

Updating Development Cost Charges in Anmore



As development occurs, Anmore is taking a proactive approach to ensure infrastructure keeps pace with development while preserving the semi-rural character and natural beauty that residents value.

What are Development Cost Charges (DCCs)?

Development Cost Charges are one-time fees that developers pay when they build new homes or buildings. The money from these fees helps pay for the infrastructure needed as development occurs.



Did You Know?

DCCs are collected when development occurs, not through annual property taxes.

Why are DCCs important?

When new developments are built, the community often needs more infrastructure to support them.

DCCs aim to ensure:

- ▶ New growth helps pay for the extra infrastructure it needs
- ▶ Infrastructure can keep up with new development
- ▶ The Village can plan for new development in a way that is fair and open to everyone

Why it matters

Updating the DCC Bylaw will help ensure that:

- ▶ New growth contributes to the infrastructure needed to support development
- ▶ The costs of growth are shared more fairly between new development and existing residents
- ▶ Infrastructure can keep pace with future growth and community needs
- ▶ The Village can plan and invest in infrastructure in a transparent and sustainable way
- ▶ Reliance on property taxes to fund growth-related infrastructure is reduced

Why Is Anmore Updating the DCC Bylaw?



Anmore's current DCC Bylaw has been in place since 2005. Updating it will help make sure the rates reflect today's costs, future development, and provincial requirements.

Why update the Bylaw?

- ▶ The current bylaw is over 20 years old
- ▶ Construction costs have increased and changed over time
- ▶ Our community's infrastructure needs and priorities have changed
- ▶ There are now new provincial laws and guidelines we must follow

Did You Know?

DCCs are a provincially regulated tool established under British Columbia's Local Government Act.



What Can Development Cost Charges Pay For?



DCC funds can only be used for infrastructure that supports growth and must be spent within the category for which they were collected.

Potential eligible categories

- ▶ Roads and Transportation
- ▶ Water Systems
- ▶ Stormwater and Drainage
- ▶ Parks and Park Improvements



What about fire protection?

Although new provincial legislation allows municipalities to collect DCCs for fire protection facilities, this is not currently proposed under the new update, due to Provincial requirements of ownership of these assets. However, Anmore is reviewing potential amendments to that would allow collection of DCCs for expanded Sasamat Fire Protection Services.

What DCCs cannot fund

- ▶ Day-to-day operations
- ▶ Routine maintenance
- ▶ Infrastructure that only serves existing residents

How Are DCCs Calculated?

DCCs are based on projected growth and infrastructure needs, following provincial legislation and guidelines.

Did You Know? Funds collected for one infrastructure category cannot be used for unrelated projects.



STEP 1



- Forecast Future Growth
- Estimate the amount of residential and non-residential growth expected over the planning period

STEP 2



- Identify Infrastructure Needs
- Determine what infrastructure projects are required to support that growth

STEP 3



- Determine Growth Benefit
- Identify what portion of each project benefits future growth versus the existing community

STEP 4



- Set the Rate
- Calculate the share of eligible project costs attributable to new development

How Does Anmore Compare?



Development Cost Charges are used throughout British Columbia and the Lower Mainland to help fund infrastructure needed for growth.

Examples from nearby communities

Municipality	Approximate Single-Family DCC
Coquitlam	\$64,396
Maple Ridge	\$41,011
Port Moody	\$34,893
Pitt Meadows	\$23,183
Port Coquitlam	\$32,168-\$33,746

*For context, these costs include sanitary sewer DCCs, where Anmore’s do not on board 5.

What this means

Anmore is not unique in using DCCs. Municipalities throughout the region use DCC programs as a growth management tool to help fund infrastructure needed to support new development.



Proposed 2026 Development Cost Charge (DCC) Rates



The table below lists Anmore’s proposed DCC rates for 2026.

Charges depend on the type of development

Residential rates apply to each dwelling unit, while non-residential rates are set according to building size or land area.

The proposed residential rates follow current provincial housing rules and assume that many new single-family homes will have a secondary suite. This approach helps DCCs better match the expected demand on local infrastructure and services.

