Bylaw**” means a bylaw adopted under s.903 of the *Local Government Act*.

3. Every person who obtains approval of subdivision under the *Land Title Act* or the *Strata Property Act* of land designated in the Zoning Bylaw for single family residential development must pay to the District the following development cost charges:

- (a) the applicable wastewater development cost charge set out in Schedule A to this bylaw if any part of the land being subdivided is within the area of the District of Sooke shown in Schedule A; and
 - (b) the applicable road development cost charge set out in Schedule B to this bylaw.
4. Every person who obtains a building permit authorizing the construction, alteration or extension of a building or structure for a use other than a single family residential use must pay to the District the following development cost charges:
- (a) the applicable wastewater development cost charge set out in Schedule A to this bylaw if any part of the land being built upon is within the area of the District of Sooke shown in Schedule A; and
 - (b) the applicable road development cost charge set out in Schedule B to this bylaw.

Introduced and read a first time the 13th day of December 2004.

Amended the 10th day of January, 2005

Read a second time as amended the 10th day of January, 2005.

Read a third time the 13th day of June, 2005.

Approved by the Inspector of Municipalities the 8th day of July 2005.

Adopted on the 11th day of July 2005.

Janet Evans
Mayor

Peter Jmaeff
Chief Administrative Officer

SCHEDULE A

Wastewater

LAND USE CATEGORY	DEVELOPMENT COST CHARGE
Single Family Residential	\$4,317.22 per parcel
Townhouse Residential	\$2,878.15 per Unit
Apartment Residential	\$1,918.76 per Unit
Commercial	\$20.79 per Square Metre of Gross Floor Area



SCHEDULE B

Roads

LAND USE CATEGORY	DEVELOPMENT COST CHARGE
Single Family Residential	\$3,172.79 per parcel
Townhouse Residential	\$2,052.98 per Unit
Apartment Residential	\$1,928.56 per Unit
Commercial	\$43.55 per Square Metre of Gross Floor Area