



# CITY OF WEST KELOWNA COUNCIL POLICY MANUAL

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Approval Date: June 12, 2016

<b>SECTION:</b> DEVELOPMENT SERVICES <b>SUBJECT:</b> DEVELOPMENT COST CHARGES (DCC) POLICY
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## Purpose

To set out the policies necessary for the administration of the DCC Bylaw(s) in a clear, systematic and consistent manner.

## Background

The *Local Government Act* (the "Act") provides the broad legislative framework for imposition of DCCs to assist local governments with the capital costs relating to certain growth-related infrastructure.

Pursuant to provisions of the Act and in consideration of the anticipated growth patterns consistent with its Official Community Plan, the Council of the District of West Kelowna has adopted one or more Bylaws, as amended from time to time, which set the DCC rates applicable in the District of West Kelowna.

The process to review and update the DCC bylaw has and will continue to include consultation with representatives from the development industry as well as the general public to ensure fairness, equity and transparency.

## Policy

1. Under the Bylaw, DCCs are not payable for existing residential lots, however, DCCs are payable for residential dwelling units authorized by building permit regardless of whether those units replace existing units unless DCCs have been previously paid and/or no capital cost burden is imposed.
2. Unless DCCs have been previously paid and/or no capital cost burden is imposed, DCCs are payable for all non-residential development authorized by building permit regardless of whether the development replaces existing development.
3. When the total amount of DCCs payable exceed \$50,000, they may be paid by installments, with one third of the total amount payable at time of subdivision or building permit issuance, another one third payable at the date of 1<sup>st</sup> anniversary of the subdivision approval or building permit issuance and the remaining one third at the date of 2<sup>nd</sup> anniversary of the subdivision approval or building permit issuance.

Previous Revision/s:
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