

District of Peachland: Development Cost Charge and Amenity Cost Charge Program Development

Background

The District of Peachland (District) is in the process of updating its Development Cost Charge (DCC) Bylaw and introducing an Amenity Cost Charge (ACC) Bylaw. The District last updated its DCC program in 2022 and does not currently have an ACC program in place. To date, the District has prepared materials for both programs that include proposed projects, costs, and rates.

Where We Are Today

February 18, 2026 – The DCC and ACC draft rates were presented to Council. Links to the Council report and presentation are provided below.

[District of Peachland - February 18, 2026, Council Package](#)

Next Steps

DCC and ACC Information Sessions for the development community and interested public will be held on **Wednesday, March 25, 2026, at the Peachland Community Centre during the following times:**

- Developer Roundtable from **3:30 – 4:30 PM**
- Public Session from **5:00 – 6:30 PM**

The Information Session will include details on the following proposed DCC and ACC bylaw updates in the District. Feedback received during the Information Session will be included when presenting the DCC and ACC Bylaws to Council for further consideration.

**To register for this session please send an email to CorporateServices@peachland.ca
by **12:00 PM Wednesday, March 25, 2026****

Development Cost Charges (DCCs)

DCCs are one-time fees collected to help communities recover the costs of off-site infrastructure needed for growth. They are based on the principle of cost-sharing infrastructure between existing taxpayers and new development. They are a Provincially regulated tool; the *Local Government Act* sets out the general requirements under which local governments may administer DCC programs. Funds generated through DCCs are intended for one-time capital costs and are only applied to growth-driven projects. Funds cannot be used for projects needed to address existing deficiencies or for operations and maintenance costs.

DCCs can be used to fund capital costs (planning, engineering, design, legal, studies) for:

- Transportation services
- Water services
- Drainage services
- Sewer services
- Parkland acquisition and improvements
- Fire protection facilities
- Police facilities
- Solid waste and recycling facilities

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Amenity Cost Charges (ACCs)

ACCs are one-time fees collected by local governments to help recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community. Much like DCCs, they are a development finance tool in the *Local Government Act* for one-time capital costs and are only applied to growth-driven projects. Funds cannot be used for projects needed to address existing deficiencies or for operations and maintenance costs.

ACCs can pay for the following amenities, among others:

- Community, youth, or seniors' centre
- Recreation or athletic facility
- Library
- Daycare facility
- Public square

**Note: ACCs cannot be used for projects otherwise eligible for DCCs.*

Proposed DCC and ACC Rates

DCCs and ACCs are levied on a per lot basis for Residential Lots, on a per unit basis for all other residential typologies and on a per square metre of gross floor area (GFA) basis for Commercial, Industrial, and Institutional development. Both the DCCs and ACCs will be applied District-wide.

The proposed rates reflect a 1% Municipal Assist Factor (MAF) except for the Fire Facilities DCC Program with a 50% Municipal Assist Factor.

Land Use	Unit	Proposed DCC Rate (1% MAF)*	Proposed ACC Rate (1% MAF)	Regional DCC Charges**	Total Rate (DCCs + ACC)
Residential Lots <i>(e.g., single family)</i>	per lot	\$39,287	\$ 3,316	\$4,787	\$47,390
Duplex / Townhouse	per dwelling unit	\$29,433	\$2,484	\$4,787	\$36,704
Apartment / Secondary Suite / Garden Suite / Mobile Home	per dwelling unit	\$25,027	\$2,111	\$3,191	\$30,329
Commercial	per m2 gross floor	\$62.46	\$9.95	\$20.72	\$93.13
Industrial	per m2 gross floor	\$70.56	\$9.95	\$20.72	\$101.23
Institutional	per m2 gross floor	\$62.47	\$0.00	\$17.55	\$80.02

**Fire Facilities DCC Program has a 50% Municipal Assist Factor*

***Includes Regional District of Central Okanagan Wastewater Treatment Plant Development Cost Charge*

Payment of DCCs and ACCs

DCCs and ACCs are paid by applicants/developers at the time of:

- Subdivision, for approval to create new Residential lots (single-family) or,
- Building Permit, upon application to construct all other residential typologies, Commercial, Industrial, or Institutional developments
- Regional DCCs are also collected by the District

In-Stream Applications

When a new DCC or ACC Bylaw is enacted, an existing development application submitted prior to the adoption of the new Bylaw(s) is granted 12-month in-stream protection.

In-stream protection will apply to both building permit and subdivision applications received prior to the adoption of any new DCC or ACC Bylaw. Protection is also extended to rezoning and development permit applications that were submitted prior to the adoption of any new DCC or ACC Bylaw and that will result in a building permit within 12 months of bylaw adoption. If an application meets the required criteria of being submitted prior to the adoption of the new DCC or ACC Bylaw, it is provided protection from rate increases.

Statutory Exemptions from DCCs and ACCs

The below table identifies exemptions for DCCs and ACCs, respectively.

DCC Exemptions	ACC Exemptions
<ul style="list-style-type: none"> • Buildings for public worship • Development does not impose a new capital cost burden • DCCs have been charged previously <p>Can be varied by Council:</p> <ul style="list-style-type: none"> • Building permits for ≤ \$50,000* • Residential units ≤ 29m² in size • Fewer than 4 units (i.e. duplex/triplexes)* 	<ul style="list-style-type: none"> • Development does not result in growth • ACCs have been charged previously • In some cases, affordable housing (e.g., purpose-built rental units owned or leased by government entities or non-profits, supportive housing, cooperative housing, transitional housing, emergency shelters)

**Currently the District charges DCCs for building fewer than four self-contained dwelling units*

Waivers and Reductions

Under the *Local Government Act*, a local government may opt to impose a Bylaw through which DCCs or ACCs may be waived or reduced. DCC waivers or reductions can be provided in support of development resulting in the creation of affordable rental housing or reduced environmental impact. ACC waivers or reductions can be provided in support of affordable rental housing and low-impact development.

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The District does not currently provide any waivers or reductions. Should the District establish any waivers or reductions, the amount waived is to be entirely supported by the existing taxpayer.

Questions?

For more information, please contact:

District of Peachland DCC Project
5806 Beach Ave.
Peachland, BC, V0H 1X7

Email: CorporateServices@peachland.ca