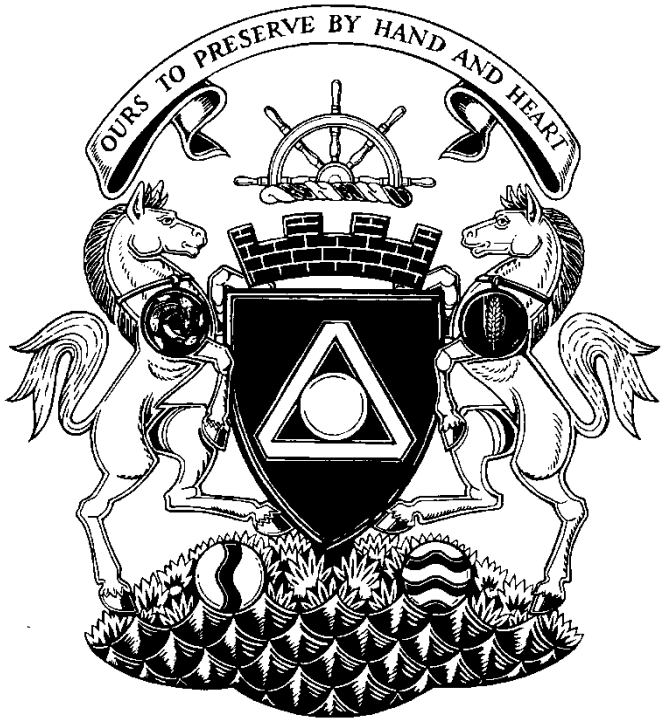


THE CORPORATION OF DELTA
BYLAW NO. 7560

A Bylaw to Impose Development Cost Charges

Incorporating amendments pursuant to
Bylaw 8292 and 8476 and 8527

Effective January 1, 2026

Print June 19, 2026

THIS CONSOLIDATION IS FOR CONVENIENCE AND REFERENCE PURPOSES ONLY.
If there is any discrepancy between this consolidation and the original Bylaw and any amending Bylaws, the original Bylaw and any amending bylaws are correct. For confirmation of the exact terms of the Bylaw, you must consult the original Bylaw and all amending bylaws.

CITY OF DELTA

BYLAW NO. 7560

A Bylaw to Impose Development Cost Charges

WHEREAS:

A. Pursuant to Section 559 of the *Local Government Act* and the regulations passed pursuant thereto, The Council of the City of Delta, by bylaw, may impose development cost charges; and

B. The development cost charges may be imposed for the purpose of providing funds to assist the City of Delta in paying the capital costs of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed.

NOW THEREFORE the Council of the City of Delta, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

Amend BL8476 , 2024

1. This Bylaw may be cited for all purposes as "**Development Cost Charges Bylaw No. 7560, 2017, Amendment Bylaw No. 8476, 2024**".

DEFINITIONS AND INTERPRETATION

2. For the purposes of this Bylaw, unless the context otherwise requires:

Apartment means a multi-unit residential development which does not include Low Density Residential or Townhouse. The calculation of units is determined by the maximum number of dwelling units contained in the building permit application.

Annacis Island means the area of the City of Delta outlined in black and shaded in grey on Schedule "B" which is incorporated in and forms part of this Bylaw. For development applications on Annacis Island only Roads Development Cost Charges and GVS&DD charges shall be imposed.

Commercial means all Commercial development, other than Congregate Care and Intensive Agriculture. The measurement unit for Commercial development is square metres of gross floor area. The calculation of floor area of a commercial building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles within the gross floor area as identified in the building permit application.

Community Charter means the *Community Charter*, S.B.C. 2003, c.26, as amended from time to time.

Completed means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled and the final plans of subdivision are ready for approval by the Approving Officer.

Congregate Care means a multi-unit development which contains principally sleeping units without kitchen facilities, and where common dining and living areas are provided within the development. The calculation of units is determined by the maximum number of sleeping and dwelling units contained in the building permit application.

