

Village of Harrison Hot Springs

Amenity Cost Charges

Ken Cossey, Planning Consultant
December 8th, 2025



What are ACCs?

Amenity cost charges (ACCs) are a development financing tool that allow local governments to collect fees for amenities such as community centres, recreation facilities, libraries, daycares, and public spaces.

These amenities support liveable and complete communities in areas of growth.

ACCs are designed to cover a portion of the capital costs associated with the increased need for local government services arising from development (development-related capital costs).



ACCs vs DCCs

Development Cost Charges (DCCs) are collected from developers by local governments to help offset a portion of the capital costs of installing certain local government infrastructure, the installation of which is directly or indirectly affected by the development of land or the alteration or extension of buildings.

Similar to ACCs, DCCs must be implemented by bylaw in accordance with LGA requirements.

Unlike ACCs, DCC bylaws require approval from the Inspector of Municipalities.

ACCs vs DCCs Continued

There is a clear distinction between the services and amenities that can be funded by DCCs and those eligible for ACC funding:

DCCs

DCCs fund engineering services (water, sewage, roads, and drainage), protection services (fire and police), parks (parkland), and waste management (solid waste and recycling).

ACCs

ACCs fund a broader set of amenities, such as community centres, recreation facilities, libraries, daycares, and public spaces, as defined in the LGA.

DCCs and ACCs have separate and clearly defined purposes: what is eligible for funding through DCCs cannot be funded by ACCs, and vice versa.

	Amenity Cost Charges (ACCs)	Development Cost Charges (DCCs)
Can be levied to recover costs for:	<p>Any "Amenity" that provides social, cultural, heritage, recreational and environmental benefits, including but not limited to:</p> <ul style="list-style-type: none"> • Community, youth or seniors' centres • Recreation or athletic facilities • Libraries • Daycare facilities • Public squares 	<ul style="list-style-type: none"> • Water • Sewer • Drainage • Highway Facilities • Parks Acquisition and Improvements • Fire Protection • Police • Solid Waste Facilities • Recycling Facilities
Inspector of Municipalities Approval:	Not required (Inspector may request information)	Required for bylaw passage
Consultation Requirement:	Consultation with public and affected persons, public authorities and organizations must occur one or more times	Not required by legislation (but will be considered as part of Inspector review)

ACC Bylaw Development

How to Develop an ACC Bylaw

The process of developing an ACC bylaw can be divided into two main phases.

Phase 1: Bylaw Development

Phase 2: Bylaw Approval

Phase 1: Bylaw Development

The first phase involves a thorough technical analysis to determine potential ACC rates. This analysis should be documented in a background report, which must be made available to the public on request.

This phase is typically led by local government staff or a consultant and guided by existing council or board-approved plans and policies. In some cases, council or board input on specific ACC policy matters may be necessary during the development process.

Phase 2: Bylaw Approval

The second phase focuses on the decisions required to implement the proposed ACC rates within the local government. Key considerations include:

- charge rates;
- the determination of when an ACC is payable, and by whom;
- provisions for waivers and reductions, including scenarios such as redevelopment;
- plans for phasing in charges; and,
- mechanisms for the administration and collection of ACCs.

Consultation Process

Consultation is required when a local government is developing an ACC bylaw. The purpose is to make the process transparent and accountable, and to improve the accuracy of how amenities are listed and how charges are applied to new development.

The local government must provide one or more consultation opportunities it considers appropriate for the public and for affected parties (including developers, affected persons, public authorities, and organizations).

