

FAQ - Bamfield Water System



Alberni-Clayoquot
Regional District

Development Cost Charge

The Alberni-Clayoquot Regional District is updating the Bamfield Water Development Cost Charges.

The bylaw (Bylaw No. F1003) that outlines the Development Cost Charges applicable for the Bamfield Water System was passed by the board in 1996. Given the expected growth in Bamfield, and the additional burden this will place on the water system, the ACRD is updating Bylaw No. F1003 and re-examining the current Development Cost Charges.

What is a Development Cost Charge (DCC)?

Development Cost Charges are monies collected from developments to offset some of the infrastructure costs related to service the needs of the development while not adversely affecting existing users. DCCs allow money to be pooled from many developments so funds can be raised to construct necessary services in an equitable manner.

Why is there an increase proposed?

The current Bamfield Water DCC Bylaw was adopted in 1996. As the DCC charges have not been updated in 26 years, an increase is proposed to cover the additional costs due to inflation and increased development pressures in the community. This will ensure that the charges adequately reflect the compounding effect that development can have on the water system.

Will I have to pay a DCC?

DCC charges will be applied either at subdivision stage of a development or at the building permit stage, depending on the type of development being completed. This charge is not relevant to existing users of the system who are not building or developing.

What will happen if the DCCs are not updated?

The current DCC rates are too low to cover the costs to upgrade the waterlines as the community develops. If DCC fees are not adjusted to appropriately reflect the pressure and associated costs for upgrading the water system, then we would need to fund these upgrades through increased water rates or parcel taxes.

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What are the new proposed rates?

The new proposed rates for the DCC bylaw are presented below. You can also view these proposed rates and the proposed bylaw here: [Bamfield Water Development Cost Charges Bylaw \(Draft\)](#)

Type of Development	Upon Subdivision	Upon Building Permit
Single Family Residential	\$8,325 per residential unit	\$8,325 per residential unit (if not paid at time of Subdivision)
Multi-Family Residential	\$6,470 per residential unit	v\$6,470 per residential unit (if not paid at time of subdivision)
Commercial		47.40 per 1 m ² of gross building area
Institutional		\$19.41 per 1 m ² of gross site area

I already have a development or subdivision application in-stream, how will this affect me?

“In-Stream Protection” means that developers who already have an application in process during the introduction of the new DCC charges will pay fees based on the previous bylaw rates, provided the application meets certain criteria. Please see section 2.8 of the Bamfield Water Development Cost Charges Report for more information on the necessary criteria for “In-Stream Protection.” [2022 Bamfield Water Development Cost Charges Report](#)

Is there an opportunity for public input?

Yes. There will be a public zoom meeting scheduled in the next few weeks. You can also reach out to the ACRD Operations Manager via email at ekunderman@acrd.bc.ca with any additional questions you may have.