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Amenity Cost Charges – Questions and Answers

What are Amenity Cost Charges (ACCs)?

ACCs are fees collected from developers to help fund the cost of growth-related amenities-based infrastructure, such as community centres, libraries, daycares, etc. ACCs are regulated by the Province through the *Local Government Act*. The rates charged reflect the impact growth has on amenities-based infrastructure; the greater the impact (e.g., the greater the number of people that would be anticipated to be utilizing the amenities-based infrastructure), the larger the charge. This helps ensure new development contributes towards the growth-related amenity-based improvement.

Who pays ACCs and when?

ACCs are paid by development project applicants at time of subdivision (e.g., developing additional lots out of a single lot, for single family development sites) or when a building permit is issued (for all other development).

What do ACCs pay for?

ACCs help pay for new amenities and upgrades to support growth within the city. Examples of amenities include, but are not limited to the following:

- Community, youth, or seniors' centres
- Recreational or athletic facilities (e.g., arenas)
- Libraries
- Daycare facilities
- Public squares

What do ACCs not pay for?

ACCs cannot be used to pay for:

- Infrastructure or amenities solely needed to service existing residents
- Operations and staffing costs

- Rolling stock, including mobile equipment, vehicles, recreational maintenance vehicles
- Maintenance or replacement costs

How are ACC rates established?

ACC rates are calculated by dividing the cost of growth-related amenities-based infrastructure by the amount of anticipated population growth.

Are any development projects exempt from ACCs?

Based on the *Local Government Act*, the following are exempt from paying ACCs:

- Existing development in which an ACC has previously been paid, unless there is further development
- Places of worship
- Some affordable housing projects, as prescribed by regulation

A full list of the default exemptions and additional details are listed under Section 570.4 of the *Local Government Act*.

Will in-stream applications have to pay ACCs?

As ACC Bylaw No. 8540, 2025 is the first ACC Bylaw developed by the City, and because there is no previous ACC Bylaw prior to ACC Bylaw No. 8540, 2025, applications that are in-stream will not have to pay ACCs.