

JOINT ENGAGEMENT SESSION: DCC AND ACC BYLAW UPDATES

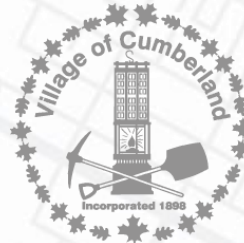
Information Session
July 21, 2025



City of
Courtenay



TOWN OF
COMOX



Comox Valley
REGIONAL DISTRICT

WHO ARE WE?



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AGENDA

1. Objectives
2. DCC and ACC Overview
3. Draft DCC and ACC Rates
4. General Q&A

After the presentation, please visit the local government/regional district stations to learn more about each draft program



OBJECTIVES

OBJECTIVE: PROVIDE INTERESTED PARTIES WITH A STREAMLINED OPPORTUNITY TO LEARN ABOUT ONGOING DEVELOPMENT FINANCE UPDATES IN THE COMOX VALLEY

- Three local governments (Courtenay, Comox, Cumberland) and the Comox Valley Regional District (CVRD) are updating their development finance programs
- Recognizing the potential efficiencies for the development industry, it was decided that a joint engagement session would be held for interested parties



OVERVIEW

WHAT ARE DCCs AND ACCs?

- Help communities recover the costs of **off-site infrastructure needed for growth**
- Based on the **principle of cost-sharing**, ensuring new development pays its share of growth-related infrastructure
- **Provincially-regulated** development finance tool
 - Part 14, Division 19 of the *Local Government Act* (LGA)
 - New legislation (Bill 46) now allows a wider scope of services and amenities (November 2023)
 - DCC Best Practices Guide (March 2025)
 - ACC Best Practices Guide (March 2025)

WHY USE DCCs AND ACCs?

- Fosters a **fair** and **equitable** approach where growth pays for growth and infrastructure costs are **transparent**
- Creates **consistency** for the development community through a clear policy framework
- Ensures **certainty** that services support growth and development
- **Minimizes financial risk** to the local government/regional district
- Ensures **timely** processing of development applications

WHAT PROJECTS ARE DCC-ELIGIBLE?

DCCs CAN BE USED TO FUND

Capital costs for planning, engineering, design, or studies for:

- Transportation services
- Water services
- Drainage services
- Sewer services
- Parkland acquisition and improvements
- Fire protection facilities **(new)**
- Police facilities **(new)**
- Solid waste and recycling facilities **(new)**

DCCs CANNOT BE USED TO FUND

- Infrastructure or parks needed to serve the existing population (deficiencies, asset replacement)
- In other words: **DCC projects must be growth-related**
- Operations and maintenance costs
- Community buildings – eligible under ACCs

WHAT WORKS ARE ACC-ELIGIBLE?

ACCs CAN BE USED TO FUND

Amenities (non-exhaustive)

- Community, youth, or seniors' centre
- Recreation or athletic facility
- Library
- Daycare facility
- Public square

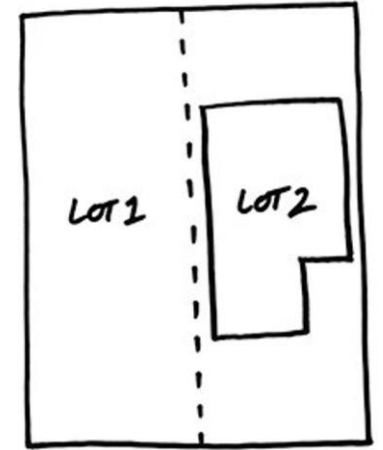
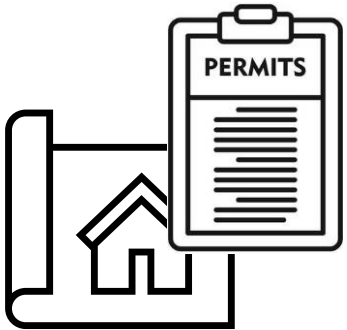
ACCs CANNOT BE USED TO FUND

- Projects otherwise eligible for DCCs
- Projects needed to serve the **existing** population (deficiencies, asset replacement), i.e., **ACC projects must be growth-related**
- Operations and Maintenance Costs

HOW AND WHEN ARE DCCs AND ACCs COLLECTED?

