

FAQ DEVELOPMENT COST CHARGES (DCCs) Agricultural Building Permit

Q: Who pays DCCs?

A: All agricultural buildings that require a building permit.

Q: Are there any exceptions?

A: Building permits smaller than \$50,000 in construction value.

Q: How about land in the Agricultural Land Reserve (ALR)?

A: Yes, DCCs apply in the ALR.

Q: What charges apply?

A: The only charge that applies is the Joint Water DCC.

Q: When do I pay?

A: The charges are paid prior to the issuance of the building permit.

Q: How are the charges calculated?

A: Charges are per square meter of GFA (gross floor area.)

Q: What does GFA mean?

A: Gross Floor Area (GFA) means the total area of all storeys in all buildings on a lot measured to the outside of the exterior walls of the building, excluding area used for vehicle parking.

Q: How much are agricultural DCCs?

A: There are two types of agricultural classifications, as follows:

General Agricultural

An area designated as an agricultural zone in the City's current Zoning Bylaw that contains general agricultural uses other than greenhouses, or greenhouses connected to the water system with on-site water storage capable of servicing a minimum of 300 cubic meters per hectare of greenhouse area.

Greenhouse Agricultural

An area designated as an agricultural zone in the City's current Zoning Bylaw that contains greenhouses connected to the water system without on-site water storage capable of servicing a minimum of 300 cubic meters per hectare of greenhouse area.

The Joint Water DCC only applies if you have a City water connection.

GREENHOUSE AGRICULTURAL: per m² GFA \$6.72

GENERAL AGRICULTURAL: per m² GFA \$2.24



PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences

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Q: Will I have to pay it all at one time?

A: Where the value of the DCCs exceeds \$50,000 then the developer has the option to pay 1/3 in cash up-front and the remainder 2/3 must be secured for with a Letter of Credit (LOC) to cash 1/3 at 1 year and 1/3 after 2 years.

Q: My house has a connection, but this new building won't. Will I still need to pay the Joint Water DCC?

A: An applicant must substantiate how the new building will be serviced with an acceptable, alternative source of water for Joint Water DCCs to be exempted; otherwise, Joint Water DCCs apply.

Q: Will I have to pay the Joint Water DCC if I have a well?

A: No. You only pay the Joint Water DCC if you have a City water connection.

Q: Do I pay Agricultural DCCs if I'm building a house?

A: No. Please refer to [Rural Single Family Building Permit DCCs](#) for appropriate charges.

For more information, visit the City's website at www.abbotsford.ca or email your questions to planning-info@abbotsford.ca.

Make sure to include your property address, so we can get all the specific information you requested.



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