Development includes a Subdivision and a proposed Subdivision, and the construction, alteration or extension and the proposed construction, alteration or extension of a building or structure for which a building permit is or will be required.

Amend BL8292 , 2023

Industrial means all industrial uses identified in the Zoning Bylaw, including greenhouses, retail nurseries, manufacturing & processing plants for agriculture related products and commercial businesses located outside of the Agricultural Water Rate Area, as defined in Schedule C of *Delta Water Service Bylaw No. 7441, 2016* as amended from time to time. The measurement unit for Industrial development is square metres of gross floor area. The calculation of floor area of an Industrial building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles within the gross floor area as identified in the building permit application.

Amend BL8292 , 2023

Institutional means all institutional uses identified in the Health Care or Public zones within the Zoning Bylaw, as well as said uses permitted in all other zones within the Zoning Bylaw. The measurement unit for Institutional development is square metres of gross floor area. The calculation of floor area of an Institutional building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles within the gross floor area as identified in the building permit application.

In-stream means:

(a) in the case of an application for subdivision, one for which the application form has been completed, the application fees have been paid and all required supporting documentation necessary to make the application complete have been submitted and accepted by the Municipality as a legitimate application; and

(b) in the case of an application for building permit, one for which the application form has been completed, the application fee has been paid, and all required supporting documentation including all

applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings necessary to make the application complete have been submitted and accepted by the Municipality as a legitimate application.

Amend BL8292 , 2023

Intensive Agriculture means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock operations, and commercial businesses located within the Agricultural Water Rate Area, as defined in Schedule C of *Delta Water Service Bylaw No. 7441, 2016* as amended from time to time. Produce stands, temporary uses (less than 6 months) and retail less than 100 m2 shall not be considered Intensive Agriculture. The measurement unit for Intensive Agriculture is square metres of gross floor area. The calculation of floor area of an Intensive Agriculture building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles within the gross floor area as identified in the building permit application. For Intensive Agriculture, where a sewer connection is required to a municipal system, the Industrial sewer DCC rate shall apply.

Low Density Residential means single family, duplex and triplex residential development. The calculation of units is determined by the maximum number of dwelling units lawfully permitted on the site being subdivided.

Mixed Use Developments means a development that contains more than one development type.

Amend BL8292 , 2023

Municipality means the City of Delta.

Townhouse means a multi-unit residential development where each dwelling unit has one or more exterior entrances on the ground floor, and shares one or more party walls with an adjacent dwelling unit, and does not include Low Density Residential development. The calculation of units is determined by the maximum number of dwelling units contained in the building permit application.

Amend BL8292 , 2023

Zoning Bylaw means *Delta Zoning Bylaw No. 6700, 2017* as amended from time to time.

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Delta Zoning Bylaw, as amended from time to time.

4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

DEVELOPMENT COST CHARGES

5. Every person who obtains:

Amend BL8292 , 2023

(a) approval of a subdivision, or

(b) a building permit authorizing the construction, alteration or extension of a non-residential building or structure; or

(c) a building permit that authorizes the construction, alteration or extension of a building or part of a building that will, after the construction, contain one or more self-contained dwelling units;

Shall pay to the City of Delta the development cost charge in the amounts set out in Schedule A of this Bylaw.

6. Development Cost Charges shall be paid at the time specified below:

(a) after application for a subdivision has been made, but before the final approval of the subdivision plan has been given by the Approving Officer for Single Family Residential use parcels, or bare land strata parcels as defined under the *Condominium Act*; and

(b) for all cases other than those described in clause 6(a), after application for a building permit has been made, but before the building permit has been issued.

7. The total Development Cost Charges imposed pursuant hereto shall be credited one unit for each existing fully serviced dwelling unit which existed prior to the Subdivision approval.

