

DEVELOPMENT COST CHARGES GUIDE

The following guide provides background information on Development Cost Charges (DCCs) and answers several frequently asked questions.

WHAT IS A DEVELOPMENT COST CHARGE?

DCCs are fees collected from developers on a user pay basis to help fund the cost of growth-related infrastructure and parks. DCCs are regulated through the Local Government Act. The rates charged reflect the impact growth has on infrastructure and parks; the greater the impact, the larger the charge. This helps ensure developers pay their fair share of the costs required to develop new infrastructure.

WHO PAYS DCCS?

DCCs are paid by applicants (developers) for:

- Subdivision approval to create single family lots; and
- Building permits to construct multi-family, commercial, industrial or institutional developments



WHAT DO DCCS PAY FOR?

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

- Transportation Infrastructure
- Sewer Infrastructure
- Water Infrastructure
- Drainage Infrastructure
- Parkland Acquisition Development

WHAT DO DCCS NOT PAY FOR?

- Replacing, operating and maintaining parks, roads, water mains, sanitary and storm drains already serving existing Saanich residents
- New facilities such as fire hall or libraries

DCC BYLAW UPDATES

The District of Saanich amended its Development Cost Charges (DCC) Bylaw on April 29, 2024; the latest rates found in DCC Bylaw (No. 9553) are now in effect. The District will soon be updating the DCC Program to align with recent changes to provincial legislation as it relates to housing requirements and development finance.

DCC rates are based on a municipal-wide program for Transportation, Drainage, and Park Acquisition and Development. Water and Sewer DCC programs are based on their respective District of Saanich Utility Service Areas, as amended. There is one area-specific DCC for transportation upgrades in the Cordova Bay neighbourhood, which requires developers working within the 'Cordova Bay' area defined in the DCC Bylaw to pay an additional fee to support ongoing localized transportation projects.

DCC COLLECTION OF CHARGES

The District will collect DCCs for single family residential development at time of subdivision. DCCs will be collected at time of building permit for:

- Duplexes/Triplexes/Quadplexes;
- Townhouses/Rowhouses;
- Apartment residential development; and,
- Commercial, Industrial, and Institutional development.

LAND USE CATEGORY	COLLECTION AND TIMING
Single Family Residential	Per lot at time of subdivision
Duplex/Triplex/Quadplex Residential	Per unit at time of building permit
Townhouse Residential	Per unit at time of building permit
Apartment Residential	Per unit at time of building permit
Commercial	Per m ² gross floor area at time of building permit
Industrial	Per m ² gross floor area at time of building permit
Institutional	Per m ² gross floor area at time of building permit

For projects where an existing building undergoes an expansion or redevelopment there is usually an additional growth-related demand placed on District infrastructure and park requirements. Therefore, in these circumstances, the developer will be required to pay applicable DCCs based on the additional units or floor area created by an expansion or redevelopment in accordance with the rates in the current DCC Bylaw.

IN-STREAM APPLICATIONS

Anytime a new DCC Bylaw comes into effect, an existing development application submitted prior to the adoption of the new Bylaw are granted 12-month in-stream protection.

In-stream protection will apply to both building permit and subdivision applications received prior to the adoption of any new DCC Bylaw. Protection is also extended to rezoning and development permit applications that were submitted prior to the adoption of any new DCC Bylaw and that will result in a building permit within 12 months of bylaw adoption. If an application meets the required criteria of being submitted prior to the adoption of the new DCC Bylaw, it is provided protection from rate increases.

CURRENT DCC BYLAW RATES

LAND USE CATEGORY: RESIDENTIAL					
	Municipal Assist Factor	Single Family Residential	Duplex, Triplex, or Quadplex Residential	Townhouse Residential	Apartment Residential
Collection		Per Lot	Per Unit	Per Unit	Per Unit
Transportation	1%	\$5,113	\$4,243	\$3,732	\$3,119
Drainage	1%	\$1,301	\$781	\$781	\$377
Sewer	1%	\$1,940	\$1,551	\$1,357	\$1,125
Water	1%	\$1,301	\$1,040	\$910	\$754
Park	1%	\$5,276	\$4,221	\$3,694	\$3,060
Total		\$14,933	\$11,836	\$10,475	\$8,436

LAND USE CATEGORY: NON RESIDENTIAL				
	Municipal Assist Factor	Commercial	Industrial	Institutional
Collection		Per m ² GFA*	Per m ² GFA*	Per m ² GFA*
Transportation	1%	\$50.12	\$14.83	\$50.12
Drainage	1%	\$4.16	\$2.86	\$4.16
Sewer	1%	\$8.93	\$3.68	\$8.93
Water	1%	\$5.99	\$2.48	\$5.99
Park	1%	\$4.75	\$2.11	\$4.75
Total		\$73.95	\$25.96	\$73.95

*GFA: Gross Floor Area