

DEVELOPMENT COST CHARGES (DCC) BYLAW IMPLEMENTATION

Public Consultation
January 19, 2026

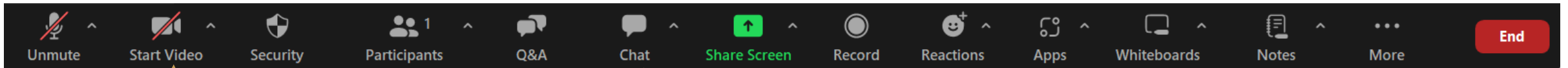


Sara Anderson, P.Eng., PE
Senior Consultant

Jenn Waite, BES
DCC/ACC Consultant

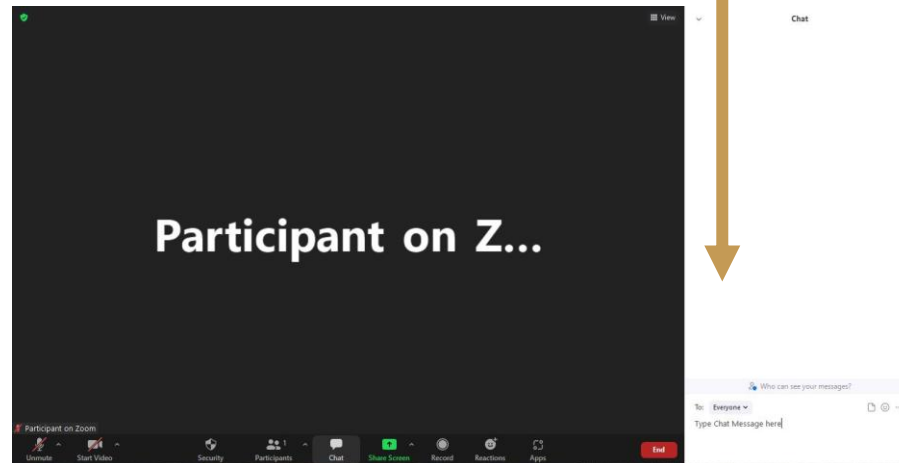
ZOOM HOUSEKEEPING

1. This meeting will be recorded for public viewing



Feel free to keep your video on or off

Click here to open 'Chat' function

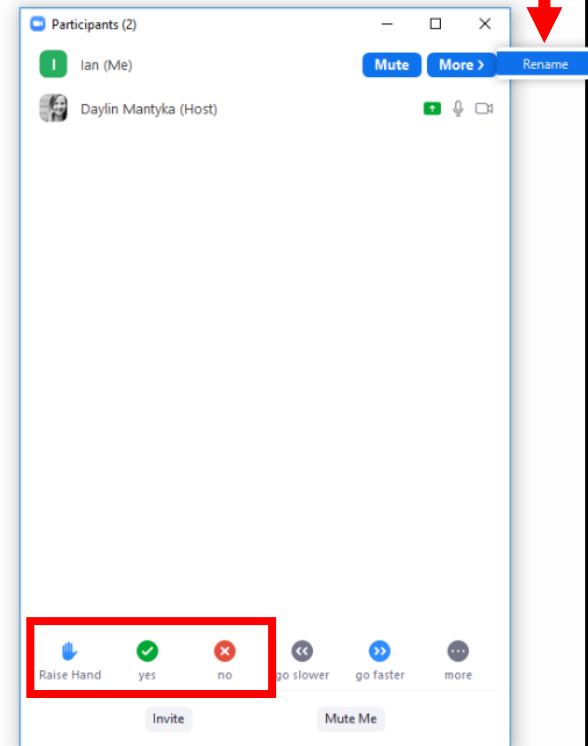


ZOOM HOUSEKEEPING

Rename Yourself

Audio and Video Settings

View Participants and Chat Window



Mute Stop Video

Participants Chat Share Screen Record Reactions

Leave

AGENDA

- Why Update Now?
- DCCs Overview
- DCC Projects and Rates
- Community Comparisons
- Next Steps

WHY UPDATE NOW?

