

## What Are Development Cost Charges

Development Cost Charges (DCC's) are fees which may be imposed on new subdivisions and/or developments for the purpose of paying for the necessary infrastructure to service the new development.

## What is the purpose of

Any new development within the City creates increased usage of the existing infrastructure. Funds collected by the City through DCC's are deposited in special reserve accounts to be used when improvements are required.

Infrastructure improvements include the provision, construction, alteration or expansion of sewage and/or water facilities.

In this way, developments which previously would have placed a burden on the system will now contribute funds to assist with upgrading the system, thereby lessening the burden on the City's taxpayers.

**\*see reverse for complete Schedule "A"**

## Where are Development Cost Charges Applicable?

DCC's are applicable in all areas of the City where services are available. A development cost charge is not payable when the new development does not impose new capital cost burdens on the City. Therefore, in areas where services are not available, DCC's do not apply.

For example, should a subdivision be approved in South Ruckles Addition, development cost charges for water only would apply, inasmuch as sanitary sewer is not available in that area.

However, a subdivision in the Wan-Ken area would warrant DCC's for both water and sewer, as both services are available in that area.

## In What Circumstances do Development Cost Charges Apply?

- ◆ Residential Subdivision - any time a parcel of land is subdivided for Residential purposes (R1 Zone - Single and Two Family). There is no minimum number of lots. If the applicant is subdividing one lot into two lots, DCC's apply to the newly created lot.

- ◆ **Multi-Family Development** - construction of multi-family developments of four or more self contained units. The DCC's apply per dwelling unit (see Schedule "A" of Bylaw 1425).
- ◆ **Commercial, Industrial or Institutional Development** - construction, alteration or extension of a building for commercial, industrial or institutional use where the value of work exceeds \$50,000. For this type of development, the DCC is based on the square meters of the building.

## When and Where are Development Cost Charges Payable

All Development Cost Charges are payable at City Hall. DCC's on subdivisions are payable prior to the final plans being signed by the Approving Officer.

DCC's on applicable construction or alteration of buildings for residential, commercial, industrial or institutional uses are payable prior to the issuance of a building permit.

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## Calculation of Development Cost Charges (Example)

### ◆ Subdivision - Single Family

Sanitary Sewer	= \$2,377
Water	= \$2,435
	—————
	\$4,812 per lot

\*Example 3 lots @ \$4,812 per lot equals \$14,436

### ◆ Multi-Family

Sanitary Sewer	= \$1,902
Water	= \$1,948
	—————
	\$3,850 per dwelling unit

\*Example 6-plex @ \$3,850 per unit equals \$23,100

### ◆ Commercial

Sanitary Sewer	= \$4.07/square meter
Water	= \$4.97/square meter

\*Example  
465 square meter building

465 x \$4.07 (Sewer)	= \$1,892.55
465 x \$4.97 (Water)	= \$2,311.05
	—————
	\$4,203.60

**BYLAW NO. 1425  
SCHEDULE "A"**

**Other Frequently Used  
Government Agencies**

**Development Cost Charges  
Services**

Land Use Category	Hwy	Storm Drainage	Sanitary Sewer	Water	Open Space	Total	Per Unit
Single Family	n/a	n/a	\$2,377	\$2,435	n/a	\$4,812	lot
Two Family/Semi-Detached	n/a	n/a	\$3,803	\$3,896	n/a	\$7,699	lot
Multiple Family	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mobile Home Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Industrial	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Institutional	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**DEVELOPMENT COST CHARGE  
SERVICES**

Type of Building	Hwy	Storm Drainage	Sanitary Sewer	Water	Open Space	Total	Per Unit
Single & Two Family & Semi Detached	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Multiple Family	n/a	n/a	\$1,902	\$1,948	n/a	\$3,850	dwelling unit
Mobile Home Park	n/a	n/a	\$1,902	\$1,948	n/a	\$3,850	M.H. pad
Commercial	n/a	n/a	\$ 4.07	\$ 4.97	n/a	\$ 9.04	area M
Industrial	n/a	n/a	\$ 4.07	\$ 2.66	n/a	\$ 6.73	area M
Institutional	n/a	n/a	\$ 4.38	\$ 4.58	n/a	\$ 8.96	area M

**B.C. Assessment Authority**  
#201; 3115 Skaha Lake Road  
Penticton, B.C. V2A 7Z3  
(250)492-5740

**Land Titles Office**  
#114; 455 Columbia Street  
Kamloops, B.C. V2C 6K4  
(250)828-4455

**Regional District Kootenay Boundary  
Building Inspectors**  
7332 Riverside Drive  
Grand Forks, B.C. V0H 1H0  
(250)442-2708

**Regional District Kootenay Boundary**  
#202; 843 Rossland Avenue  
Trail, B.C. V1R 4S8  
1-800-355-7352

**Ministry of Transportation & Hwys**  
555 Central Avenue  
Grand Forks, B.C.  
(250)442-5477

**Ministry of Environment**  
#201; 3547 Skaha Lake Road  
Penticton, B.C. V2A 7K2  
1-800-461-1127

**Government Agent's Office**  
Court House  
524 Central Avenue  
Grand Forks, B.C. V0H 1H0  
250-442-5444

**Development  
Cost  
Charges**

◆ **Where**

◆ **What**

◆ **When**

◆ **Why**

◆ **How**

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