

# DEVELOPMENT COST CHARGES

This brochure is a **summary** of Township of Langley Development Cost Charges (DCCs), Greater Vancouver Sewerage and Drainage District (GVS&DD) Charges, TransLink DCCs, and Langley School District School Site Acquisition Fees. For more information about DCCs contact the Community Development Division.

## What are Development Cost Charges (DCCs)?

Development Cost Charges (DCCs) are monies collected from land developers by the Township to offset a portion of the infrastructure costs of municipal services (highways, drainage, sewage, water and park facilities) to new development. DCCs are regulated through Township Bylaw No. 5555. Prior to adoption by the Township, Bylaw No. 5555 was reviewed and approved by the Province of British Columbia to ensure consistency, accuracy and equitability.

DCC funds are pooled from development applications to ensure that the cost of providing services in support of new development is allocated in an equitable manner and that new growth is not a burden on the Township. Charges are based on the provision of full urban services to all developments in designated urban areas and allocating these costs in an equitable manner. As a result, the Township has a standard Township-wide DCC where similar types of development pay the same unit charge no matter where in the Township the development is situated. The Township's overall approach to charging DCCs is consistent with the Township's philosophy of placing increased emphasis on the user (or benefiter) pay principle.

## When are DCCs Payable?

DCCs are payable in a Development Cost Charge Area:

- At time of subdivision approval for each new single family residential lot created. DCCs for single family residential lots are payable prior to final subdivision plans being signed by the Township's Approving Officer and are calculated on a per lot basis;
- At time of issuance of a building permit for multiple family residential developments having four or more self-contained residential units on one lot and are calculated on a per unit/density basis; and
- At time of issuance of a building permit for all non-residential developments exceeding a construction value of \$50,000. DCCs for non-residential developments are calculated on an "area of development" basis for industrial developments, and on a "gross floor area" basis for commercial and institutional developments.

## Do DCC Rates Change?

DCC rates are subject to revision from time to time. The timing of rate adjustments is dependent upon growth and development demands, servicing costs and needs, approval of the implementing bylaw by the Provincial Government and final adoption by Township Council.

## DCC Credits

Where works identified in the DCC program are required to be constructed for a development application in advance of the Municipal schedule, the developer may be eligible for a Development Cost Charge credit. The amount to be credited will be calculated by the Municipality and will be applied against DCCs payable by the developer.

## How are Credits Applied?

DCC credits related to single family subdivisions are applied against DCCs payable by the developer and can never exceed the amount of DCCs payable for each class of service. For example: credits applicable to highway works cannot exceed the highway DCCs payable; and credits applicable to water works cannot exceed water DCCs payable.

Where DCC works are undertaken at the subdivision stage and payable at the building permit stage, the credits are applied against DCCs payable at the time of building permit. It is the responsibility of the developer to apply for DCC credits.

## Payment by Installments

Where total Township Development Cost Charges payable exceed \$30,000, they may be paid as follows:

- One third, at the time of subdivision approval or issuance of a building permit;
- One third, at the end of the first year; and
- One third, at the end of the second year.

Where Development Cost Charges are paid by installments, the two-thirds unpaid balance must be secured in full by an irrevocable letter of credit from a financial institution acceptable to the Municipality. The Township's letter of credit format policy must be strictly followed, and where necessary, pre-approval obtained from the Township's Finance Division.

**Development Services Department  
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# SUMMARY OF DEVELOPMENT COST CHARGE (DCC) RATES <sup>(1)</sup>

Adopted March 23, 2020

*This consolidation has been prepared for convenience only. It does not take the place of the actual Development Cost Charge Bylaw which should be consulted for specific developments. In the event of conflict between this consolidation and the DCC bylaws, the provisions of the DCC bylaws shall apply. See Bylaw No. 5555 for details.*

