Council Agenda Information
☒ *COMMITTEE OF THE WHOLE* July 7, 2026

VILLAGE OF ANMORE
REPORT TO COUNCIL

Date:	July 3, 2026	File No: 6410-01
Submitted by:	Chris Boit, Engineering Consultant	
Subject:	Introduction of revised Development Cost Charges (DCC) Bylaw	

Purpose / Introduction

The purpose of this report is to introduce Council to a proposed new Development Cost Charges (DCC) bylaw for the Village of Anmore. The report provides a brief overview of what DCCs are and the legislative framework that governs them, rate structure criteria and how the rates would be determined, a comparison with neighbouring Lower Mainland municipalities, and the recommended next steps for Council.

Recommended Option

THAT the Committee of the Whole receive the report dated July 3rd, 2026 titled “Introduction of revised Development Cost Charges (DCC) Bylaw” for information;

AND THAT staff be directed to prepare a draft Development Cost Charges Bylaw for the Village of Anmore for Council's consideration.

Background

Development Cost Charges are one-time charges levied on new development to help fund the capital cost of infrastructure required to service growth. They are a provincially regulated tool established under the *Local Government Act*.

The Village of Anmore's current DCC bylaw was last updated in 2005. Provincial best practice is to review and update a DCC program every three to five years so that the estimates of expected growth and infrastructure costs remain current. Anmore's program has not been comprehensively updated in approximately two decades, and the adopted rates no longer reflect current construction costs, the Village's current capital planning, or the scale of development now anticipated.

Two factors make this an appropriate time to act:

- Anticipated development in the Village will place new demands on Village infrastructure. An up-to-date DCC program ensures that growth contributes its fair share of the resulting capital costs, reducing reliance on the general tax base.
- Recent provincial legislation expanded the categories of infrastructure that DCCs may fund now including fire protection facilities, police facilities, and solid waste and recycling facilities. However, the majority of these facilities either do not exist or are not anticipated at this time in the Village.

Discussion

What DCCs pay for

DCCs are calculated and collected separately for each category of growth-related infrastructure, and the funds collected may only be spent, from segregated reserve funds, on capital projects within that same category. Eligible categories include:

- roads and transportation;
- water supply and distribution;
- sanitary sewer (Not anticipated);
- stormwater / drainage;
- parkland acquisition and park improvement; and
- (newly eligible) fire protection, police, and solid waste facilities.

DCCs cannot be used for operating or maintenance costs, or for infrastructure required to serve the existing population. Charges are collected at subdivision approval (typically for single-family development) or at building permit issuance (typically for multi-family and non-residential development).

Fire Protection DCC

Although recent amendments to the *Local Government Act* added fire protection facilities to the list of infrastructure for which Development Cost Charges may be collected, that eligibility is only available to a local government that itself provides the service and incurs the associated growth-related capital cost. A DCC is a tool for recovering the capital costs a municipality bears in providing eligible services to new development; it cannot be levied to recover costs borne by another authority.

In Anmore, fire protection is not a service the Village delivers directly. It is provided through the Sasamat Volunteer Fire Department under the Sasamat Fire Protection Service, a Metro Vancouver function established to provide fire protection service to the Villages of Anmore and Belcarra, with authority conferred through MVRD Bylaw No. 1402, 2024. The fire halls and apparatus are regional assets, and Metro Vancouver provides the administration of the service, with capital planning and reserves managed through the Sasamat Fire Protection Service. Therefore, the Village neither operates the service nor holds the capital program for the fire protection facilities, it has no eligible fire-protection capital cost on which to base a charge. Accordingly, fire protection is excluded from the Village's proposed DCC program, and any growth-related funding for those facilities is more appropriately addressed through Metro Vancouver's service and cost-allocation framework rather than a Village DCC.

How the proposed rates would be determined

The rates are not set arbitrarily; they follow a defined, defensible methodology set out in the provincial guide. In summary, the evaluation:

1. Estimate the amount and location of residential and non-residential growth expected over the program horizon (typically 10 years).
2. Identify the growth-related capital projects - and their costs and timing - needed to service that growth, drawn from the Village's capital and infrastructure plans.
3. Assign each project a benefit allocation (between 1% and 100%) reflecting the share of the project that benefits new development versus the existing community; projects that do not benefit growth are ineligible.
4. Apply a municipal assist factor - a Council policy decision between 1% and 99% representing the portion of eligible costs the Village elects to fund from other revenue sources (largely taxation) rather than recover through DCCs. The assist factor may vary by infrastructure program but cannot vary by land use.
5. Divide the DCC-recoverable cost in each category by the expected growth units to produce the charge per unit or per square metre, then allocate the charges equitably across land-use classes.

Variables that affect the amount of DCCs recoverable are:

Project Scenario

$1.0 million eligible water project with 35% of its benefit attributable to growth, and a 1% municipal assist factor, would yield approximately $346,500 recoverable through DCCs, spread across the growth units it serves.

