

# DEVELOPMENT COST CHARGES GUIDE (DCCs)



October, 2017

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

**DEVELOPMENT COST CHARGES GUIDE**

**BYLAW 1218**

<b>~ SCHEDULE A ~</b>							
<b>DEVELOPMENT COST CHARGES</b>							
<b>Land Use</b>	<b>Transportation</b>	<b>Drainage</b>	<b>Water</b>	<b>Sanitary Sewer</b>	<b>Total</b>	<b>Units</b>	<b>When Payable</b>
Single-Detached Dwelling	\$9,939.89	\$3,324.73	\$2,242.41	\$2,462.20	\$17,969.23	per lot or per dwelling unit	Subdivision approval or building permit issue
Duplex	\$6,431.70	\$1,928.34	\$1,949.92	\$2,141.04	\$12,451.00	per dwelling unit	Building permit issue or subdivision approval if lot is zoned solely for duplex use
Garden Suites	\$3,408.80	\$724.13	\$974.96	\$1,070.52	\$6,178.41	per dwelling unit	Building permit issue
Townhouse Cluster Residential Mobile Home Park	\$49.47	\$14.83	\$15.00	\$16.47	\$95.77	per m <sup>2</sup> floor area  maximum \$17,969.23 for any dwelling unit	Building permit issue
Apartment	\$65.38	\$13.89	\$18.51	\$20.33	\$118.11	per m <sup>2</sup> floor area  maximum \$12,451 for any dwelling unit	Building permit issue
Commercial or Institutional	\$77.96		\$4.87	\$5.35	\$88.18 plus	per m <sup>2</sup> floor area	Building permit issue
		\$106,391.29			\$106,391.29	per net hectare	
Industrial	\$27.29		\$5.12	\$5.62	\$38.03 plus	per m <sup>2</sup> floor area	Building permit issue
		\$66,494.56			\$66,494.56	per net hectare	

Please check with Development Cost Charges Bylaw No. 1218 to ensure you have the most up to date information.

## 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

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. Additional information can be found in the Town's Development Cost Charges Bylaw No. 1218, 2016 and Development Cost Policy No. 2.10. For specific information, please contact the staff at:

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