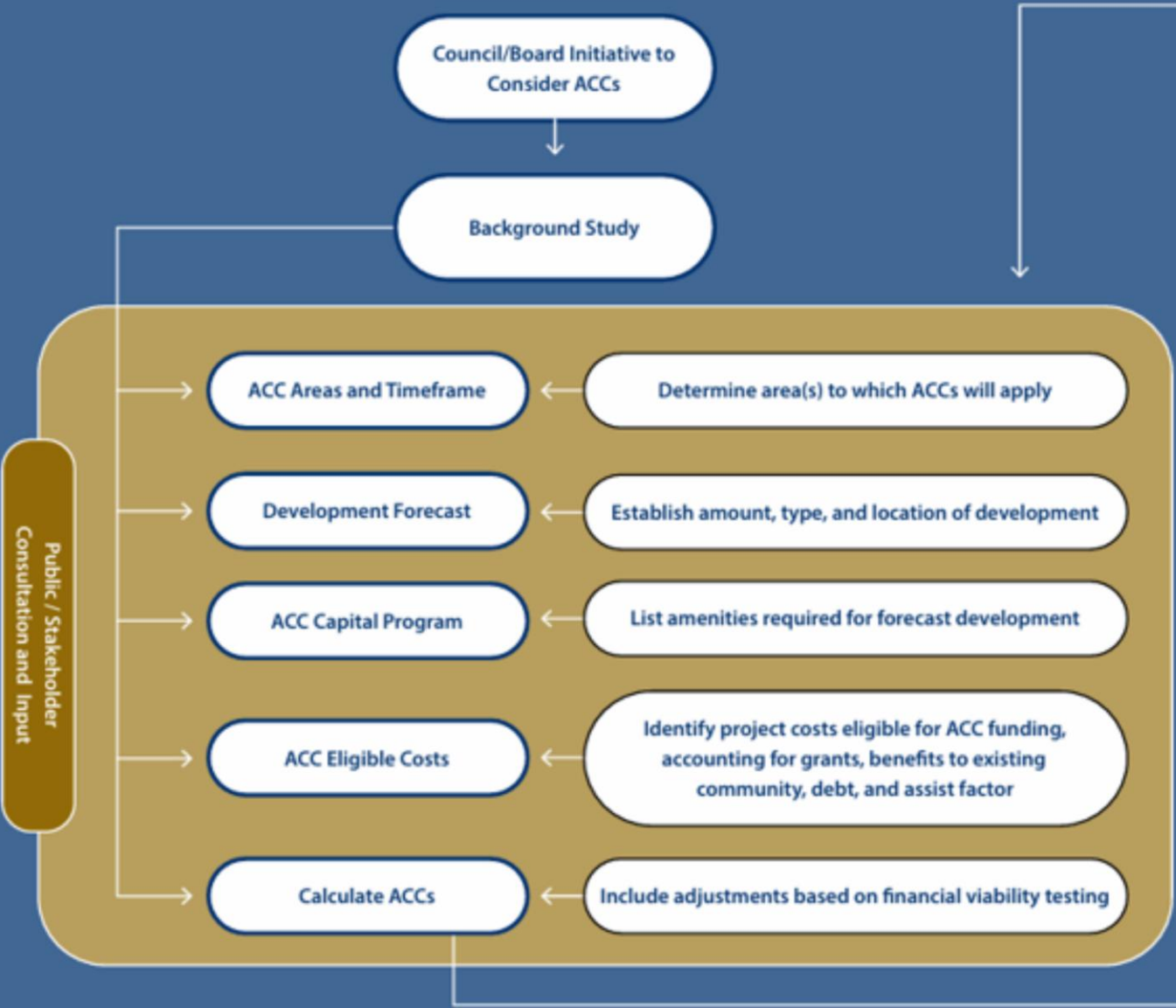
This consultation step works as an important “check” on the bylaw—giving affected groups a meaningful chance to raise concerns early, so the bylaw can be refined to be more balanced, equitable, and aligned with community needs and goals.

