

# DEVELOPMENT COST CHARGES GUIDE (DCCs)



November, 2011

This brochure provides an overview of Development Cost Charges. This is a general guide only, it is not meant to replace bylaws or other legal documents. Applicants are advised to meet with the Planning Department to discuss Development Cost Charges specific to their development.

The *Local Government Act* permits Development Cost Charges to be established for providing, constructing, altering or expanding facilities related to municipal services, such as:

- Highways/Roads;
- Waste water;
- Water; and,
- Drainage.

### OVERVIEW OF DCCs

[Development Cost Charges](#) (DCCs) are collected by the Town of Gibsons at the time of subdivision of property, or at the time of Building Permit issuance. Often mistaken for the costs of servicing the property in question, these charges are used for upgrading or expanding basic services to meet the additional demands imposed on the community by the development.

Examples of these services are expanded roads throughout the community, expansion of the waste water treatment plant, expansion of the storm or sanitary sewer or waterworks systems.

A Development Cost Charge is a means provided by the *Local Government Act* to assist local governments in paying the capital costs of installing certain municipal services, the installation of which is directly or indirectly affected by the development of lands and/or the alteration/extension of buildings.

### EXEMPTIONS FROM DCCs

The *Local Government Act* allows for circumstances where development is exempt from paying these charges. Some exemption examples are:

- If it can be proven that the development does not impose a new capital cost burden on the municipality;
- Where the value of work covered by the Building Permit is less than \$50,000; and,
- Where a Building Permit authorizes the construction, alteration or extension of a building, or part of a building which is solely used for public worship, such as a church.

If a DCC was previously paid, a credit for that amount will be given for further development of that site. If new capital cost burdens will be placed on the municipality as a result of further development, then the additional increment of development will not qualify for

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exemption. Other provisions in the *Local Government Act* such as Latecomer Agreements might also exempt certain capital costs from being recovered through DCC's.

### BYLAW 1067 SCHEDULE A - DEVELOPMENT COST CHARGES

Land Use	Roads	Drainage	Water	Sanitary	Total	Units	When Payable
Single-Family Dwelling	\$8,656.31	\$4,205.78	\$2,337.93	\$2,038.27	\$17,238.29	per lot/per dwelling unit	Subdivision approval or if subdivision is not required, then at building permit issue
Townhouse/Two-Family <sup>(a)</sup>	\$43.09	\$18.76	\$15.68	\$13.67	\$91.20	per m <sup>2</sup> floor space	Building permit issue
Apartment <sup>(b)</sup>	\$56.94	\$17.57	\$20.12	\$17.54	\$112.17	per m <sup>2</sup> floor space	Building permit issue
Commercial or Institutional <sup>(c)</sup>	\$67.89	n/a	\$5.42	\$4.73	\$78.04	per m <sup>2</sup> gross building floor space	Building permit issue
Commercial or Institutional <sup>(c)</sup>	n/a	\$134,584.91	n/a	n/a	\$134,584.91	per net hectare	Building permit issue
Industrial <sup>(d)</sup>	\$23.76	n/a	\$6.45	\$5.63	\$35.84	per m <sup>2</sup> gross building floor space	Building permit issue
Industrial <sup>(d)</sup>	n/a	\$84,115.57	n/a	n/a	\$84,115.57	per net hectare	Building permit issue

- (a) Townhouse/Two-Family development to be charged on a per m<sup>2</sup> floor space basis up to a maximum of \$17,238.29 per dwelling unit.
- (b) Apartment development to be charged on a per m<sup>2</sup> floor space basis to a maximum of \$11,856.00 per dwelling unit.
- (c) For commercial and institutional uses, the total DCCs payable is the sum of roads, water, drainage, and sanitary DCCs.
- (d) For industrial uses, the total DCCs payable is the sum of roads, water, drainage, and sanitary DCCs.

## CONTACTS

Town of Gibsons Planning Department: 604.886.2274

Town of Gibsons Engineering Department: 604.886.2274

Town of Gibsons Building Department: 604.886.2274

Fire Chief: 604.886.7777

Ministry of Transportation: 604.740.8985

Department of Fisheries and Oceans (Riparian): 604.666.3363

Department of Fisheries and Oceans (Marine Shore): 604.666.6140

This brochure is meant for guidance only and is not intended to replace the requirements of the *Local Government Act* and applicants should obtain copies of the relevant bylaws before proceeding with development applications. For specific information, please contact the staff at:

Town of Gibsons  
474 South Fletcher Road, Box 340  
Gibsons, B.C. V0N 1V0