- Projects have been completed since the last update in 2012
- Take advantage of available DCC Categories (i.e., add in transportation and parks)
- Best practice is to complete a major update every 5 years
- Key drivers for the DCC update include:
 - New growth patterns resulting in a change in infrastructure needs and costs
 - Review growth categories
 - Legislative changes (Bills 16, 44, 46, and 47)



DCCS OVERVIEW

WHAT ARE DCCs?

- One-time charge to pay for major transportation, water, sewer, drainage, parks, protective services, and solid waste capital projects which are required to service growth
- Regulated by the Province
 - Division 14 and 19 of the *Local Government Act*
 - Provincial DCC Best Practices Guide

WHY USE DCCS?

- Help ensure growth pays for growth
- Provide certainty to developers
- Fairly distribute the cost of growth
- Help communities save for growth-related infrastructure

WHAT WORKS CAN DCCs PAY FOR?

DCCs CAN BE USED FOR

Infrastructure and Studies needed to support growth

- Transportation
- Water
- Drainage
- Sewer

Parks needed to support growth

- Land acquisition
- Park improvements

Facilities needed to support growth

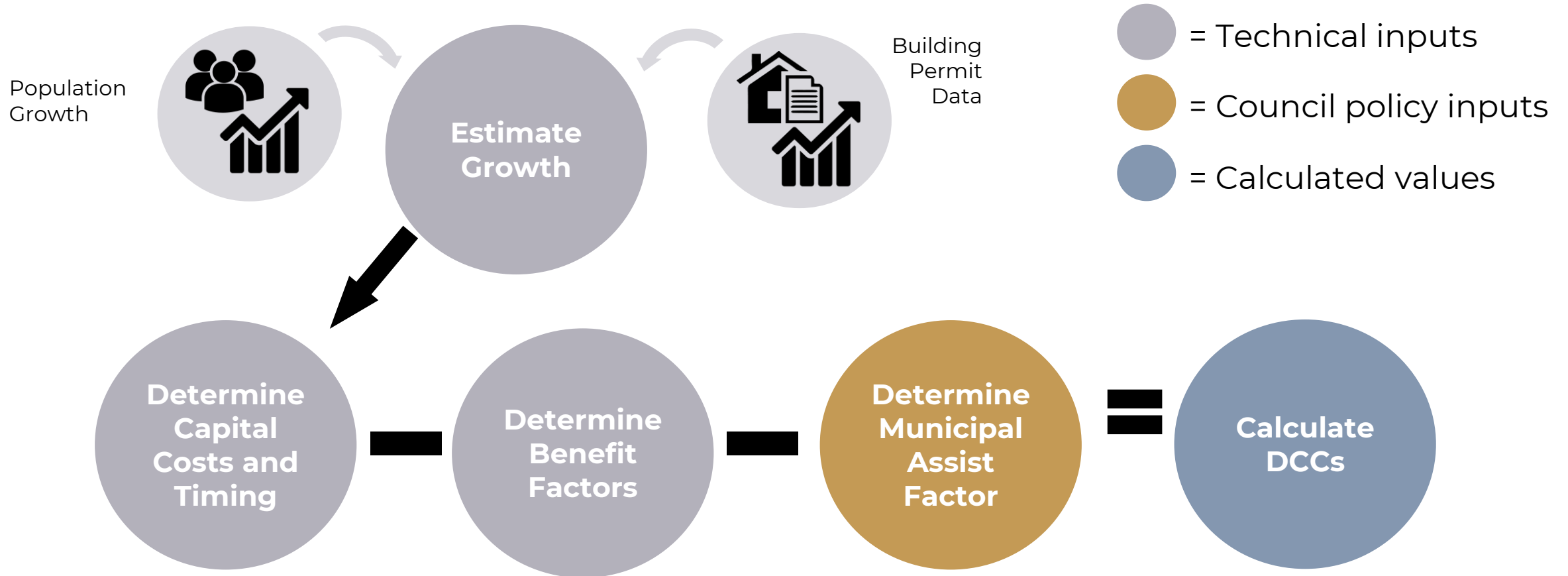
- Fire protection
- Police
- Solid waste and recycling facilities