Consultation Process Continued

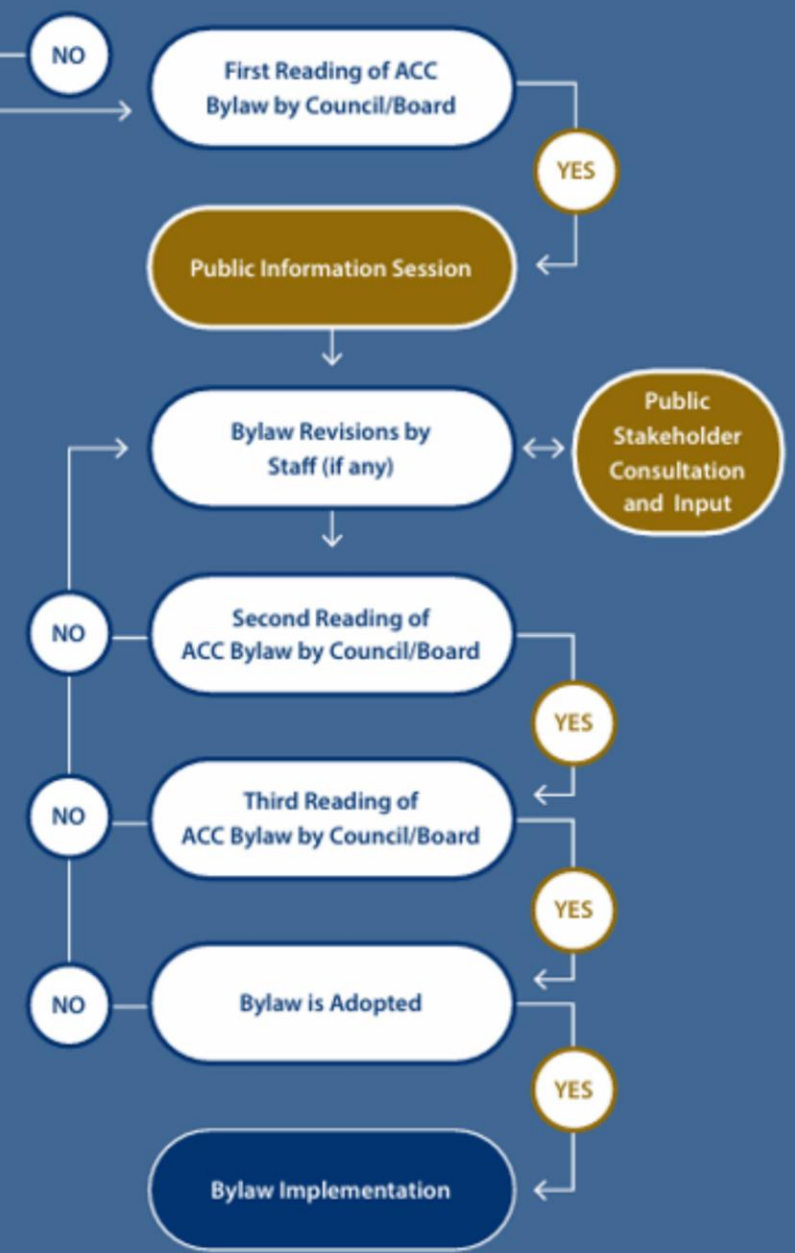
The consultation expectations mirror what the Inspector of Municipalities typically looks for when considering a DCC bylaw, and local governments are encouraged to follow the Development Cost Charge Best Practices Guide to support public trust and improve fairness and accuracy. No consultation is required to repeal an ACC bylaw.