Development Type (3) (4)	Unit (5) (6) (7)	Township Highway Facilities	Township Drainage Facilities	Township Sewage Facilities	Township Water Facilities	Township Public Open Space	Total Township DCC Rates	GVS&DD (9)	TransLink (10)	School Site Acquisition (11)	5% Neighbourhood Park Land Acquisition (12)
Residential 1	du	\$16,889	\$7,081	\$665	\$2,094	\$20,898	\$47,627	(9)	(10)	(11)	(12)
Residential 2	du	\$16,467	\$2,853	\$565	\$1,777	\$17,732	\$39,394	(9)	(10)	(11)	(12)
Residential 3	du	\$14,356	\$1,957	\$444	\$1,396	\$13,933	\$32,086	(9)	(10)	(11)	(12)
Residential 4	du	\$12,667	\$1,246	\$343	\$1,079	\$10,766	\$26,101	(9)	(10)	(11)	(12)
Commercial 1	m <sup>2</sup> of gfa (6)	\$84.45	(8)	\$2.30	\$7.23	-	\$93.98 plus (8)	\$2.67 / ft <sup>2</sup>	(10)	(11)	(12)
Commercial 2	m <sup>2</sup> of gfa (6)	\$65.87	(8)	\$2.30	\$7.23	-	\$75.40 plus (8)	\$2.67 / ft <sup>2</sup>	(10)	-	(12)
Commercial 3	m <sup>2</sup> of gfa (6)	\$30.40	-	\$1.71	\$5.39	-	\$37.50	\$2.67 / ft <sup>2</sup>	(10)	-	(12)
Industrial	m <sup>2</sup> of Area of Development (7)	\$13.10	\$16.41	\$0.91	\$2.86	-	\$33.28	\$2.67 / ft <sup>2</sup>	\$0.30 / ft <sup>2</sup>	-	-
Institutional	m <sup>2</sup> of gfa (6)	\$40.53	(8)	\$2.30	\$7.23	-	\$50.06 plus (8)	\$2.67 / ft <sup>2</sup>	\$0.50 / ft <sup>2</sup>	(11)	(12)
Comprehensive Development	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2) (10)	(11)	(12)

(1) Total charges include **Township DCC Rates** imposed by DCC Bylaw No. 5555 adopted by Council on March 23, 2020, plus applicable **GVS&DD, TransLink, and School Site Acquisition Charges**.

(2) Developments zoned '**Comprehensive Development**' (CD) assess DCCs based on specific Development Types permitted in each CD Zone (i.e. Residential, Commercial, Industrial, Institutional).

(3) **Residential 1** means residential developments having a density of 15 dwelling units (du) per hectare or less.  
**Residential 2** means residential developments having a density greater than 15 up to 44 dwelling units (du) per hectare.  
**Residential 3** means residential developments having a density greater than 44 up to 74 dwelling units (du) per hectare.  
**Residential 4** means residential developments having a density greater than 74 dwelling units (du) per hectare.  
**Commercial 1** means all developments zoned commercial, and all developments having commercial uses undertaken in buildings or on land where the zoning designation is other than commercial; and where the first storey gross floor area is 3,700 m<sup>2</sup> or less. This includes, but is not limited to all rural commercial, campgrounds, golf courses, outdoor recreational and similar uses.  
**Commercial 2** means all developments zoned commercial, and all developments having commercial uses undertaken in buildings or on land where the zoning designation is other than commercial; and where the first storey gross floor area is more than 3,700 m<sup>2</sup>. This includes, but is not limited to all rural commercial, campgrounds, golf courses, outdoor recreational and similar uses.  
**Commercial 3** means all developments zoned commercial and all developments having commercial uses undertaken in buildings or on land where the zoning designation is other than commercial; and is located on the second and higher floor levels. This includes, but is not limited to all rural commercial, campgrounds, golf courses, outdoor recreational and similar uses.

**Industrial** means all developments zoned industrial, except where the use is other than industrial as defined in this Bylaw.  
**Institutional** means all developments zoned institutional and institutional uses undertaken in buildings or on land where the zoning designation is other than institutional, including, but not limited to, schools and other education facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings including public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and utility uses.

(4) The residential component of mixed use developments, other than institutional, is assessed and calculated in accordance with the appropriate residential Development Type; and is payable in addition to other DCC's applicable to other uses.

(5) **DCCs** are calculated as follows:  
i The **Residential 1, 2, 3 and 4** calculation unit is per dwelling unit (du) except in single family subdivisions where the calculation unit is per additional single family lot being created.  
ii The **Commercial 1, 2 and 3** calculation unit is per m<sup>2</sup> of Gross Floor Area (gfa) of building (6), with the exception of the drainage component which is imposed on a per m<sup>2</sup> of Area of Development (7). Commercial developments having individual gross floor areas greater than 3,700 m<sup>2</sup> shall have the Highway component of the Commercial 1 rates applied to the first 3,700 m<sup>2</sup> and the Highway component of the Commercial 2 rates applied to all areas exceeding 3,700 m<sup>2</sup> of gfa.  
iii The **Industrial** calculation unit is per m<sup>2</sup> of Area of Development (7).  
iv The **Institutional** calculation unit is per m<sup>2</sup> of gross floor area (6), with the exception of the Drainage component which is imposed on a per m<sup>2</sup> of Area of Development (7).

