



DEVELOPMENT COST CHARGES

BACKGROUND INFORMATION

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

WHAT ARE DEVELOPMENT COST CHARGES?

DCCs are fees collected from developers 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. If development has no impact, DCCs are not applied. This helps ensure developers pay their fair share of costs required to develop new infrastructure and parks.

WHO PAYS DCCs?

DCCs are paid by applicants for subdivision or building permit.

WHAT DO DCCs PAY FOR?

DCCs help pay for upgrades needed to support growth. DCCs can be used for:



TRANSPORTATION
INFRASTRUCTURE



SEWER
INFRASTRUCTURE



WATER
INFRASTRUCTURE



DRAINAGE
INFRASTRUCTURE



PARK LAND
ACQUISITION &
DEVELOPMENT

WHAT DO DCCs NOT PAY FOR?

DCCs cannot be used to pay for:

- Costs associated with new or replacement infrastructure needed only for existing residents
- Operations and maintenance
- New facilities such as recreation centres, fire halls or libraries



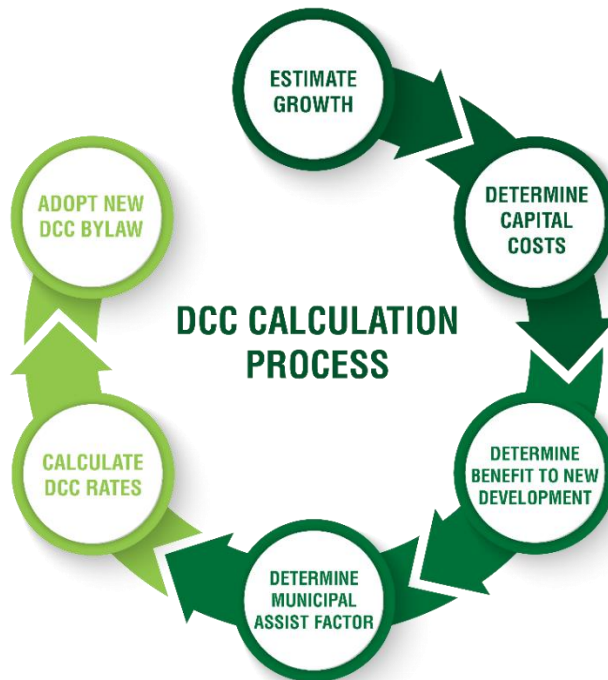
WHY UPDATE DCCS NOW?

The District is updating its DCC bylaw now because:

- The last update to the DCC Bylaw was in 2010
- The District has new information on growth from the OCP and on infrastructure/parks needs from recently completed master plans and studies

HOW ARE DCCS CALCULATED?

DCCs are calculated by dividing the cost of growth-related infrastructure/parks by the amount of anticipated growth.



WHAT PROJECTS WILL DCCS FUND?

The projects identified below are proposed for inclusion in the DCC program as these projects are required to service growth and are expected to be funded over a 25-year period.



PROPOSED DCC PROJECTS
Transportation
4th St. & 10th Ave. 7th Ave. & 4th St. Panorama Dr. & 3rd Ave. 13th Ave Rehabilitation - 14 Street to Gierlich Road Transportation Master Plan
Water
13th Ave Rehabilitation - 14 Street to Gierlich 13th Ave Rehabilitation - Gierlich to Stark Road New Athalmer Water Servicing Feasibility Study Mount Nelson Reservoir / Athalmer Well and Pipeline - debt repayment
Sanitary Sewer
13th Avenue Trunk Main (from 13th Street to 20th Street) Second Syphon Connection to WWTP Athalmer Sanitary Sewer LS 7 and Forecmain Upgrade 13th Avenue (from LS 7 to existing 375mm near Westside Park Drive) WWTP Capacity Study
Park
Improvements to parkland adjacent to James Chabot Park Lake Windermere Public Lands Trail Development

WHAT ARE THE DRAFT DCC RATES?

LAND USE	UNIT	DRAFT DCC RATES
Single Family Residential	per dwelling unit	\$ 13,231.00
Multiple Family Residential	per dwelling unit	\$ 8,630.00
Commercial	m ² GFA	\$ 120.23
Industrial	m ² GFA	\$ 90.32
Institutional	m ² GFA	\$ 145.49



WHEN DO DCC RATES COME INTO EFFECT?

The updated DCC rates will be in force immediately after the updated Development Cost Charge Bylaw (DCC Bylaw) is adopted unless a future effective date is set by Council. However, the *Local Government Act (LGA)* provides special protection from rate increases for development applications that are submitted prior to the adoption date.

In-stream protection applies to both building permit and subdivision applications received prior to the adoption of the DCC Bylaw. Protection is also extended to rezoning and development permit applications that are submitted prior to the adoption of the new DCC Bylaw and that will result in a building permit within 12 months of the adoption of the Bylaw. Division 19, Sections 511 and 568 of the *LGA* outline the criteria that must be met in order for an application to qualify for in-stream protection.

If an application meets the required criteria and is submitted prior to the adoption of the DCC Bylaw, it will be provided protection from DCC rates for a period of twelve months after the adoption date.

The District anticipates adopting a new DCC bylaw in spring 2021.

FOR MORE INFORMATION OR TO PROVIDE COMMENTS

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Please send comments to the email address above by 4:00 pm MST, February 3, 2021