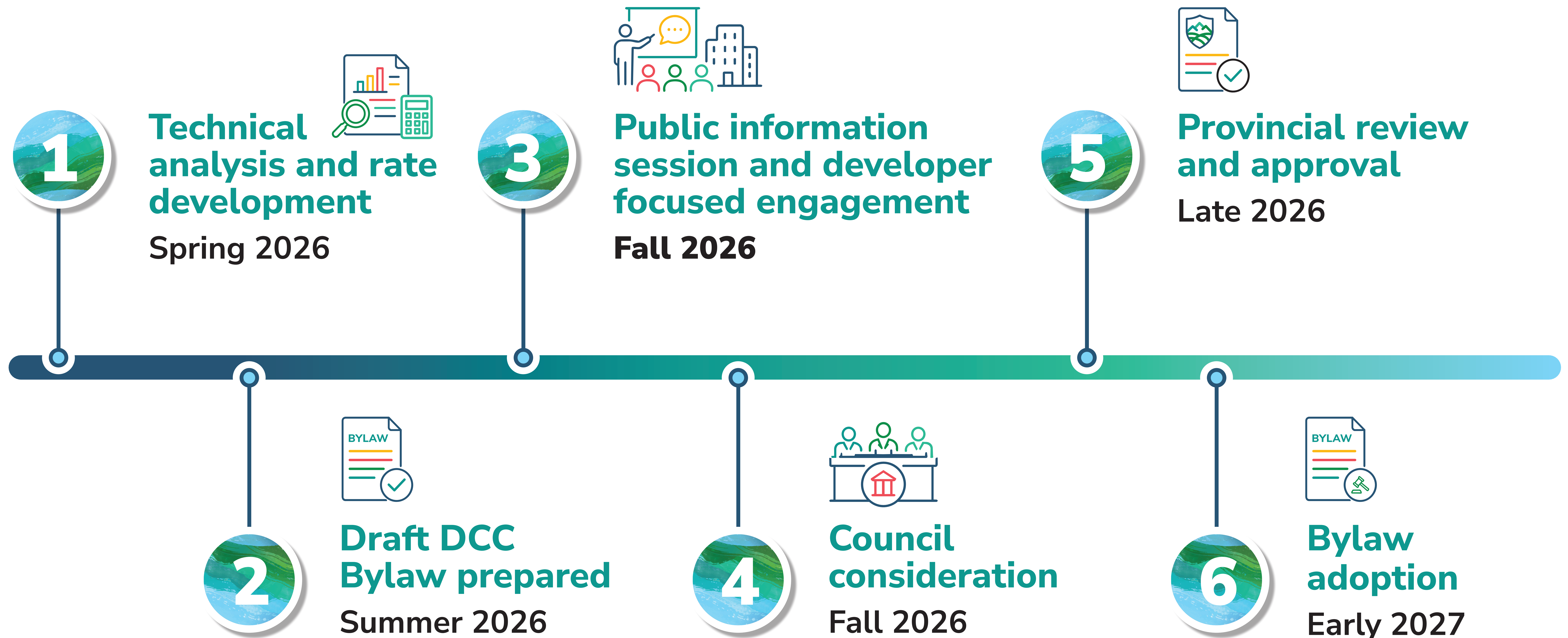
After public input, the proposed rates will go to Council for consideration as part of an update to the Village of Anmore’s DCC Bylaw.

Land Use	Sewer	Water	Drainage	Roads	Protective Services	Total per unit
Single Family Residential	N/A	\$7,455.39	\$10,421.00	\$5,438.27	\$0.00	\$23,314.66 /Dwelling Unit
Multi-Family Residential (Attached)	N/A	\$4,364.13	\$5,627.34	\$3,183.38	\$0.00	\$13,174.85 /Dwelling Unit
Apartments	N/A	\$3,273.10	\$3,438.93	\$2,387.53	\$0.00	\$9,099.56 /Dwelling Unit
Mobile Home	N/A	\$3,818.61	\$10,421.00	\$2,785.46	\$0.00	\$17,025.07 /Mobile Home
Commercial	N/A	\$5.63	\$3.10	\$4.11	\$0.00	\$12.83 /ft²
Office	N/A	\$3.38	\$3.10	\$2.47	\$0.00	\$8.94 /ft²
Light Industrial	N/A	\$52,562.06	\$94,831.10	\$38,340.97	\$0.00	\$185,734.13 /acre
Heavy Industrial	N/A	\$26,281.03	\$94,831.10	\$19,170.49	\$0.00	\$140,282.61 /acre
Institutional	N/A	\$2.60	\$2.90	\$1.89	\$0.00	\$7.40 /ft²

What Happens Next?



Project Process



Have Questions?

Visit: anmore.com/development-cost-charges

Email: village.hall@anmore.com