DCCs CANNOT BE USED FOR

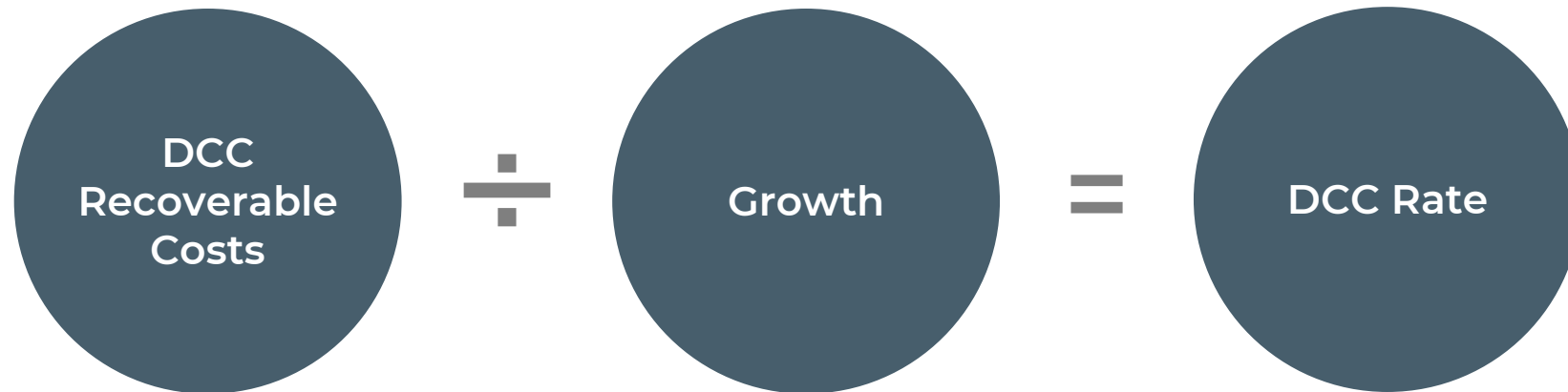
- Infrastructure or parks needed for **existing** development (e.g., asset replacement)
- Utility service connections
- Operations and Maintenance Costs
- Community buildings (e.g., libraries, recreation centres) – *eligible for collection under ACCs*

****DCC projects must be growth-related****

HOW DO WE DETERMINE THE DCC RATE?



BASIC DCC CALCULATION



WHO PAYS DCCS AND WHEN ARE THEY CHARGED?

DCCs are paid by applicants for:

- Subdivision approval or building permit

DCCs are charged at:

- Time of subdivision or building permit



DCC PROJECTS AND RATES

BACKGROUND – DCC SCENARIOS

- In early 2025 a DCC scenario was examined with all projects, for information only with a total capital cost of **\$109.2M**. Refer to the [May 5, 2025 DCC Part 2 Council Presentation](#) (slides 20-24). Rates were:
 - \$88,699.00** per low density dwelling unit; and
 - \$543.71** per commercial square meter of floor space.
- In May 2025 Council supported the following scenario 2 rates for consultation:

Service	Total Capital Costs (\$M)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable Program Costs (\$M)	Municipal Costs (\$M) ⁽¹⁾
Transportation	5.3	31-100%	1%	2.7	2.7
Water	4.0	100%	1%	4.0	0.0
Sanitary Sewer	21.9	100%	1%	21.7	0.2
Parks	0.2	100%	1%	0.2	0.0
Total ⁽²⁾	\$31.5M		-	\$28.6M	\$2.9M

⁽¹⁾ Includes municipal assist factor and portion allocated to existing development.

⁽²⁾ Figures may not add to due rounding.