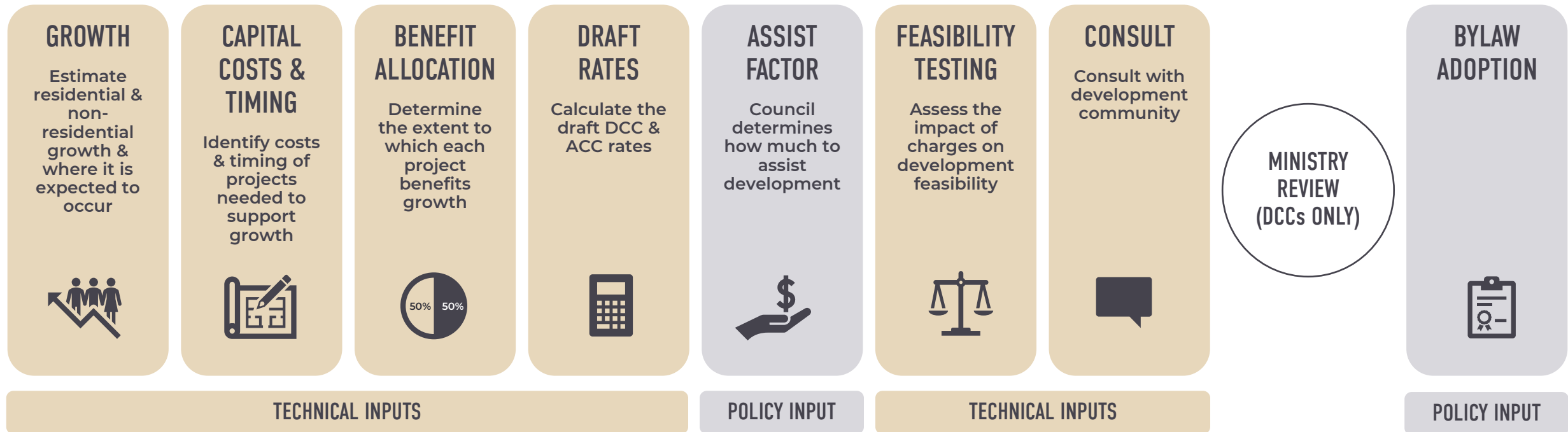
DCCs and ACCs must be paid by applicants at either:

- **subdivision approval** for low density development sites, or
- **building permits** for medium- and high-density residential uses, commercial, industrial, and institutional development (if applicable).



Where subdivision is not applicable for low-density development sites, DCCs and ACCs may be charged at building permit.

HOW DO WE DETERMINE THE RATES?



MUNICIPAL ASSIST FACTOR

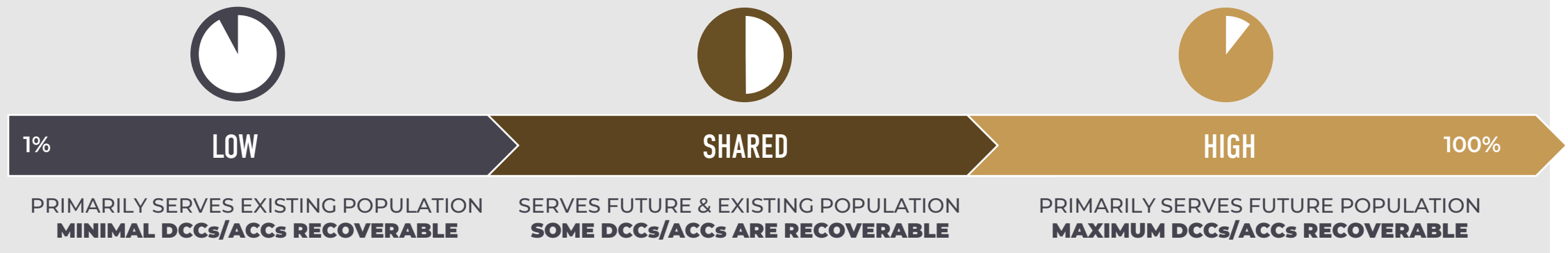
- Legislation requires local government to assist development for DCCs and ACCs
- Assist amount must be **made up through other revenue sources** (e.g., taxation)
- **Councils/Boards have complete discretion** to set an assist factor between 1% (least assistance) and 99% (most assistance)
- The assist factor is varied by:
 - Infrastructure program (e.g., roads, water, sewer)
 - Amenity category (e.g., libraries, community centers)

