New Westminster

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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

Will in-stream applications have to pay ACCs?

The City is currently developing an ACC Bylaw, and as a result, the dates for the adoption of the bylaw and in-stream protection (e.g., utilizing the current rates, if applicable, prior to the proposed rate increase) dates have not yet been established. This section will be updated once the anticipated adoption, and the in-stream protection dates have been established.

In-stream protection measures will be implemented as outlined in the *Local Government Act*:

- Section 511 – for subdivision applications
- Section 570.91 – for building permit applications

How does in-stream protection work?

It is anticipated that the new ACC rates will be in effect immediately after the ACC Bylaw is adopted, unless Council chooses a future effective date.

The *Local Government Act* provides special protection from rate increases for development applications that are submitted before the adoption date (Section 511 for subdivisions; Section 570.91 for building permit applications).

In-stream protection applies to both building permit, subdivision applications, and development permit applications received before the adoption of the ACC Bylaw. Note, all building permit, subdivision, and development permit applications must result in a building permit or subdivision being granted within twelve (12) months of the adoption of the Bylaw.

How will ACCs affect me, as a resident in the City?

ACCs are only applied to new or expanded developments at the time of building permit or subdivision. ACCs are paid by developers/builders and are not a tax or fee that will be applied to residents as a component of the City's existing property taxes or utility charges.