**1.40% annual property tax rate increase for next 25 years AND
1.04% annual utility fee increase for next 25 years to account for municipal contribution to DCCs**

BACKGROUND – DCC SCENARIOS

- In the fall of 2025 Council approved front-ending the 12th St Lift station and upstream sewer pipes north of the station crossing the railway tracks and recovering the cost by all developments contributing with new sewer connections fees established to be paid at building permit issuance or connection.
- Resulting updates to the proposed DCC Program included:
 - removing a few pipe segments upstream of the 12th St S lift, and
 - re-allocating benefit factors for the 5th Ave S sewer pipes.
- The proposed 2025 DCC program capital costs were reduced:
 - **Capital Cost** - from \$31.5 M(2025) to \$28.9M(2026).
 - **DCC Recoverable** - from \$28.6M(2025) to \$25.6 M(2025).

2026 DCC CAPITAL PROGRAM

DCC Program	Capital Cost (\$Millions)	Benefit Factor	DCC Recoverable (\$Millions)	Municipal Responsibility (\$Millions)
Transportation	5.3	31-100%	2.7	2.7
Water	4.0	100%	4.0	0.0
Sanitary Sewer	19.4	75-100%	18.7	0.8
Parks	0.2	100%	0.2	0.0
Total	28.9		25.6	3.5

**Values may not total due to rounding*

MUNICIPAL ASSIST FACTOR

- Amount the municipality “chips in”
- Minimum is 1%
- Can only vary by program (infrastructure type)
- Higher MAF means lower DCCs, but greater burden on existing residents

****Entirely at the discretion of Council****

Council has supported a MAF of 1% for consultation

TRANSPORTATION PROJECTS

Transportation Projects	Description	Cost
Selkirk Hill - Bear's Paw	Design and Construction	\$3,180,000
Alexander Park Elementary Connector (#48)	Active Transportation Improvements	\$30,800
Golden Donald Upper Road (#18 from Lafontaine Road to Granite Drive)	Active Transportation Improvements	\$1,350,000
7th Street N MUP Land Acquisition	Active Transportation Improvements	\$93,211
14 Avenue S (#39b)	Active Transportation Improvements	\$415,800
Transportation Master Plan - Two Updates	Study	\$260,000
Project List Total:		\$5,329,811

WATER PROJECTS

Water Projects	Description	Cost
Water Master Plan (Two Updates)	Study	\$300,000
NE Booster Station Upsize	Design and Construction	\$3,523,000
Well 4 Generator	Permanent Generator	\$188,000
Project List Total:		\$4,011,000

SANITARY SEWER PROJECTS

Sewer Projects	Description	Cost
5th Ave S (12th Street to 11 Street S)	Design and Construction	\$420,700
5th Ave S (6th Street to 11 Street S)	Design and Construction	\$2,452,000
MBBR	Design and Construction	\$13,800,000
Electrical Room	Design and Construction	\$594,000
Alum Addition	Design and Construction	\$889,000
Increase Digester 3 Capacity	Design and Construction	\$980,000
Sanitary Master Plan (Two Updates)	Study	\$260,000
Project List Total:		\$19,395,700

PARKS PROJECTS

Parks Projects	Description	Cost
Parks Master Plan (Two Updates)	Study	\$230,000
Project List Total:		\$230,000

DRAFT DCC RATES

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Parks	Total DCC
Residential Low Density (Single-Detached/Duplex)	Per parcel or dwelling unit	\$2,947	\$4,535	\$27,005	\$333	\$34,820
Residential Medium Density (Townhouse /Triplex/ Fourplex/ Mobile Homes)	Per dwelling unit	\$2,563	\$4,141	\$24,656	\$304	\$31,664
Residential High Density (Apartment /Detached Suite)	Per dwelling unit	\$1,922	\$3,747	\$22,308	\$275	\$28,252
Commercial Accommodation	Per room	\$2,563	\$2,169	\$12,915	\$159	\$17,806
Commercial	Per m ² GFA	\$46.13	\$17.75	\$105.67	\$1.30	\$170.85
Industrial	Per m ² GFA	\$25.63	\$17.75	\$105.67	\$1.30	\$150.35
Institutional	Per m ² GFA	\$63.56	\$17.75	\$105.67	\$1.30	\$188.28