The assist factor cannot be varied by land use type.

ALLOCATING BENEFIT

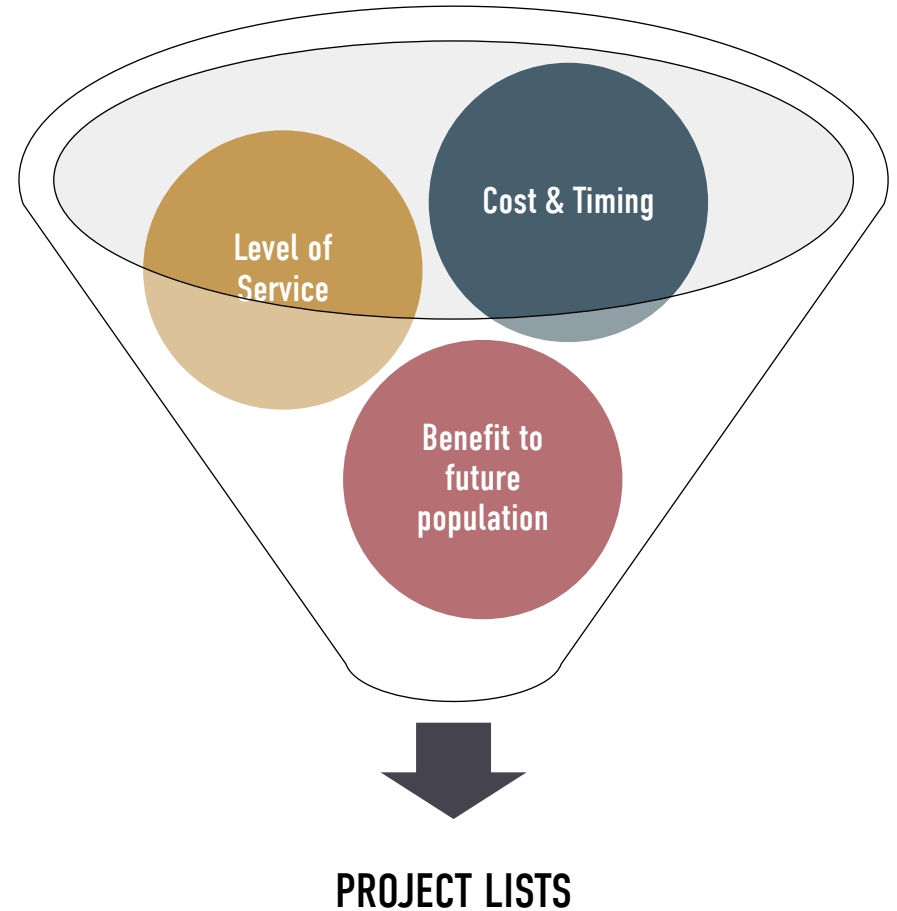
- Each project is assigned a benefit allocation between 1%* and 100%
**projects that are not growth-driven (i.e., 0%) are ineligible for DCCs or ACCs*
- Percent is based on the extent to which a project will benefit new development
- Ensures costs are shared equitably between existing and future users

SHARE OF BENEFIT (TO DEVELOPMENT):



