



AMENITY COST CHARGES IMPOSITION BYLAW, 2025

Bylaw No. 3637-2025

WHEREAS pursuant to the *Local Government Act*, the council may, by bylaw, impose amenity cost charges;

AND WHEREAS amenity cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding the amenities set out in Schedule “A” to this bylaw to service directly or indirectly, the development and the increased population of residents or workers that results from the development for which the charges are imposed;

AND WHEREAS the council has deemed the charges imposed by this bylaw

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

AND WHEREAS the council has considered the charges imposed by this bylaw in relation to the amenities receiving funding from the charge and the phasing of those amenities;

AND WHEREAS in the opinion of the council, the charges imposed by this bylaw are related to capital costs attributable to projects included in the municipality’s financial plan and long-term capital plans, and to capital projects consistent with the *Official Community Plan Bylaw*.

NOW THEREFORE, the Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

Interpretation

- 1 The *Interpretation Bylaw* applies to this bylaw.

Definitions

- 2 In this bylaw
 - “**apartment**” has the same meaning in the *Zoning Bylaw*;
 - “**building permit**” has the same meaning in the *Building Bylaw*;
 - “**commercial**” means a commercial development in a commercial zone or a similar development in another zone permitted in accordance with the *Zoning Bylaw*, in which the predominant use, as determined by its general purpose and list of permitted uses, is of a commercial nature, including commercial use on agricultural land;
 - “**congregate care**” means a use dedicated for the residential care of the sick or injured other than in a public or private hospital, where care facilities are provided in

conjunction with a common resident dining room and social and recreational areas and may include personal care services and a gift shop for the use of residents;

“**construction**” has the same meaning in the [Building Bylaw](#);

“**development**” has the same meaning in the [Development Bylaw](#);

“**duplex**” has the same meaning in the [Zoning Bylaw](#);

“**dwelling unit**” means accommodation providing private or shared sleeping rooms, washrooms, and a kitchen intended for domestic use, and used or intended to be used for a residence. This use does not include a room in a hotel or a motel and does not include recreational vehicles;

“**gross floor area**” or “**GFA**” means the total area of all buildings on a lot measured to the outside of the exterior walls of each building including stairways, storage and mechanical rooms but excluding basements less than 1.83 metres (6 feet) in height, areas used for vehicle parking, and unenclosed balconies;

“**industrial**” means an industrial development in a zone listed in the [Zoning Bylaw](#), or a similar development in another zone permitted in accordance with the [Zoning Bylaw](#), in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature, including industrial use on agricultural land.

“**institutional**” means development of a public or institutional nature in an institutional zone listed in the [Zoning Bylaw](#);

“**lot**” has the same meaning in the [Zoning Bylaw](#);

“**multiplex**” has the same meaning in the in the [Zoning Bylaw](#);

“**rural residential**” means a dwelling unit on a parcel in designated in the [Zoning Bylaw](#) as Rural Residential, Country Residential or Suburban Residential Hobby Farm;

“**single detached**” has the same meaning as "single detached dwelling" in the [Zoning Bylaw](#);

“**structure**” has the same meaning in the [Building Bylaw](#);

“**subdivision**” has the same meaning in the [Development Bylaw](#);

“**townhouse**” has the same meaning in the [Zoning Bylaw](#);

“**zone**” means the zones identified and defined in the [Zoning Bylaw](#).

Amenity cost charges

- 3 Subject to section 570.4 of the [Local Government Act](#) and section 5 of this bylaw, the amenity cost charges set out in Table 1 are imposed on every person who obtains
 - (a) approval of a subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure.

Calculation of applicable charges

- 4
 - (1) The amount of amenity cost charges payable in relation to a particular development will be calculated using the applicable charges set out in Table 1 based on the applicable number of lots, dwelling units, or gross floor area.
 - (2) Where a type of development is not specifically identified in Table 1, the amount of amenity cost charges to be paid to the City will be equal to the amenity cost charges that are payable for the most comparable type of development.
 - (3) The amount of amenity cost charges payable in relation to mixed-use type of development will be calculated separately for each portion of the development,

according to the separate use types, which are included in the building permit application and will be the sum of the amenity cost charges payable for each type.

5. If an owner has with the approval of the City provided or paid all or part of the cost of or constructed all or part of, a recreation or culture amenity pursuant to Council Policy C007-11 – Community Amenity Contributions, the cost of which is included in the calculations to determine the amount of an amenity cost charge under this bylaw, the cost to the owner of providing the recreation or culture amenity, or of contributing to the cost of it, shall be deducted from the amount of any amenity cost charge payable under this bylaw,

6. **Commencement**

This bylaw comes into force on February 1, 2026.

Table 1 – Amenity Cost Charges

LAND USE	UNIT	AMENITY COST CHARGE
Rural Residential	m ² GFA	\$15.60
Single Detached	lot	\$7,828
Duplex	dwelling unit	\$4,874
Townhouse / Multiplex	dwelling unit	\$3,840
Apartment	dwelling unit	\$2,511
Congregate Care	m ² GFA	\$25.85
Commercial	m ² GFA	\$13.29
Industrial	m ² GFA	\$19.20
Institutional	m ² GFA	\$19.20

READ A FIRST TIME on April 8, 2025
READ A SECOND TIME on April 8, 2025
READ A THIRD TIME on April 8, 2025
ADOPTED on June 24, 2025

SCHEDULE A

LIST OF AMENITIES

- 1) Recreation Centre Replacement and Service Expansion
- 2) Library Relocation and Service Expansion
- 3) Outdoor Cultural Performance Space
- 4) Multisport Tournament Site Construction and Park Development
- 5) Open/Green Space Enhancement