

The Town of Gibsons is undertaking an update to its development cost charges (DCC) Bylaw. The following guide provides background information on DCCs and answers several frequently asked questions.

What are DCCs?

DCCs are fees collected by local governments to help fund the cost of growth-related infrastructure expenditures. DCCs are regulated by the *Local Government Act*. The rates charged reflect the impact growth has on infrastructure, parks, and eligible protective services, the greater the impact, the larger the charge. This helps ensure development contributes its fair share towards the necessary growth-related infrastructure improvements that development benefits from.

Who pays DCCs and when?

DCCs are paid by applicants at time of approval for subdivision or building permit, as the case may be.

What do DCCs pay for?

DCCs pay for capital cost upgrades needed to support growth by assisting in the funding of:

- Transportation Infrastructure
- Sanitary Sewer Infrastructure
- Water Infrastructure
- Drainage Infrastructure
- Parkland Acquisition and Development*
- Protective Service Infrastructure (i.e., fire halls and police stations)*
- Solid Waste and Recycling Infrastructure*

*Note: This update to the Town's DCC Bylaw does not include these categories.

What do DCCs not pay for?

DCCs cannot be used to pay for:

- Replacing infrastructure solely to service existing residents
- Operations and Maintenance
- Community amenities or facilities such as recreation, affordable housing, libraries, etc.
- Replacing amenities solely to service existing residents
- Operations and Maintenance
- Affordable housing

In-Stream Applications

The new DCC rates will come into effect immediately after the new bylaws are adopted by Council. However, the *Local Government Act* provides special protection from rate increases for **complete** applications (as determined by the Town) that are submitted prior to the bylaw adoption dates.



*specific date to be provided once the bylaws are adopted.

The previous DCC rates will apply to any developments with in-stream applications which receive final subdivision or building permit approval within 12 months of the adoption of the bylaw.

In summary, if an application meets the required criteria of being submitted prior to the adoption of the new bylaws, it is provided protection from DCC rate increases for one year (12 months) if final subdivision approval is granted or building permit issued within that timeframe.

Statutory Exemptions from DCCs

As per provincial legislation, the following are exempt from paying DCCs:

- Development in which a DCC has previously been paid;
- Development that does not impose a new capital cost burden;
- Places of Worship;
- Self-contained residential dwelling units no larger than 29 m² (312 ft²); and
- Building Permits for work that does not exceed \$50,000 in value.