(6) **Gross Floor Area (gfa)** means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building, excluding areas for parking and unenclosed balconies, measured in m<sup>2</sup>.

(7) **Area of Development** means that portion of the parcel encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures, and other areas used for a facility or structure to support the development or use of the property, measured in m<sup>2</sup>. Environmental reserve areas are not included in area of development provided they are protected by restrictive covenant.

(8) **Drainage DCCs** in Commercial 1 and Commercial 2 are calculated on an Area of Development basis at a rate of \$17.35 per m<sup>2</sup>. Drainage DCCs in Institutional are calculated on an Area of Development basis at a rate of \$15.44 per m<sup>2</sup>.

(9) **GVS&DD** sanitary rates are as follows:  

- Single family res. \$5,428 / unit
- Townhouse \$4,695 / unit
- Apartment \$3,530 / unit
- Commercial / Industrial / Institutional rates are \$2.67 / ft<sup>2</sup> calculated on the basis of total gross floor area (gfa) of buildings.

(10) The South Coast British Columbia Transportation Authority (**TransLink**) DCC rates are as follows:  

- Single family res. \$2,975 / du
- SD / RH / TH \$2,470 / du
- Apartment \$1,545 / du

- Commercial / Industrial / Institutional rates are calculated on the basis of total gross floor area (gfa) of buildings:
  - Retail/Service \$1.25 / ft<sup>2</sup>
  - Office space \$1.00 / ft<sup>2</sup>
  - Institutional \$0.50 / ft<sup>2</sup>
  - Industrial \$0.30 / ft<sup>2</sup>

(11) Applies to **Residential** component only. The **School Site Acquisition** rates are as follows:  
Low density developments:  

- 0 - 21 units per ha. \$737.50 / du

Medium density developments:  

- 22 - 50 units per ha. \$663.75 / du (med / low density)
- 51 - 125 units per ha. \$590.00 / du (med density)
- 126 - 200 units per ha. \$516.25 / du (med / high density)

High density developments:  

- 201+ units per ha. \$442.50 / du

(12) Applies to **Residential** component only. Lands being subdivided that create 3 or more additional lots must provide 5% of the land being subdivided to meet neighbourhood park land needs. This requirement can be met by providing land in an acceptable location to the Township, or cash-in-lieu equal to 5% of the lands market value. Multi-family developments will also be required to provide their respective share of the cost of neighbourhood parks, a fee equivalent to 5% park land dedication or cash-in-lieu is required as a condition of rezoning.



# DCC Charges from Others

## Regional DCCs <sup>(9)</sup>

The Greater Vancouver Sewerage and Drainage District (GVS&DD) charges DCCs to assist in the provision of regional sewer facilities. GVS&DD fees for residential developments are based on a fixed unit type rate, while commercial, industrial and institutional fees are calculated based on square footage. GVS&DD fees are in addition to Township DCCs. Please refer to the accompanying table for specific rates.

## TransLink DCCs <sup>(10)</sup>

The South Coast British Columbia Transportation Authority charges DCCs to assist in the provision of regional public transportation upgrades. TransLink fees for residential developments are based on a fixed unit type rate, while commercial, industrial and institutional fees are calculated based on square footage. TransLink fees are in addition to Township DCCs.

The South Coast British Columbia Transportation Authority adopted Bylaw No. 124-2018 to impose Development Cost Charges on December 6, 2018.

Please refer to the accompanying table for specific rates.

## School Site Acquisition Charge <sup>(11)</sup>

In addition to Development Cost Charge requirements, development applications within the boundaries of Langley School District No. 35, that increase the number of self contained dwelling units on a parcel of land, must pay a School Site Acquisition Charge. The charge is payable concurrently with Development Cost Charges, either at the time of subdivision for single family lots, or at the building permit stage for any new construction, alteration, or extension of multiple family buildings.

School Site Acquisition Charges were implemented by School District No. 35 pursuant to Property Bylaw No. 2-2001, as amended from time to time.

Please refer to the accompanying table for specific rates.

