

Last revised: January 27, 2026

Development Cost Charges (DCC) Update

Background

The City's Development Cost Charges were updated on January 20, 2026. This bulletin outlines the *Local Government Act* regulations to clarify which DCC rates apply when the Development Cost Charges bylaw is updated.

When Development Cost Charges are Paid at Building Permit Stage

2024 Rates Apply

If **both** of the following occur:

1. A complete 'in-stream development application' is submitted and accepted by the City prior to the date the new Development Cost Charges Bylaw is adopted by Council.

'In-stream development application' means any of the following applications under City review:

- Zoning Amendment Bylaw application
- Development Permit application
- Building Permit application

AND

2. The development authorized by the 'in-stream development application' has building permits issued by the City within one (1) year of the new Development Cost Charges Bylaw being adopted by Council.

2026 Rates Apply

If a complete development application is submitted and accepted by the City after the adoption date of the new Development Cost Charges Bylaw - without a preceding 'in-stream development application'.

OR

If building permits associated with an 'in-stream development application' are issued more than one (1) year after the adoption date of the new Development Cost Charges Bylaw.

Note: 'In-stream' protection is only valid as long as the development has building permits issued by the City within one (1) year of the date Council adopts the new Development Cost Charges Bylaw, in accordance with Section 568 of the *Local Government Act*.

For further information on Development Cost Charges, please contact the Development Services Department

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