EXEMPTIONS

8. A development cost charge is not payable:

(a) where the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be after the construction, alteration or extension, exempt from taxation under Section 220(1)(h) or Section 224(2)(f) of the *Community Charter*;

(b) where a development does not impose any new capital cost burden on the Municipality;

(c) where DCC have been previously paid for the development unless, as a result of further development, new capital cost burdens will be imposed by the Municipality;

(d) where the value of the work authorized by the building permit does not exceed $50,000; and

(e) the area of the dwelling unit is no larger than 29m^2.

MIXED USE DEVELOPMENTS

9. For mixed use developments, the development cost charge payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in Schedule A. The total payable will be the sum of the development cost charges for each portion of the development.

CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT

10. If a minor change to a building permit is proposed, the development cost charges will be recalculated based on the increase in building area, developed area, or dwelling units (as applicable) using the rates in the Delta Development Cost Charge Bylaw in effect at the time of issuance of the revision permit. The difference between the original development cost charge amount and the recalculated development cost charge amount shall be paid to the Municipality prior to the issuance of the revision permit.

11. If a substantial change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Delta Development Cost Charge Bylaw in effect at the time of issuance of the revision permit. The difference between the original development cost charge amount and the recalculated development cost charge amount shall be paid to the Municipality prior to the issuance of the revision permit.

Amend BL8476 , 2024

READ A FIRST time the **16th** day of **October, 2017.**

READ A SECOND time the **16th** day of **October, 2017.**

READ A THIRD time the **20th** day of **November, 2017.**

RECEIVED THE APPROVAL of the Inspector of Municipalities the **15th** day of **January, 2018.**

FINALLY CONSIDERED AND ADOPTED the **5th** day of **February, 2018.**

"Lois E. Jackson"

Lois E. Jackson
Mayor

"Robyn Anderson"

Robyn Anderson
City Clerk

Schedule A

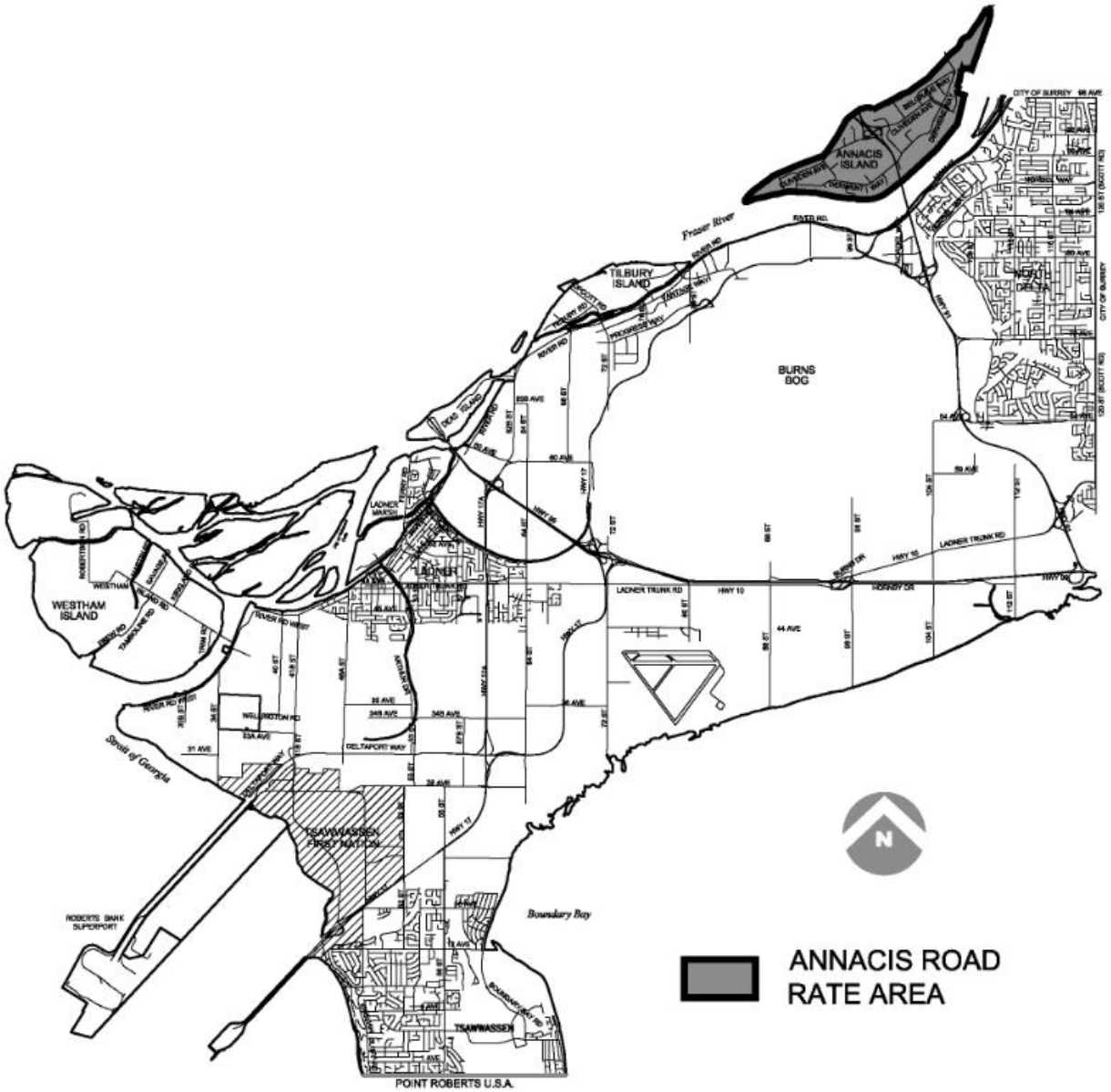
Development Cost Charge Rates
Municipal Wide