Eligible project cost
Percentage of eligible project costs of which its benefit is attributable to growth.

For example, $1,000,000 (the total capital cost of the project)

Apply the benefit allocation (growth's share)
Only the portion of a project's cost that benefits new development is recoverable through DCCs. Determining the "benefit allocation" is not a precise calculation. It calls for professional judgement by the Village and its consultants, guided by growth projections and service standards, and the resulting allocation must be reasonable, documented, and defensible, as it is subject to review by the Inspector of Municipalities. In this example, 35% of the project is assumed to benefit growth.

$1,000,000 × 35% = $350,000 attributable to growth

(The other $650,000 / 65% serves the existing community and is ineligible - the Village funds it from taxation or other sources.)

Apply the municipal assist factor
The assist factor is the share the Village *chooses* to cover itself rather than recover from development. Council may choose to apply an assist factor to the DCC program of any value between 1% and 99%. A 1% assist factor means 99% of the growth-attributable cost is recovered through DCCs:

$350,000 × (100% – 1%) = $350,000 × 99% = $346,500 recoverable through DCCs

Convert to a rate per unit
Divide the recoverable amount by the number of new units the infrastructure serves. If the project serves 100 equivalent single-family units:

$346,500 ÷ 100 = **$3,465 per unit**

Cost × Benefit % × (1 – Assist %) ÷ Growth units = Rate.
One caveat on realism: in an actual program you don't rate a single project in isolation. You sum the DCC-recoverable costs of *all* eligible projects in a category (e.g. all roads projects),

then divide by the *total* projected growth units over the program horizon. The single-project version above is just to show the mechanics.

It's important to note that the assist factor is the Council lever/policy and can have a significant effect on the DCC value. For example, holding the $350,000 growth share constant, here's how the choice flows through this example:

Assist factor	**Recovered via DCC**	**Per unit (÷100)**	**Funded from taxation***
1% (minimum assistance)	$346,500	$3,465	$653,500
25%	$262,500	$2,625	$737,500
50%	$175,000	$1,750	$825,000
99% (maximum assistance)	$3,500	$35	$996,500

Proposed rate structure

The proposed bylaw would establish charges by land-use category and infrastructure component. The following factors that influence the DCC recoverable amount include:

- Identification and value of growth projects
- Infrastructure category of identified projects (eg water, drainage, roads, parks)
- Weight applied to various land use categories (eg. Single family residential, multi family residential, mobile home, commercial, institutional)

Based on the various input factors, a dynamic model has been developed to allow staff to demonstrate to Council how adjustments to the input factors will affect the DCC recoverable amount. As part of the Committee of the Whole meeting, staff will lead Council through various scenarios in order to gain consensus on Council's preferred policy approach to calculating DCCs. Based on this input from Council, staff will be in a position to prepare a new DCC bylaw for Council's consideration. Prior to adoption of a new DCC bylaw which will outline the applicable rates and eligible projects, the bylaw must be submitted to the Inspector of Municipalities for approval.

Comparison with other Lower Mainland municipalities

To provide context for Council, the table below compares the approximate all-in Development Cost Charge for detached dwelling in a selection of Lower Mainland municipalities. Figures are drawn from each municipality's DCC bylaw or recent public engagement materials and, where

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noted, combine municipal and applicable regional charges. Exact amounts vary by servicing area and update cycle.

Municipality (bylaw / update year)	Single-family DCC per lot/unit	Notes
City of Coquitlam (2025)	$ 64,396	Comprehensive municipal program; most recent major update.
City of Maple Ridge (2024)	$41,011	Full municipal DCC across roads, utilities and parks.
City of Port Moody (2024)	$34,892.98	Full municipal DCC across roads, utilities and parks.
City of Pitt Meadows (2024)	$23,183.00	Full municipal DCC across roads, utilities and parks.
City of Port Coquitlam (existing)	$32,168 – $33,746	Currently under review

Recommendation

That staff be directed to bring a draft DCC bylaw to Council for consideration.

Other Options

1. **THAT** the Committee of the Whole receive the report dated July 3rd, 2026 titled “Introduction of revised Development Cost Charges (DCC) Bylaw” for information.

   AND THAT staff be directed to prepare a draft Development Cost Charges Bylaw for the Village of Anmore for Council's consideration.

   OR

2. **THAT** Council receive the report dated July 3rd, 2026 titled “Introduction of revised Development Cost Charges (DCC) Bylaw” for information.

   AND THAT Council direct staff not to proceed with the award of tender.

Financial Implications

Staff time for management of the project.

Attachments:

None.

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Report Approval Details

Document Title:	Introduction of revised Development Cost Charges (DCC) Bylaw.docx
Attachments:	
Final Approval Date:	July 03, 2026

This document and all of its attachments were approved and signed as outlined below:

Josh Joseph
Esin Gozukara
Karen Elrick