

Development Cost Charges for the City of Vernon's Core Area					
DEVELOPMENT TYPE	CITY OF VERNON Servicing Bylaw #5233	RDNO Water Bylaw #1983	CITY OF VERNON Parks Bylaw #5680	RDNO Trails & Natural Space Bylaw #2789	TOTAL DCCs
Single Detached (400 m2 or greater)	\$13,766/lot	\$2,180/lot	\$2,645/lot	\$1,577/lot	\$20,168
Single Detached Small Lot (<400 m2)	\$9,845/lot	\$2,180/lot	\$2,645/lot	\$1,577/lot	\$16,247
Semi Detached/ Duplex/ Three-plex/ Four-plex	\$56.12/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$56.12/m2 UFA + \$4,872/unit
Row Housing/ Stacked Row Housing	\$66.60/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$66.60/m2 UFA + \$4,872/unit
Apartment	\$69.48/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$69.48/m2 UFA + \$4,872/unit
Apartment – Small Units (29 m2 - 56 m2)	\$66.21/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$66.21/m2 UFA + \$4,872/unit
Apartment (29 m2 or less)	Exempt as per Local Government Act (LGA)	Exempt as per LGA	Exempt as per LGA	Exempt as per LGA	Exempt as per LGA
Office/ Commercial	\$31.74/m2 GFA	\$7.27/m2 GFA	\$4.25/m2 GFA	\$2.53/ m2 GFA	\$ 45.79/m2 GFA
Highway / Large Format Commercial	\$44.49/m2 GFA	\$7.27/m2 GFA	\$4.25/m2 GFA	\$2.53/m2 GFA	\$58.54/m2 GFA
Industrial	\$135,182/ha GSA	\$3.63 /m2 GFA	n/a	\$2.53/m2 GFA	\$135,182/ha GSA + \$6.16/m2 GFA
Institutional	\$43.33/m2 GFA	\$8.88/m2 GFA	n/a	\$2.53 /m2 GFA (place of public worship and LG infrastructure projects not charged)	\$54.74/m2 GFA
Congregate Care	Refer to charges for specific development type (eg. Apartment)	Refer to charges for specific development type (eg. Apartment)	\$944/bed	\$563 / occupancy unit	\$1,507 + charges dependant on development type
Low-income Housing	waived	waived for Not-for Profit Rental Housing	waived	waived for Not-for Profit Rental Housing	Waived if unit / development meet 'low income housing' and 'not-for profit rental housing' definitions
GFA - Gross Floor Area		UFA - Unit Floor Area		GSA - Gross Site Area	
* Table provided for convenience only; DCCs shall be charged as per adopted bylaws					

Development Cost Charges for the City of Vernon's Outer Area

DEVELOPMENT TYPE	CITY OF VERNON Servicing Bylaw #5233	RDNO Water Bylaw #1983	CITY OF VERNON Parks Bylaw #5680	RDNO Trails & Natural Space Bylaw #2789	TOTAL DCCs
Single Detached (400 m2 or greater)	\$20,691/lot	\$2,180/lot	\$2,645/lot	\$1,577/lot	\$27,093
Single Detached Small Lot (< 400 m2)	\$14,462/lot	\$2,180/lot	\$2,645/lot	\$1,577/lot	\$20,864
Semi Detached/ Duplex/ Three-plex/ Four-plex	\$82.55/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$82.55/m2 UFA + \$4,872/unit
Row Housing/ Stacked Row Housing	\$100.55/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$100.55/m2 UFA + \$4,872/unit
Apartment	\$105.99/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$105.99/m2 UFA + \$4,872/unit
Apartment – Small Units (29 m2 - 56 m2)	\$96.52/m2 UFA	\$1,857/unit	\$1,889/unit	\$1,126/unit	\$96.52/m2 UFA + \$4,872/unit
Apartment (29 m2 or less)	Exempt as per Local Government Act (LGA)	Exempt as per LGA	Exempt as per LGA	Exempt as per LGA	Exempt as per LGA
Office/ Commercial	\$45.32/m2 GFA	\$7.27/m2 GFA	\$4.25/m2 GFA	\$2.53/ m2 GFA	\$59.37/m2 GFA
Highway / Large Format Commercial	\$64.86/m2 GFA	\$7.27/m2 GFA	\$4.25/m2 GFA	\$2.53/m2 GFA	\$78.91/m2 GFA
Industrial	\$192,218/ha GSA	\$3.63 /m2 GFA	n/a	\$2.53/m2 GFA	\$192,218/ha GSA + \$6.16/m2 GFA
Institutional	\$63.70/m2 GFA	\$8.88/m2 GFA	n/a	\$2.53 /m2 GFA (place of public worship and LG infrastructure projects not charged)	\$75.11/m2 GFA
Congregate Care	Refer to charges for specific development type (eg. Apartment)	Refer to charges for specific development type (eg. Apartment)	\$944/bed	\$563 / occupancy unit	\$1,507 + charges dependant on development type
Low-income Housing	waived	waived for Not-for Profit Rental Housing	waived	waived for Not-for Profit Rental Housing	Waived if unit / development meet 'low income housing' and 'not-for profit rental housing' definitions
GFA - Gross Floor Area UFA - Unit Floor Area GSA - Gross Site Area					
* Table provided for convenience only; DCCs shall be charged as per adopted bylaws					

updated June 2020

City of Vernon – Development Cost Charges Areas