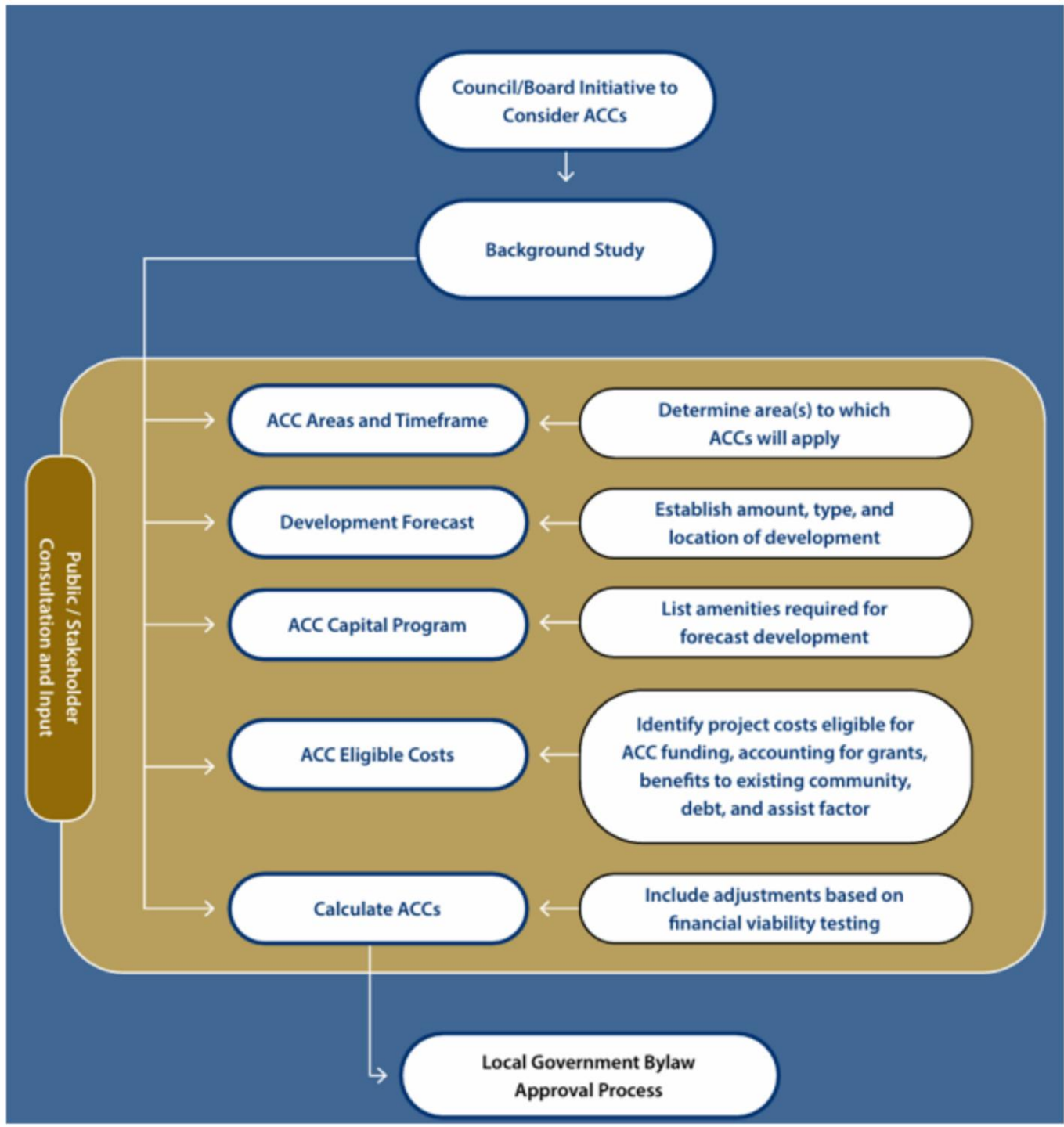


ACC Bylaw Development Process



ACC Bylaw Approval Process





Developing the ACC Program

ACCs help finance the capital costs of providing, constructing, altering or expanding amenities that benefit, directly or indirectly, a development as well as the increased population of residents or workers that it brings.

A clear relationship must be established between those paying the ACC and the amenities funded by it when a local government is developing an ACC program.

Developing the ACC Program Continued

Amenities must be owned by a local government or owned or operated by a person or public authority that has entered into a partnering agreement with a local government to provide an amenity for it to qualify.

Amenities include any facility or feature that provides social, cultural, heritage, recreational, or environmental benefits to a community. This broad definition encompasses a range of land improvements, buildings and structures, furniture, equipment, and other moveable assets within buildings and public open spaces. The LGA specifies that amenities may include, without limitation:

- community centres, youth or seniors' centres;
- recreational or athletic facilities;
- libraries;
- daycare facilities; and
- public squares.

Developing the ACC Program Continued

Other potential amenities may include museums, art galleries, theatres and other cultural facilities, components of parks and parkland amenities not eligible under DCCs, and public open space (e.g. streetscaping, special event spaces).

ACCs are restricted to funding capital costs, one-time expenditures that are generally set out in a capital portion of a local government financial plan. The LGA defines “capital costs” as including the cost of:

- providing, constructing, altering or expanding amenities;
- planning, engineering and legal work necessary to plan and complete the construction of amenities, including associated interest costs; and,
- payments made to a person or public authority under a partnering agreement to cover capital costs incurred by that person or authority.

