



Development & Amenity Cost Charges

Learn about City's Development Cost Charges

The City's development cost charges (DCCs) help offset the cost of providing new infrastructure related to development. For example, they help build sewers, water mains, drainage, pedestrian bridges and roads. Moreover, they enable the City to acquire land for parks, develop, and improve parks. Recently DCCs have expanded to include protective services such as police stations and fire halls.

DCCs are a one-time charge and levied during:

- the subdivision stage
- the building permit stage

Learn about Amenity Cost Charges:

Amenity Cost Charges are a recently approved capital financing tool. Their purpose is to offset the cost of providing new amenities within a given community. For example, they build amenities related to growth that include recreational and community centers, and libraries.

ACC's are a one-time charge and levied during:

- the subdivision stage
- the building permit stage

Recent Events Impacting Abbotsford

On November 30th, 2023, three bills representing various amendments to the *Local Government Act* received royal assent as part of the Province's Homes for People Action Plan.

These bills will have a significant impact on:

- Residential development
- The City's infrastructure needs

As a result of the Provincial changes and increased capital costs for capital projects, the City has engaged in a review of its existing infrastructure and amenity needs. Following this, Abbotsford will be moving forward with the implementation of new and revised Development and Amenity Cost Charges

Upcoming Changes

The City intends to implement the following as a result of legislative changes:

- Changes to the City's existing development funding strategy through:
 - Update to the City's DCC program through Council bylaw and approval by the Inspector of Municipalities
 - Implementation of a new ACC program through Council bylaw



- Amendments to Community Amenity Charge Policy and Density Bonus Program

Rates:

Please see attached Proposed Rates links.

In-stream Protection

Subject to Council consideration, the City's upcoming DCC & ACC rates are anticipated to come into effect in early 2025. However, legislation provides protection to in-stream:

- Building permit applications
- Precursor applications (re-zoning and development permit applications)
- Subdivision applications

This in-stream protection will be applicable for twelve (12) months following the effective date of the DCC and ACC Bylaws.

Additional Information & Frequently Asked Questions

- For information on the City's existing Development Cost Charges, please refer to [City of Abbotsford DCC](#)
- For information on the City's existing Community Amenity Charge and Density Bonusing Program, please refer to [City of Abbotsford CAC & Density Bonus Program](#)
- For information on the recent legislative changes, please refer to <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives/development-finance>
- Frequently Asked Questions: [FAQ List](#)

Feedback

If you have any questions, comments, or general feedback regarding the implementation of the above changes, please contact the City at kbasatia@abbotsford.ca