

FAQ DEVELOPMENT COST CHARGES (DCCs)

Urban Single Family Subdivision

Q: What DCC charges apply?

A: Water, roads, parks, sewer, drainage and school site acquisition charges.

Q. When do I pay?

A: The charges are paid prior to the issuance of subdivision approval.

Q: How much are DCCs?

A: First determine the density of the development.

What is the size of the property in hectares? _____ ha

The density is the # of dwelling units (DU) divided by the # of ha

_____ DU / _____ ha = _____ DU/ha

Now using the density you can get the charge from the table below.

The City collects a school site acquisition charge (SSAC) on behalf of the School District.

	TOTAL
URBAN RESIDENTIAL	per dwelling unit including SSAC
<5 DU/ha	\$41,637.00
5.1 - 10 DU/ha	\$37,632.00
10.1 to 12 DU/ha	\$35,108.00
12.1 to 14 DU/ha	\$31,669.00
14.1 to 16 DU/ha	\$28,189.00
16.1 to 20 DU/ha	\$25,626.00
>20 DU/ha	\$22,069.00

Q: What about the existing house, do I get a credit?

A: Yes, the existing house will receive a credit for roads, parks, school site acquisition and any other City services that were connected.

Q: There was a house on the property a long time ago, do I get a credit for that?

A: DCC credits only apply if there was a house on the property within the last 10 years.

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 dwelling unit charge, refer to the Bylaw for the amount.



PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences
 T 604-864-5525
 E building-info@abbotsford.ca

Planning Services
 T 604-864-5510

E planning-info@abbotsford.ca

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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 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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