

Development Cost Charge Update Policy 214, 2025

The following was adopted as Policy by **Resolution No. 2025-03-081** at the **Regular Council Meeting** held on **March 18, 2025**.

PURPOSE

Development Cost Charges (“DCCs”) are fees which help local governments recover some of the capital costs of off-site infrastructure that are needed to support future growth and development. DCCs are based on the “benefiter pay” principle and are governed by legislation through the *Local Government Act*, with additional guidance provided through provincial regulations and the DCC Best Practices Guide (“BPG”).

Prior to the 2025 DCC Amendment Bylaw, DCCs related to mobility, water, sanitary sewer and drainage works were last updated by adoption of DCC Bylaw 950 in September 2016. The Parks portion of the DCC Bylaw was updated in 2021. The provincial DCC BPG recommends major, minor and annual DCC updates. This Policy is provided to ensure updates to the DCC program and associated bylaws occur on a regular basis, in order to provide greater certainty to the development industry and fiscal sustainability for the District of Lake Country (“District”) DCC reserves.

POLICY

1. MAJOR REVIEW

- 1.1 Staff will undertake a major review and update of the DCC program, DCC methodologies and bylaw at least once every five years as per provincial best practices. The review shall include, but is not limited to:
- underlying DCC assumptions;
 - broad policy considerations;
 - development projections;
 - DCC program costs;
 - timing of proposed capital projects;
 - addition of new projects to the DCC program, where necessary; and
 - deletion from the DCC program of those capital projects that have been completed or are no longer required.
- 1.2 A major DCC update requires detailed analysis of infrastructure programs, cost estimates and growth estimates; community and stakeholder engagement; and approval from the provincial Inspector of Municipalities.
- 1.3 There may be situations where a major DCC update is required in advance of its regular 5-year cycle including, but not limited to the following:
- after a comprehensive OCP update;

- when a major change in DCC assumptions has occurred; or
- when DCC revenues or expenditures deviate significantly from projections.

2. MINOR REVIEW

- 2.1 Staff will undertake a minor review of the DCC program in between major updates every 2 to 4 years, to adjust charges reflecting changing factors including, but not limited to the following:
- current construction costs (based on updated tender prices and unit rates);
 - fluctuations in land values; and
 - the status of government grants.
- 2.2 The BPG suggests a minor amendment may be made following the annual review of the Financial Plan. Although a minor DCC amendment still requires approval from the Inspector of Municipalities, it is anticipated approval would be expedited by the Ministry due to the nature of the adjustment.

3. ADDITIONAL

- 3.1 As per [Development Cost Charge Amendment Bylaw Approval Exemption Regulation, B.C. Reg 130/2010](#), a local government may undertake an inflationary update to its DCC bylaw once a year for up to four years, without the need to obtain approval from the Inspector of Municipalities.
- 3.2 In addition to undertaking major and minor DCC updates in accordance with this Policy, staff will consider annual DCC updates in order to keep up with inflation and maintain fiscal sustainability of the DCC program and its reserves.

4. APPROVALS, AMENDMENTS AND ANNUAL REVIEWS

Date	Approver	Type

Original signed by Blair Ireland

Mayor

Original signed by Reyna Seabrook

Corporate Officer