Land Use Category	Roads	Water	Sewer	Drainage	Parks	Total DCC Rates	
Low Density	$ 5,185	$ 1,221	$ 4,754	$ 3,620	$ 5,064	$ 19,844	per dwelling unit
Townhouse	$ 2,938	$ 954	$ 3,714	$ 1,961	$ 3,956	$ 13,523	per dwelling unit
Apartment	$ 2,852	$ 648	$ 2,526	$ 1,207	$ 2,690	$ 9,923	per dwelling unit
Congregate Care	$ 1,080	$ 382	$ 1,486	$ 1,203	$ 1,583	$ 5,734	per sleeping unit
Commercial	$ 33.70	$ 3.43	$ 13.37	$ 11.58	$ -	$ 62.08	per sq.m. gross floor area
Institutional	$ 42.35	$ 3.43	$ 13.37	$ 11.58	$ -	$ 70.73	per sq.m. gross floor area
Industrial	$ 17.28	$ 3.43	$ 13.37	$ 16.29	$ -	$ 50.37	per sq.m. gross floor area
Industrial - Annacis*	$ 17.28	$ -	$ -	$ -	$ -	$ 17.28	per sq.m. gross floor area
Agriculture - Intensive**	$ -	$ 1.71	$ -	$ 1.13	$ -	$ 2.84	per sq.m. gross floor area

* For Industrial development applications on Annacis Island, as shown on Schedule "B" in dark grey which is incorporated in and forms part of this Bylaw, only Roads Development Cost Charges shall be imposed.

** Intensive Agriculture development applications within the Agricultural Water Rate Area, as defined in Schedule "C" of Delta Water Service Bylaw No. 7441, 2016 as amended, Water and Drainage Development Cost Charges shall be imposed.

Schedule B


ANNACIS ISLAND
TILBURY ISLAND
BURNS BOG
WESTHAM ISLAND
LADNER
TSAWWASSEN FIRST NATION
TSAWWASSEN
Fraser River
Strait of Georgia
Boundary Bay
POINT ROBERTS U.S.A.
ROBERTS BANK SUPERPORT
LADNER TRUNK RD
HWY 10
DELTAPORT WAY
ANNACIS ROAD RATE AREA