

SUBJECT: City of Langley Development Cost Charges (DCC) Update – August 2023

DATE: August 10, 2023

FILE: 1125.0046.01

The City of Langley is updating its development cost charges (DCC) Bylaw. The following guide provides background information on DCCs and answers several frequently asked questions.

What are DCCs?

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. This helps ensure development contributes its fair share towards the necessary growth-related infrastructure improvements.

Who pays DCCs and when?

DCCs are paid by applicants at time of approval for:

- Subdivision, for approval to create new single-family lots, or:
- Building Permit, upon application to construct multifamily residential, commercial, industrial, or institutional developments.

What do DCCs pay for?

DCCs pay for upgrades needed to support growth by assisting in the funding of:

- Transportation Infrastructure
- Sanitary Sewer Infrastructure
- Water Infrastructure
- Drainage Infrastructure
- Parkland Acquisition and Development

What do DCCs not pay for?

DCCs cannot be used to pay for:

- Replacing infrastructure solely to service existing residents
- Operations and Maintenance
- Community amenities or facilities such as recreation centres, firehalls, affordable housing, libraries, etc.

In-Stream Applications

The new DCC rates will come into effect immediately after the new DCC Bylaw is adopted by Council anticipated in Winter 2023. However, the *Local Government Act* provides special protection from rate increases for **complete** 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 new DCC Bylaw anticipated in Winter 2023. Protection is also extended to rezoning and development permit applications that are submitted prior to the adoption of the new

DCC Bylaw. The previous DCC rates will apply to any developments which receive final subdivision or building permit approval within 12 months of the adoption of the Bylaw.

Therefore, if an application meets the required criteria of being submitted prior to the adoption of the new DCC Bylaw, it is provided protection from DCC rate increases for one year (12 months), if final subdivision approval or building permit is provided.

Statutory Exemptions from DCCs

As per provincial legislation, the following are exempt from paying DCCs:

- Development in which a DCC has previously been paid;
- Development that does not impose a new capital cost burden;
- Places of Worship;
- Self-contained residential dwelling units no larger than 29 m² (312 ft²); and
- Building Permits for work that does not exceed \$50,000 in value.

Questions?

If you have any questions, please contact:

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