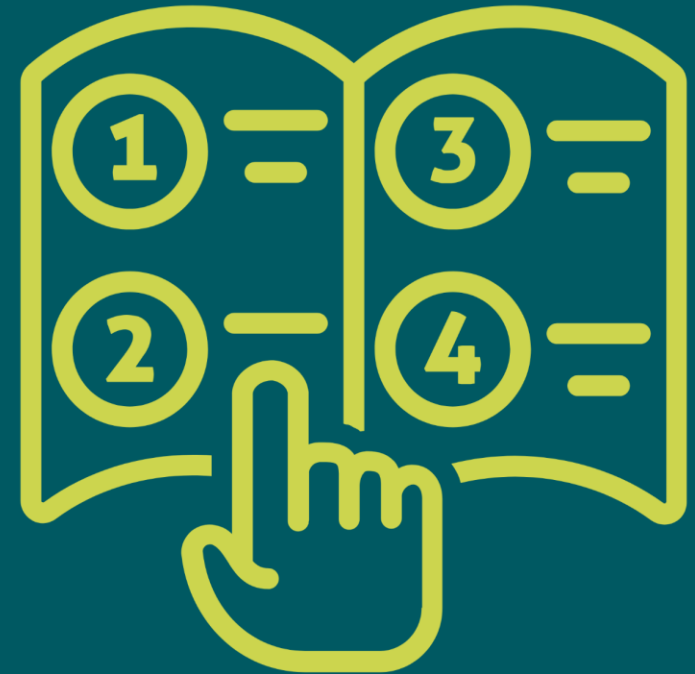
Developing the ACC Program Continued

When the provision of an amenity involves land acquisition, ACC funds may be used to cover these land acquisition costs. ACC funds may also be used to pay principal and interest on debt incurred by a local government for costs associated with providing, constructing, altering or expanding amenities.

However, the debt payments themselves are not considered the capital cost. The capital cost of the project remains in the ACC program until sufficient ACCs are collected to cover it, regardless of any outstanding debt payments.

Technical Manual

Calculating new ACCs requires initial decisions about the structure and application of the charges. Local governments must establish a framework for ACC rates, considering the following key questions before proceeding with calculations.



1. Where the ACC applies (Service Area / Geography)

You can set ACCs up as:

- Jurisdiction-wide (one uniform rate across the whole municipality/regional district), or
- Area-specific (different rates by area based on the cost of providing amenities in each area).

Policy guidance: area-specific ACCs should generally be used only when amenities have clearly defined benefiting areas, but they may increase administrative complexity/costs.

2. What development is charged (Land Use / Development Types)

The framework should specify:

- Types of development / land use categories (e.g., residential and non-residential) that align with statutory exemptions/waivers and ensure consistent application.
- How detailed the rate structure is (broad vs more specific residential and/or non-residential land uses).
- Units of calculation (what the charge will be “per”).

3. Residential rate structure (How residential charges are calculated)

Common ways to set residential ACCs include:

- Per lot / per unit (ties charges to building forms like single-family, townhouse, apartments; can be refined using occupancy data).
- Variation: by bedrooms (e.g., different apartment rates by bedroom count).
- Square metre (floor area) (aligns well with multi-family; works well where charges are collected at building permit).
- Hybrid (building form + floor area).

4. Non-residential rate structure (Including “employee-based” setup)

The non-residential, ACCs can be set using space/land forecasts, which can be derived from employment forecasts:

- Floorspace-based (new building floorspace): requires floorspace forecasts; typical output is a $\$/m^2$ style rate.
- Employee-based forecasting
 - Forecast employment growth, optionally split by type (industrial/commercial/institutional/office).
 - Convert employees → floorspace by applying Floor Space per Worker (FSW) assumptions.
- Land-based setup: convert floorspace → land via Floor Area Ratio (FAR) assumptions.

When and how charges are collected (Administration choices)

An ACC bylaw can set the charge payable at:

- Subdivision approval, or
- Building permit issuance (construction/alteration/extension).
- If a building permit is for an alteration/change of use, ACCs can be imposed only if redevelopment results in additional residents or workers.

How Other Municipalities Structure and Apply ACCs

City of Victoria: BYLAW 25-048

ACCs apply to the entire area of the City of Victoria (jurisdiction-wide).

The bylaw is intended to provide funds to help pay the capital costs of providing/constructing/altering/expanding the amenities listed:

Amenity	Description
Community Amenity Space	Multi-use community space that supports a range of public programming and community services for Victoria residents throughout the city, including but not limited to recreational, civic, social, educational or cultural.
Street "Parks" and Plazas* <ul data-bbox="573 1178 930 1306" style="list-style-type: none">• Basic• Enhanced• Enhanced Plus	The Street "Parks" and Plazas program reallocates and redesigns public rights-of-way for ecological services and corridors, as well as social and

Basic Street Parks and Plazas – Located in Community Corners and/or throughout the General Urban Fabric and may include: standard surface paving and urban furniture; standard softscape; with potential small GSI elements.

