

Amenity Cost Charges: Questions and Answers

What are ACCs?

ACCs are fees collected by local governments to help fund the cost of growth-related amenities. ACCs are regulated by the *Local Government Act*. Similar to DCCs, the rates charged reflect the impact growth has on amenities; the greater the impact, the larger the charge. This helps ensure development contributes its fair share towards the necessary growth-related amenity improvements.

Who pays ACCs and when?

ACCs are paid by applicants at time of approval for subdivision or first building permit issuance, as applicable.

What do ACCs pay for?

ACCs pay for capital cost upgrades needed to support growth by assisting in the funding of facilities or features that provide social, cultural, heritage, recreational or environmental benefits to a community including:

- Community, youth or seniors' centres
- Recreational or athletic facilities
- Libraries
- Childcare facilities
- Public squares

What do ACCs not pay for?

ACCs cannot be used to pay for:

- Replacing amenities solely to service existing residents
- Operations and Maintenance
- Affordable housing
- Projects that can be funded through a DCC program

Will In-Stream Applications have to pay ACCs?

The new ACC bylaw (and new ACC Rates) came into effect July 1, 2024. The application of the new ACC bylaw (and new ACC rates), however, is subject to the following “in-stream” provisions of the *Local Government Act*:

For subdivision applications:

Local Government Act – Bylaws adopted after application for subdivision submitted

511(1) This section applies in relation to a bylaw under this Part that is adopted after

(b) an application for a subdivision of land within a municipality has been submitted to a designated municipal officer and the applicable subdivision fee has been paid.

(2) If the bylaw would otherwise be applicable to the subdivision, the bylaw has no effect with respect to that subdivision for a period of 12 months after the bylaw is adopted.

(3) Subsection (2) does not apply if the applicant agrees in writing that the bylaw should have effect with respect to the subdivision.

For building permit applications:

Local Government Act – Effect of bylaws adopted after application for rezoning, development permit or building permit submitted

570.91(2) An initial amenity cost charge bylaw that would otherwise be applicable to the construction, alteration or extension of a building or structure has no effect with respect to that construction, alteration or extension if a precursor application to the building permit authorizing that construction, alteration or extension is in-stream on the date the initial bylaw is adopted.

Is any development exempt from ACCs?

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

- Development in respect of which an ACC has previously been paid;
- Development that is not expected to result in an increase in the population of residents or workers;
- Places of Worship; and
- Any class of affordable housing prescribed by Provincial regulation.