

Beaver Creek Water System Development Cost Charge Amendment FAQ

1. What is a Development Cost Charge (DCC)?

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

2. Why are you amending the current DCC Bylaw?

The current Beaver Creek Water System DCC Bylaw was adopted in 2018. As DCC charges have not been updated since, an amendment is required to ensure that DCC's are covering the additional costs due to inflation and increased development pressures in the community. This minor amendment will ensure that the DCC adequately reflect the compounding effect that development can have on the water system. This amendment is in line with recommendations contained within the third edition of the "Development Cost Charge – Best Practices Guide" distributed by the Province of British Columbia.

3. 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.

4. What will happen if the DCCs are not updated?

The current DCC rates have not been adjusted for inflation since their adoption. The Best Practices Guide recommends minor amendments occur annually to reflect current construction costs, fluctuations in land value and the status of government grants. If not updated, the costs will not accurately reflect the current economic climate and won't accurately reflect the associated costs for upgrading the water system.

5. 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 new DCC charges will pay fees based on the previous bylaw rates, provided the application meets certain criteria. Section 943 of the *Local Government Act* provides in-stream protection of one year from the proposed DCC rates for subdivision applications, provided that the application is complete, and that subdivision application fees have been paid.

6. What are the new proposed DCC rates?

The new proposed rates for the DCC bylaw are presented below. You can also view the proposed bylaw amendment here: **(insert link for bylaw amendment)**.

Schedule 'A'

Development cost charges payable under the amended bylaw are:

| Type of Development | Upon Subdivision | | Upon Building Permit | |
|--|--|--|--|--|
| | Old | New | Old | New |
| Residential Dwelling, Single Family | \$5,023 / DU | \$6,568 / DU | \$5,023 / DU | \$6,568 / DU |
| Residential Dwelling, Multi Family | \$4,186 / DU permitted to be constructed | \$5,473 / DU permitted to be constructed | \$4,186 / DU permitted to be constructed | \$5,437 / DU permitted to be constructed |
| Commercial | | | \$18.80 per gross floor area, m ² | \$24.65 per gross floor area, m ² |
| Institutional | | | \$23.00 per gross floor area, m ² | \$30.10 per gross floor area, m ² |
| Industrial | | | \$94,188 per ha of gross site area | \$123,149 per ha of gross site area |