Enhanced Parks and Plazas – Located in Small or Large Urban Villages and may include: a mix of standard and feature paving and urban furniture; softscape with richer plant material palette; with more prominent GSI elements and/or small water feature; small-scale public art/interpretive elements.

Enhanced Plus Parks and Plazas – Located in the Downtown Core and/or Town Centre and may include: predominantly feature paving and urban furniture; softscape with richer plant material palette, with feature planting; with prominent GSI elements (e.g. sponge plaza), large-scale public art/interpretive elements.

ACCs are collected at:

- Subdivision approval that creates two or more lots where low-density residential is permitted; or
- A building permit authorizing construction. Payment is due at the time of subdivision approval or building permit issuance, as applicable.

City of Victoria sets ACCs by development type (residential per unit/lot, and non-residential per m²).

	Unit	Amenity Cost Charge
Low Density Residential	Per lot / Per dwelling unit	\$3,366.47
Medium Density Residential	Per dwelling unit	\$2,290.80
High Density Residential	Per dwelling unit	\$1,394.40
Commercial	Per square metre of floor area or total floor area (based on definition in applicable zoning bylaw)	\$2.19
Industrial	Per square metre of floor area or total floor area (based on definition in applicable zoning bylaw)	\$0.90

How Other Municipalities Structure and Apply ACCs

City of Pitt Meadows: Bylaw 2987, 2024

Pitt Meadows applies ACCs to residential development: every person who obtains a building permit within the City for a development that will contain a dwelling unit must pay the applicable ACC.

ACCs are paid at the time the building permit is issued.

The amenities that will receive funding from the Amenity Cost Charges are:

- a) Recreation and culture facilities;
- b) Public art;
- c) Heritage conservation; and
- d) Environmental conservation.

Amenity Cost Charge Amounts:

Type of Development	Amenity Cost Charge Amount
Single-Family Dwelling	\$8,100 per dwelling unit
Duplex or Townhouse	\$7,000 per dwelling unit
Apartment	\$5,000 per dwelling unit
Secondary Suite or Garden Suite	\$3,400 per dwelling unit

How Other Municipalities Structure and Apply ACCs

City of Mission: BYLAW 6349-2025

Mission set it up jurisdiction-wide: the bylaw applies to all lands in the Municipality.

ACCs are collected at:

- (a) subdivision approval or
- (b) a building permit that authorizes construction/alteration/extension.

Mission sets charges by land use / development type.

Land Use	Unit of Measure	ACC Rates (in CAD)
Single-Family	per dwelling unit	9,378.05
Townhouse	per dwelling unit	5,275.15
Apartment	per dwelling unit	3,321.39
Congregate Care	per m2 of floor area	26.38

Where the Municipality enters into an agreement with a developer to construct works that are included in the ACC cost calculations, the Municipality may use monies from the ACC reserve fund to reimburse the developer for some or all eligible capital (construction) costs associated with the project.

**What do you want the ACCCs to do
for Harrison Hot Springs?**

Village of Harrison Hot Springs

Resort Municipality Initiative Updates



Christy Ovens, Community Services Manager
December 8th, 2025

Carry-Over Projects from 2022-2024 Resort Development Strategy (RDS)



Concession/Boat Launch Building - Final Phase



Lagoon Development - Final Phase



Indigenous Consultation & Cultural Infrastructure

2025–2027 Approved RDS Projects

**Pay Parking –
Visitor Experience
Infrastructure**

\$50,000

Splash Pad

\$400,000

**Parks & Trails
Recreational
Opportunities**

\$250,000

**Streetscape
Enhancements**

\$400,000

**Interpretive
Signage**

\$50,000

Events

\$90,000 annually



Photos are examples only
RFP process will commence in 2026

Current Council Resolutions



THAT staff be authorized to submit a 'Transportation and Utility Use' application to the Agricultural Land Commission for the parcels of land located along McCombs Drive (PID 002-138-123 and PID 013-166-891); and



THAT staff be directed to submit a Non-Farm Use application to the Agricultural Land Commission for the one-acre parcel along McCombs Drive.



Provincial Agricultural
Land Commission

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An aerial photograph of a rural landscape featuring a network of winding waterways, green fields, and some agricultural structures. The word 'Applications' is overlaid in large white text in the center of the image.

Applications

Proposed Council Resolution

THAT staff be authorized to submit a Non-Farm Use application to the Agricultural Land Commission for PID 002-138-123 and PID 013-166-891.