



**DEVELOPMENT COST CHARGES (DCC)**

**DEVELOPMENT COST CHARGES CALCULATIONS FOR BUILDING PERMIT ISSUANCE**  
To be used for new commercial and multi-family developments (4 or more dwelling units)

Project Name:		
Site Address:		
Applicant:		
Zoning:	Municipal Area:	Date of Application:

**Proposed Development**

**Residential Building Permits**

\_\_\_\_\_ # of townhouse units (four or more dwelling units) each dwelling unit will have a principal entrance with direct outdoor access at or from ground level.

\_\_\_\_\_ # of apartment units with common lobby for access to the dwelling units.

**Non-residential Building Permits**

\_\_\_\_\_ Square meters of non-residential (total of all floors measured from the outside edges of all exterior walls), excluding underground and above grade parking areas.

**Mixed residential and non-residential Building Permits *comprising of non-residential use and residential dwelling use.***

\_\_\_\_\_ # of townhouse units

\_\_\_\_\_ # of apartment units

\_\_\_\_\_ Square meters of non-residential (total of all floors measured from the outside edges of all exterior walls), excluding underground and above grade parking areas.

**DCC credits for buildings being demolished**

**Non-residential buildings**

\_\_\_\_\_ Square meter of non-residential buildings to be demolished are determined by submitting an original signed and sealed letter from a registered professional (architect, engineer or land surveyor) giving the total of all floors measured from the outside edges of all exterior walls, including mezzanines, less the floor area that is used for parking.

**Mixed residential and no residential**

\_\_\_\_\_ Credits for non-residential buildings to be demolished are determined by submitting an original signed and sealed letter from a registered professional (architect, engineer or land surveyor) giving the total of all floors measured from the outside edges of all exterior walls, including mezzanines, less the floor area that is used for the parking.

\_\_\_\_\_ Credits for residential portion are determined by the number of units to be demolished.

- *A Building Permit will not be issued until the DCC is paid. If the amount owing is over \$50,000, there is an option to pay 1/3 cash and secure the remaining 2/3 with a letter of credit.*
- *Revisions which create additional floor area or residential units will be subject to an additional DCC payment.*