PROJECT PRIORITIZATION

- DCCs and ACCs should reflect the costs of capital projects needed for new development
- Projects are prioritized in the context of the project list based on:
 - **Cost and timing** of projects
 - Target **levels of service** to be achieved
 - **Benefit** to future population



IN-STREAM PROTECTION

A complete application is one:

- ✓ ☒ That has been received
- ✓ ☒ Is complete
- ✓ ☒ Applicable fees paid

New DCC and ACC rates apply upon bylaw adoption, but in-stream protection may apply for eligible **complete** applications:

Subdivision (*LGA s. 511*)

- Subdivision application submitted before bylaw adoption and fee paid
- Exempt from new rates for 12 months
- Subdivision must be approved within that time

Building Permit (*LGA s. 568*)

- Building permit issued within 12 months of adoption
- Requires precursor application (building, DP, or rezoning) submitted and paid before adoption
- Development must be fully within precursor area

STATUTORY EXEMPTIONS (UNDER LEGISLATION)

DCC Exemptions	ACC Exemptions
• Buildings for public worship • Development does not impose a new capital cost burden • DCCs have been charged previously Can be varied by Council: • Building permits for $\leq \\$50,000$ • Residential units $\leq 29\text{m}^2$ in size • Fewer than 4 units, i.e. duplex/triplexes	• Development does not result in growth • ACCs have been charged previously • In some cases, affordable housing

