

BACKGROUND INFORMATION

DISTRICT OF SAANICH | DEVELOPMENT COST CHARGE BYLAW UPDATE

The District of Saanich is updating its development cost charges (DCC) bylaw. The following provides background information on DCCs and answers several frequently asked questions.

WHAT IS A DEVELOPMENT COST CHARGE?

Development Cost Charges 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 for:

- subdivision approval to create single family lots
- building permits to construct multi-family, commercial, industrial or institutional development

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 in place to serve existing Saanich residents
- New facilities such as fire hall or libraries

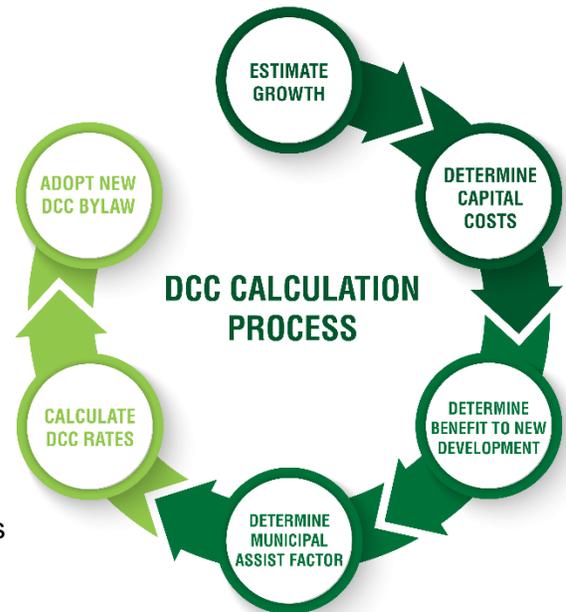
WHY UPDATE DCCs NOW?

- Last major update was several years ago
- DCC program was simplified in 2017 until a major update could occur
- Saanich has current construction and land acquisition costs; current growth estimates; and updated information on growth-related underground and transportation infrastructure / park needs

HOW ARE DCCs CALCULATED?

DCCs are calculated by:

1. Estimating growth
2. Identifying projects and capital costs
3. Determining benefit allocation
4. Determining municipal assist factor



NEXT STEPS

1. Finalize growth estimates
2. Develop DCC project lists and project costs
3. Establish draft rates (spring 2018)
4. Draft the background report
5. Review DCC program with Council
6. Conduct second public consultation (late spring 2018)
7. Submit bylaw to the province for ministry review and endorsement (fall 2018)
8. Facilitate Council final review and bylaw adoption (anticipated by end of 2018)
9. Implement new DCC rates (effective at bylaw adoption)

FOR MORE INFORMATION

Please visit saanich.ca/DCCupdate or contact:

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