



THE DISTRICT OF NORTH VANCOUVER

GENERAL LOCAL IMPROVEMENT COST-SHARING BYLAW

BYLAW 3711

Effective Date – May 28, 1968

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw 3711

Date of Adoption

May 28, 1968

Amending Bylaw

Bylaw 3800

Bylaw 3810

Bylaw 3821

Bylaw 4037

Bylaw 4066

Bylaw 4894

Bylaw 4986

Bylaw 5617

Bylaw 7091

Bylaw 7146

Bylaw 7475

Bylaw 7678

Bylaw 7919

Date of Adoption

December 23, 1968

February 10, 1969

March 10, 1969

September 11, 1970

December 14, 1970

February 14, 1977

September 26, 1977

July 25, 1983

June 21, 1999

February 221, 2000

May 17, 2004

July 16, 2007

February 20, 2012

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (General Local Improvement Cost-Sharing Bylaw – Bylaw 3711). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 3711

A Bylaw to establish the owners portion of the costs of certain classes of local area service works.

The Council for The Corporation of the District of North Vancouver hereby enacts the following:

(7475)

1. The proportion of the costs to be specially charged against the parcels benefiting from or abutting local area service works as the owners' portion, exclusive of any adjustments in the taxable frontage made pursuant to Section 2 hereof, is hereby established as follows:

(4986, 7475)

- (a) where the class of work is the opening and construction of a street with or without underground storm sewers and/or paving -

100%

- (b) where the class of work is the opening and construction of a lane with or without underground storm sewers and/or paving -

100%

- (c) where the class of work is the initial paving of an existing gravelled street -

50% of base work and related preparatory works;
100% of paving surface up to 8 metres width on residential streets;

(3800, 4986)

- (d) where the class of work is the initial paving of an existing gravelled lane -

50% of base work and related preparatory works;
50% of paved surfacing on residential and commercial lanes;

(3800, 4986, 7146)

- (e) where the class of work is the repaving of a street -

50% of base work and related preparatory works;
50% of the cost of paving up to 8 metres width on residential streets;
100% of curbing and driveway adjustments where required;

(3800, 3821, 3986)

- (f) where the class of work is the repaving of a lane -
- 50% of the base work and related preparatory works;
50% of the cost of paving up to 8 metres width on residential streets;
- (3800, 4986)**
- (g) where the class of work is the construction or extension of a new watermain -
- 100% up to and including 200 millimetres diameter pipe in single-family residential zones
and 250 millimetres diameter pipe in multi-family residential, commercial and industrial
zones;
- (4894, 4986)**
- (h) where the class of work is the replacement of a watermain less than 100 millimetres diameter -
- 50% up to and including 200 millimetres diameter pipe in single-family residential zones and
up to 250 millimetres diameter pipe in multi-family residential, commercial and industrial zones;
- (4894, 4986)**
- (i) where the class of work is the replacement of a watermain 100 millimetres or more in diameter -
- NIL
- (4986)**
- (j) where the class of work is the construction of a sidewalk -
- 100%
- (k) where the class of work is the installation of underground wiring and/or ornamental street lighting -
- 50% of the costs of constructing underground conduit;
50% equipment and standards for ornamental street lighting;
- (7091)**
- (l) where the class of work is the construction or extension of a storm sewer system -
- 75%
- (m) where the class of work is the widening of a street to a width in excess of 8 metres on residential
streets other than major and secondary thorough-fares -
- 100% for extra width
- (3800, 4986)**

- (n) where the class of work is the widening of a street to a width in excess of 12.2 metres o commercial and industrial streets other than major or secondary thoroughfares -

100% for extra width

(3810, 4986)

- (o) where the class of work is the construction of a sanitary sewer -

100% for costs over and above the amount provided under the "Sewerage Construction and Loan Bylaw, 1964"

(3088, 4066)

For the purposes of this Bylaw, "street" means a right-of-way allowance not less than 9 metres in width; and "lane" means a right-of-way allowance less than 9 metres in width.

(4986)

- (p) where the class of work is the construction of speed humps on an opened and paved lane –

100%

(7678)

- (q) where the class of work is the construction of traffic calming measures on a local or collector street –

100%

(7678 7919)

2. Adjustments shall be made in the taxable frontage in respect of the classes of local area service works, as follows:

(7475)

- (a) where any of the classes of work in Section 1(a), (b), (c),(d), (e) or (f) is undertaken:

- (i) in cases where the work is being done simultaneously on two or more streets, the Assistant Manager of Revenue and Taxation shall establish the taxable frontage as being the total of the actual frontage or of the modified frontage (irregularly-shaped parcels) on the street having the shorter frontage, plus 25% of the actual frontage or the modified frontage (irregularly-shaped parcels) on the street having the longer frontage;

(4986, 5617, 7475)

- (ii) in cases where the work has been previously undertaken on one street and a lot has been assessed for full frontage for that street, the Assistant Manager of Revenue and Taxation shall establish the taxable frontage at 25% of the actual frontage or the modified frontage (irregularly-shaped parcels of land) on the later street;

(4986, 5617, 7475)

- (iii) in cases where the work is being done on the flanking street of a corner lot and has not been constructed on the fronting street, the Assistant Manager of Revenue and Taxation shall establish

the taxable frontage at 25% of the actual or the modified frontage (irregularly-shaped parcels of land) on such flanking street;

(4986, 5617, 7475)

(iv) in cases involving like works on any street on which a lot abuts in excess of two projects the Assistant Manager of Revenue and Taxation shall establish the taxable frontage at NIL;

(4986, 5617, 7475)

(b) where any of the classes of work in Section 1(g), (h), (i) or (o) is undertaken:

(5617)

(i) in cases where the work or service up to municipal standards approved by the Director of Engineering Services is already available to a lot, the Assistant Manager of Revenue and Taxation shall establish the taxable frontage at NIL;

(4986, 5617, 7475)

(ii) in cases where the work is being constructed along more than one frontage of a lot the Assistant Manager of Revenue and Taxation shall establish the taxable frontage at NIL for all but one frontage;

(4986, 5617, 7475)

(c) where any of the classes of work in Section 1(a), (b), (c), (d), (e), (f), (h), (i) or (o) is undertaken:

(5617)

in cases where a lot is capable of subdivision it shall be deemed to be an irregularly-shaped parcel of land, and the Assistant Manager of Revenue and Taxation shall fix the taxable frontage on a fair and equitable basis;

(4986, 5617, 7475)

(d) for the purposes of this bylaw, a regularly shaped parcel of land shall be any parcel of land abutting not more than one street, being rectangular in shape and having the same dimensions as not less than 50% of the lots abutting one side of a street in the same block;

(e) where the class of work is as defined in Section 1(a):

in cases where access is available and has been in constant use to serve an improved property which fronts on an unopened road allowance, and the said road allowance is subsequently opened with under-ground storm sewers and paving, the property is to be included in the Frontage-tax Assessment Roll but is to be assessed at the current rate per unit of frontage applicable to local area service street reconstruction works.

(4037, 4986, 5617, 7475)

3. This bylaw may be cited as the "**GENERAL LOCAL SERVICE AREA COST-SHARING BYLAW**".

(7475)

Amended by: 3800 3810 3821 4037 4066 4894 4986 5617 7091 7146 7475, 7678, 7919