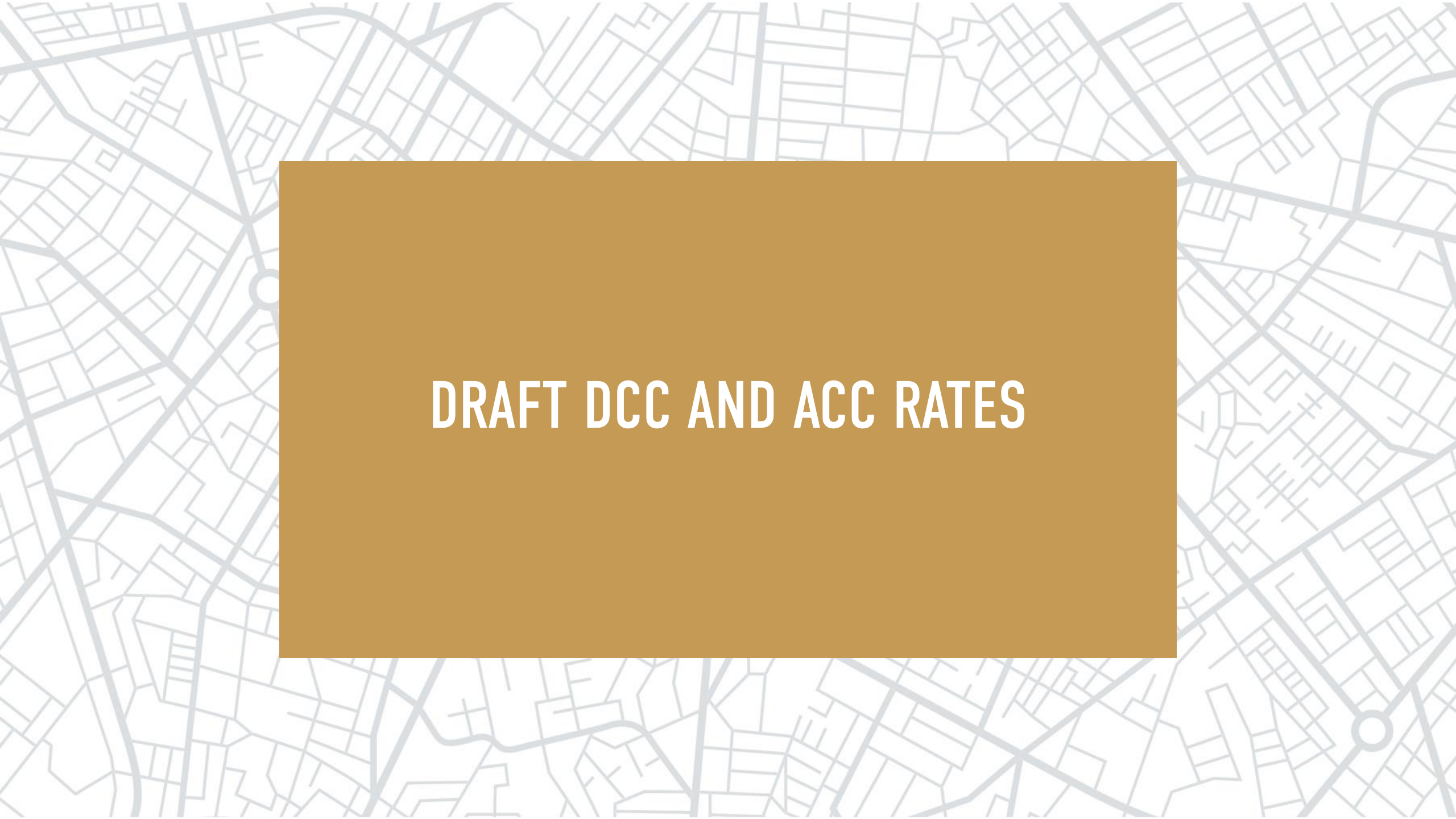
REGIONAL COLLABORATION APPROACH

- Development of the three DCC Bylaws (Courtenay, Comox, CVRD) has been coordinated to simplify fee calculation and support greater regional consistency
- Staff from each jurisdiction also discussed developing consistent:
 - Land use category definitions (i.e., Low Density Residential, Commercial)
 - Units of charge (i.e., per dwelling unit, per square metre)

REGIONAL COLLABORATION: CATEGORY AND UNIT UPDATES

- The land use category definitions and units of charge are as follows:
 - **Low Density Residential (charged per unit at subdivision):** Both a detached accessory dwelling unit (ADU) and a suite (attached) are included
 - **Medium Density Residential (charged per unit at building permit):** Applies to duplexes, townhomes, and mobile home parks
 - Duplexes will be charged two (2) Medium Density rates (one per unit)
 - **High Density Residential (charged per square metre at building permit):** Applies to apartment units, any ADUs in medium density developments, and on the second ADU in low density developments

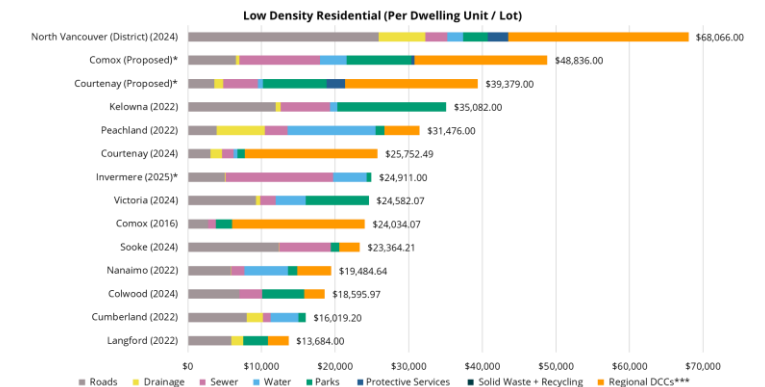
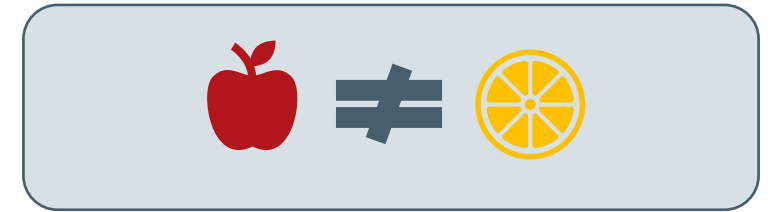
**NOTE: Cumberland's ACC program charges High Density Residential per dwelling unit, in alignment with the Village's existing DCC bylaw*
- **Commercial, Industrial, Institutional (charged per square metre at building permit):** Applies to non-residential development



