

FAQ DEVELOPMENT COST CHARGES (DCCs) Commercial Building Permit

Q: What charges apply?

A: Water, roads, sewer and drainage charges.

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: Roads, sewer and water charges are per square meter of gross floor area (GFA).
Drainage is charged per gross developed site area (GSA).

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: What does GSA mean?

A: Gross Site Area (GSA) means the total area of land within the boundary of the parcel or parcels to be improved as part of the development.

Q: How much are DCC charges?

| COMMERCIAL | TOTAL |
|------------------|------------------------|
| Urban per GFA | \$87.56/m ² |
| Drainage per GSA | \$16,823.00 per ha |

Q: I get my water from Clearbrook Waterworks, do I have to pay the Water DCC?

A: No, there will be a reduction in the total \$ per m² GFA charge, refer to the Bylaw for the amount.

Q: Do 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 two years.



PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences
T 604-864-5526
E building-info@abbotsford.ca

Planning Services
T 604-864-5510
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Q: What about the underground parking?

A: DCCs are payable on parking structures as follows:

- Where a parking structure is connected to City water for the purpose of car washing or other specific uses, except sprinklers for fire-fighting, DCCs for city water, joint water (if within the map area) and sanitary will apply to those defined areas.
- DCCs for roads, drainage or sanitary shall not apply to areas used exclusively for vehicular parking, bicycle parking and drive aisles.
- DCCs shall apply to storage rooms, mechanical rooms in addition to lobbies, corridors, stairs and elevators situated within a parking structure.

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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