

# FAQ DEVELOPMENT COST CHARGES (DCCs)

## Industrial Building Permit

**Q: What DCC charges apply?**

A: Water, roads, sewer, 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: Charges are per hectare based on the gross site area (GSA) being developed.

**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.

**Areas that do not count as the improved area:**

- Undeveloped areas as defined by covenants

**Areas that do count as the improved area:**

- dedicated roads
- private roads, including parking areas
- common open space
- utility easements and Right of Ways (RoWs)
- areas covered by City RoWs (ie: detention and infiltration areas)

**Q: How much are DCC charges?**

INDUSTRIAL	TOTAL (per ha GSA)
Urban	\$175,520.00

**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 ha GSA 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 2 years.

**For more information, visit the City's website at [www.abbotsford.ca](http://www.abbotsford.ca) or email your questions to [planning-info@abbotsford.ca](mailto: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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