DRAFT DCC AND ACC RATES

APPLES TO ORANGES COMPARISONS

- When reviewing rates, note that individual jurisdictions have unique infrastructure needs (like comparing apples to oranges!)
- The infrastructure to facilitate planned growth is what drives the projects and rates
- Project construction facilitates development
- Rates reflect master planning to date
- Best practice is to update rates regularly
 - Minor Review (costs **not** projects) every 1-3 years
 - Major Review (costs **and** projects) every 3-5 years



COURTENAY DCCs: DRAFT RATES

For more information on Courtenay's programs and costs, please visit their station after this presentation

Land Use	Unit of Charge	Transportation	Water	Drainage	Sewer	Parks	Fire	Total
Low Density Residential	lot / dwelling unit	\$3,603.00	\$654.00	\$1,192.00	\$4,727.00	\$8,686.00	\$2,475.00	\$21,337.00
Medium Density Residential	dwelling unit	\$2,024.00	\$356.00	\$953.00	\$2,574.00	\$4,731.00	\$1,348.00	\$11,986.00
High Density Residential	m ² GFA*	\$27.00	\$4.18	\$4.82	\$30.29	\$55.65	\$15.86	\$137.80
Commercial	m ² GFA	\$47.43	\$1.36	\$5.36	\$9.85	\$18.10	\$5.16	\$87.26
Institutional	m ² GFA	\$47.43	\$1.36	\$5.36	\$9.85	\$0.00	\$5.16	\$69.16
Industrial	m ² GFA	\$3.87	\$0.88	\$2.03	\$6.33	\$0.00	\$3.31	\$16.42

*GFA = Gross Floor Area



COMOX DCCs AND ACCs: DRAFT RATES

For more information on Comox's programs and costs, please visit their station after this presentation

Land Use	Unit of Charge	Transportation	Water	Drainage	Sewer	Parks	Fire	ACC	Total
Low Density Residential	lot / dwelling unit	\$6,498	\$3,658	\$516	\$10,912	\$8,763	\$445	\$9,991	\$40,783
Medium Density Residential	dwelling unit	\$2,962	\$1,710	\$387	\$5,102	\$4,097	\$208	\$4,671	\$19,137
High Density Residential	m ² GFA*	\$25.58	\$20.35	\$2.62	\$60.71	\$48.75	\$2.48	\$55.58	\$216.07
Commercial	m ² GFA	\$6.69	\$9.50	\$1.96	\$28.34	\$0.00	\$1.16	n/a	\$47.65
Institutional	m ² GFA	\$7.64	\$14.25	\$1.96	\$42.51	\$0.00	\$1.73	n/a	\$68.09
Industrial	m ² GFA	\$8.60	\$4.75	\$1.08	\$14.17	\$0.00	\$0.58	n/a	\$29.18

*GFA = Gross Floor Area



CUMBERLAND ACCs: DRAFT RATES

For more information on
Cumberland's programs and costs,
please visit their station after this
presentation

Land Use	Unit of Charge	ACC
Low Density Residential	lot / dwelling unit	\$9,621.40
Medium Density Residential	dwelling unit	\$6,470.73
High Density Residential	dwelling unit	\$4,742.95
Commercial	m ² GFA*	\$0.00
Institutional	m ² GFA	\$0.00
Industrial	m ² GFA	\$0.00

