

# DEVELOPMENT COST CHARGES

The City of Terrace is anticipating adopting a Development Cost Charges (DCC) bylaw in late 2021 that would come into effect and apply to all building permit and subdivision applications after January 1, 2022. The DCC Bylaw received first readings at Council on May 25, 2021. A copy of the bylaw can be reviewed at [terrace.ca/DCC](http://terrace.ca/DCC).



## WHAT ARE DEVELOPMENT COST CHARGES?

Development Cost Charges (DCCs) are fees collected from developers at building permit or subdivision to help fund the cost of growth-related infrastructure and parks.

DCCs are regulated through the Local Government Act. The amount charged reflects the impact growth has on infrastructure and parks; the greater the impact, the larger the charge. This helps ensure that growth pays for growth.

## WHAT HAPPENS TO PROJECTS ALREADY UNDERWAY?

As per the Local Government Act, complete applications that were submitted but not issued final approval before the adoption of the DCC Bylaw may qualify for instream protection and be exempt from paying DCCs.

### What projects qualify for instream protection?



#### Building Permit Applications

- All required items must be submitted and fees paid prior to the DCC Bylaw adoption date.
- The building permit must be issued within 12 months of the DCC Bylaw adoption date.



#### Subdivision Applications

- All required items must be submitted and fees paid prior to the DCC Bylaw adoption date.
- The subdivision must be granted final approval by the approving officer within 12 months of the DCC Bylaw adoption date.



#### Precursor Applications Development Permit and Zoning Amendment Applications

- All required items for the precursor Development Permit or Zoning Amendment must be submitted and fees paid prior to the DCC Bylaw adoption date.
- A Building Permit for the same parcel of land must be applied for and issued within 12 months of the DCC Bylaw adoption date.



# WHAT WILL THE DCC FUNDS BE USED FOR?

The DCC Bylaw will generate funds for infrastructure and parks that are required to facilitate growth in the City. The DCC projects are shown on the right.

Transportation
Park Avenue Extension
Water
New Halliwell Reservoir
Sanitary
Sanitary Sewer Capacity Enhancements
Northwest Bench Sanitary System – Phase 1
Storm
Twedle Storm Trunk – Phase 1
Park
Northwest Bench Parkland Acquisition and Development

# WHAT ARE THE DRAFT DCC RATES?

Based on feedback from the local development community, the proposed DCC rates are to be phased in over the first 4 years of the DCC Bylaw. The rates proposed are shown below.

LAND USE	UNIT	2022 RATES	2023 RATES	2024 RATES	2025 RATES	2026 RATES
Single Family	per dwelling unit	\$4,539	\$5,900	\$7,261	\$8,624	\$8,987
Attached dwelling	per dwelling unit	\$3,209	\$4,173	\$5,135	\$6,096	\$6,354
Apartment	per dwelling unit	\$2,328	\$3,027	\$3,726	\$4,424	\$4,611
Commercial	per m2 of gross floor area	\$16.30	\$21.19	\$26.09	\$30.98	\$32.29
Industrial	per m2 of gross floor area	\$9.92	\$12.89	\$15.86	\$18.83	\$19.63
Institutional	per m2 of gross floor area	\$22.31	\$29.00	\$35.69	\$42.38	\$44.16

**FOR MORE INFORMATION**  
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