New Westminster

511 Royal Avenue
New Westminster BC
V3L 1H9

604 521 3711
info@newwestcity.ca
newwestcity.ca

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Development Cost Charges – Questions and Answers

What are Development Cost Charges (DCCs)?

DCCs are fees collected from developers to help fund the cost of growth-related infrastructure and parks. DCCs are regulated by the Province through the *Local Government Act*. The rates charged reflect the impact growth has on infrastructure, parks, protective services facilities (e.g., fire and police), and solid waste and recycling facilities; the greater the impact (e.g., the greater the number of people that would be anticipated to be utilizing the watermain, roads, etc.), the larger the charge. This helps ensure development contributes towards the necessary growth-related infrastructure improvements.

Who pays DCCs and when?

DCCs are paid by development project applicants at time of subdivision (e.g., developing additional lots out of a single lot, for single family development sites) or when a building permit is issued (for all other development).

What do DCCs pay for?

DCCs help pay for new infrastructure and upgrades needed to support growth. DCCs can be used for:

- Transportation infrastructure
- Sewer infrastructure
- Water infrastructure
- Drainage infrastructure
- Park land acquisition and development
- Fire protection facilities (e.g., fire halls)[1]
- Police facilities[1]
- Solid waste and recycling facilities[1]

[1]New eligible categories introduced by the Province of BC, as part of Bill 46 (development finance tools); now included in the Local Government Act.

What do DCCs not pay for?

DCCs cannot be used to pay for:

- Infrastructure or parks solely needed to service existing residents
- Utility service (i.e., water, sanitary, sewer, etc.) connections
- Operations and staffing costs
- Rolling stock, including mobile equipment, vehicles, fire and garbage trucks
- Maintenance or replacement costs
- Community amenities or facilities such as recreation centres, daycares, libraries, etc.

How are DCC rates established?

DCCs are calculated by dividing the cost of growth-related infrastructure, parks, and facilities by the amount of anticipated population growth.

Are any development projects exempt from DCCs?

Based on the *Local Government Act*, the following are exempt from paying DCCs:

- Existing development in which a DCC has previously been paid, unless there is further development
- Places of worship
- Residential units less than 29 m^2 (312 ft^2)
- Building Permits for work less than $50,000 in value
- Containing fewer than 4 self-contained dwelling units

A full list of the default exemptions and additional details are listed under Section 561 of the *Local Government Act*.

Will in-stream applications have to pay DCCs?

In-stream applications will have to pay DCCs; although, in-stream applications would be expected to pay the DCC rates that are in the previous DCC Bylaw (DCC Amendment Bylaw No. 8456, 2024), as opposed to the current DCC Bylaw (DCC Amendment Bylaw No. 8539, 2025; adopted, and in effect on January 12, 2026).

Additional information regarding which DCC rates will be applied to a development project will be outlined in the following section.

How does in-stream protection work?

DCC Bylaw No. 8327, 2022, Amendment Bylaw No. 8539, 2025 was adopted on January 12, 2026, and is also now in effect.

The *Local Government Act* provides special protection from rate increases for development applications that are submitted prior to the adoption date (Section 511 for subdivisions; Section 568 for building permit applications).

In-stream protection applies to both building permit, subdivision applications, and development permit applications received prior to the adoption of the DCC Bylaw (January 12, 2026). Note, all applications must result in a building permit or subdivision being granted within twelve (12) months of the adoption of the Bylaw.