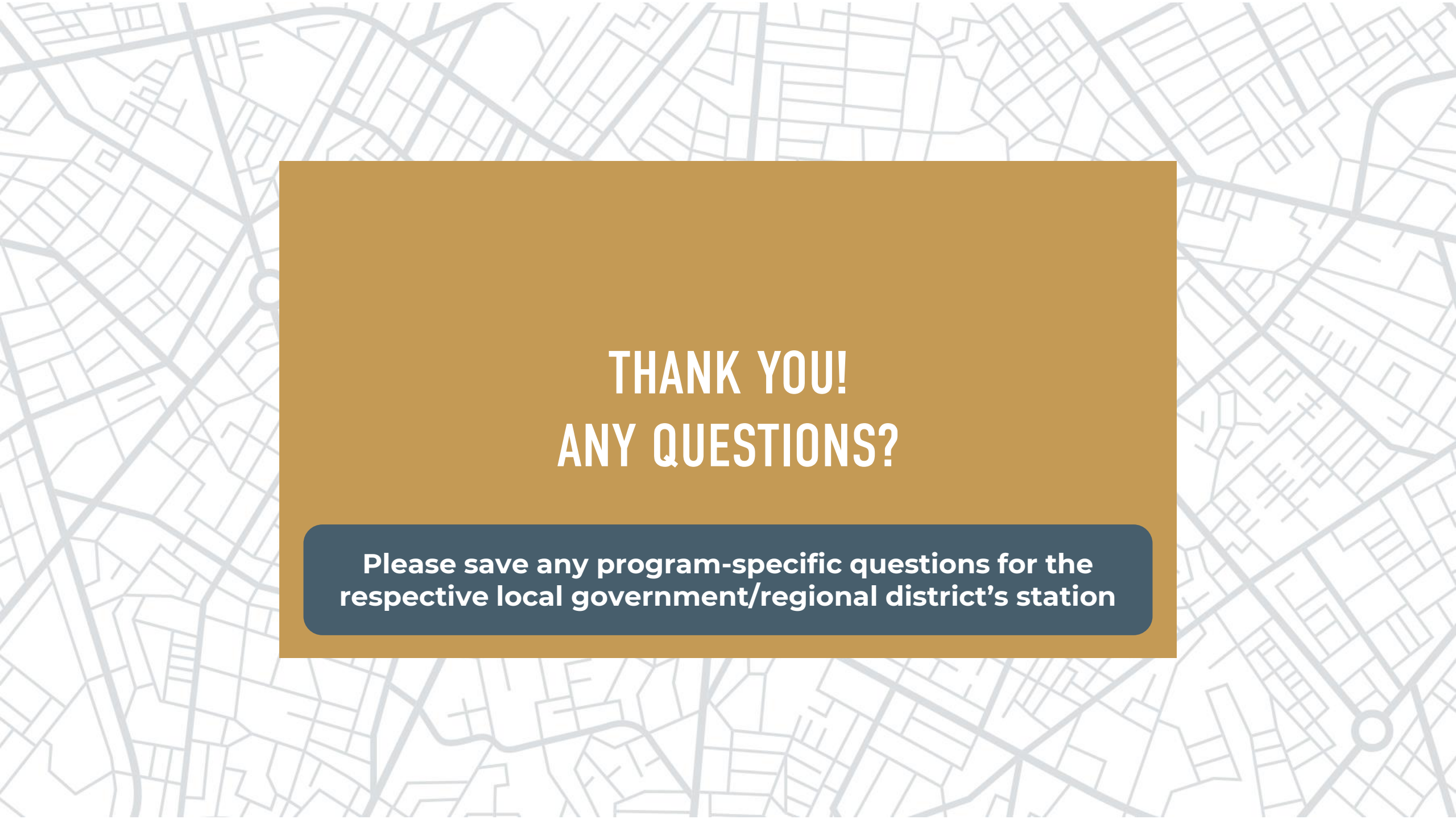
*GFA = Gross Floor Area

CVRD DCCs: DRAFT RATES

For more information on the Comox Valley Regional District's programs and costs, please visit their station after this presentation

Land Use	Unit of Charge	Sewer
Low Density Residential	lot / dwelling unit	\$18,042
Medium Density Residential	dwelling unit	\$9,826
High Density Residential	per m ² GFA*	\$88.57
Commercial	per m ² GFA	\$37.60
Institutional	per m ² GFA	\$37.60
Industrial	per m ² GFA	\$24.16

*GFA = Gross Floor Area

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THANK YOU!
ANY QUESTIONS?

**Please save any program-specific questions for the
respective local government/regional district's station**