

**RESIDENTIAL LEASE - BASE RENT BYLAW**

**CULTUS LAKE PARK  
BYLAW NO. 1033**

A BYLAW TO ESTABLISH RESIDENTIAL LEASE BASE RENT

*Adopted (11/13/2013)*

WHEREAS Section 12 of the Cultus Lake Park Act (1932 and Amendments) enables the Cultus Lake Park Board to adopt bylaws;

AND WHEREAS Part 7, Section 194 of the Community Charter provides for the imposition of fees for use of municipal land;

NOW THEREFORE the Cultus Lake Park Board in open meeting assembled, HEREBY ENACTS AS FOLLOWS:

**1. TITLE**

1.1 This bylaw may be cited as the "Residential Lease - Base Rent Bylaw No. 1033".

**2. APPLICATION**

2.1 This bylaw has been enacted to establish base lease rent for 21 year single family residential leases within Cultus Lake Park.

**3. DEFINITIONS**

3.1. The word and terms in italics in this Bylaw have the following meanings:

*Additional depth charge* means an additional fee increase to be added to the rate value.

*Average depth* means the imperial length of the side lot line for right-angled lots or the lot depth determined by dividing the sum of the side lot lines by 2 for irregular shaped lots.

*Average width* means the imperial length of the street fronting lot line for right-angled lots or the lot width determined by dividing the lot area by the *average depth* for irregular shaped lots.

**4. BASE RENT**

- 4.1. Each single family residential lease shall pay an annual base rent determined in accordance with this bylaw for each year throughout the term.
- 4.2. A base rent value conforming to Table 5.1 shall be multiplied by the *average width* of the property to determining base rent.

**5. RATE ALLOCATIONS**

- 5.1. Except as provided in sentence 5.2 to 5.5, all single family residential leased properties within Cultus Lake Park shall be allocated as Rate-1 for determining the base rent value in Table 5.1 by using the *average depth* of the property.
- 5.2. Properties with addresses assigned on First Avenue, Lakeshore Drive or Munroe Avenue shall be allocated as Rate-2 except as provided in Sentence 5.3.
- 5.3. Properties located between Cultus Lake and First Avenue or Lakeshore Drive shall be allocated as Rate-3.
- 5.4. Lot A (4169 Columbia Valley Road) is to be allocated as Rate-2
- 5.5. Lot E (3191 Columbia Valley Road) is to be allocated as Rate-1 and for the purposes of this bylaw, the rate value is to be determined by using lot dimensions of 125'-0" in depth with an *average width* of 60'-0" .

**Table 5.1 Base Rent Value**

Forming Part of Sentence 4.2

		Base Rent Value		
		Rate-1	Rate-2	Rate-3
Additional depth charge				
<i>Average depth</i> ≤ 61':	\$0.00	\$12.41	\$16.96	\$21.51
<i>Average depth</i> of 61' to 71':	\$0.25	\$12.66	\$17.21	\$21.76

**Table 5.1 Base Rent Value (continued)**

Forming Part of Sentence 4.2

Additional depth charge	Base Rent Value		
	Rate-1	Rate-2	Rate-3
<i>Average depth of 71' to 81':</i> \$0.50	\$12.91	\$17.46	\$22.01
<i>Average depth of 81' to 91':</i> \$0.75	\$13.16	\$17.71	\$22.26
<i>Average depth of 91' to 101':</i> \$1.00	\$13.41	\$17.96	\$22.51
<i>Average depth of 101' to 111':</i> \$1.25	\$13.66	\$18.21	\$22.76
<i>Average depth of 111' to 121':</i> \$1.50	\$13.91	\$18.46	\$23.01
<i>Average depth ≥ 121':</i> \$1.75	\$14.16	\$18.71	\$23.26

**6. SEVERABILITY**

6.1. If any part of this bylaw is for any reason held invalid by a Court or competent jurisdiction, the invalid portion shall be severed and the severance shall not affect the validity of the remainder.

**7. EFFECTIVE DATE**

7.1. This bylaw shall come into force and effect upon its adoption.

READ A FIRST TIME THIS            23rd DAY OF    OCTOBER,        2013  
READ A SECOND TIME THIS        23rd DAY OF    OCTOBER,        2013  
READ A THIRD TIME THIS         23rd DAY OF    OCTOBER,        2013  
ADOPTED THIS                        13th DAY OF    NOVEMBER,      2013

---

Cultus Lake Park Board Chair

---

Corporate Officer