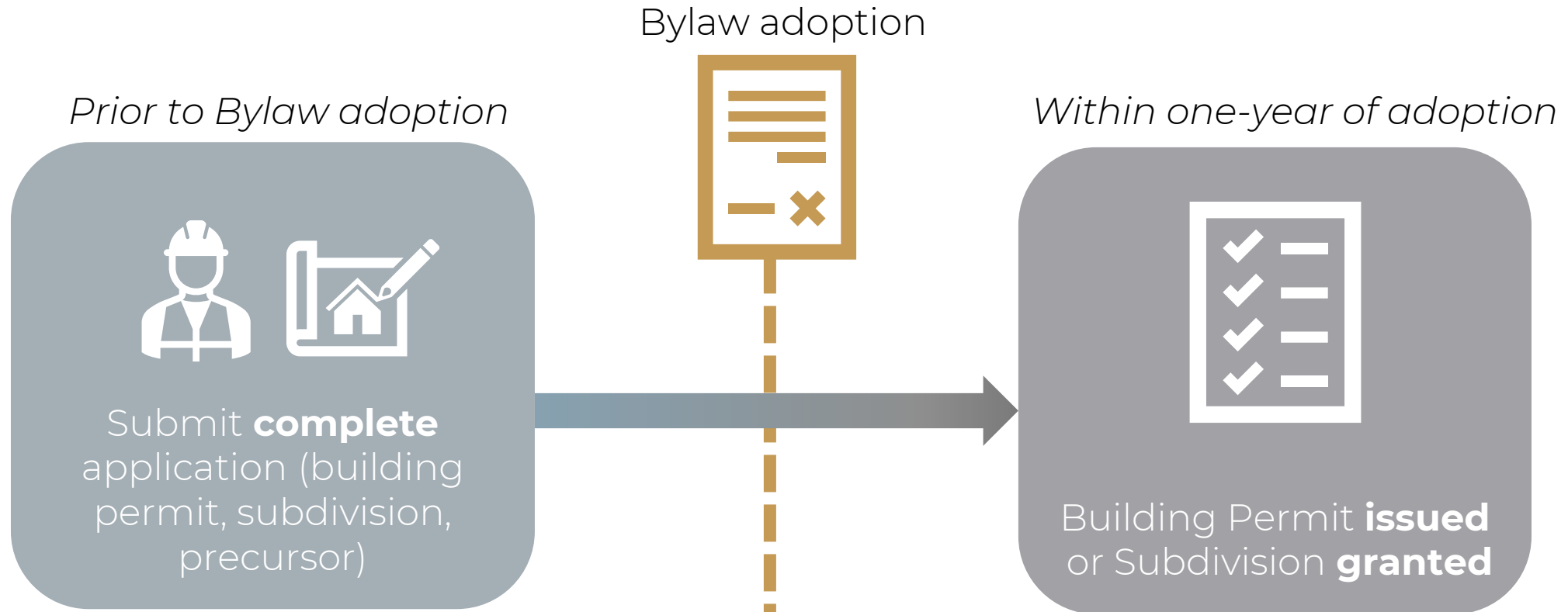
CURRENT DCC V. DRAFT DCC RATES

Land Use	Unit of Charge	Current DCC Rates	Draft DCC Rates <i>(7% MAF)</i>
Residential Low Density	Per parcel or dwelling unit	\$1,400.99	\$34,820
Residential Medium Density	Per dwelling unit	\$1,400.99	\$31,664
Residential High Density	Per dwelling unit	\$1,157.34	\$28,252
Commercial Accommodations	Per room	\$670.04	\$17,806
Commercial	Per m ² GFA	\$3.80	\$170.85
Industrial	Per m ² GFA	\$3.80	\$150.35
Institutional	Per m ² GFA	\$0	\$188.28

IN-STREAM PROTECTION

- New DCC rates will be effective at bylaw adoption unless future effective date is set
- However, legislation provides protection to in-stream:
 - Building permit applications
 - Subdivision applications
 - Precursor applications (re-zoning and Development Permit)

IN-STREAM PROTECTION



IN-STREAM PROTECTION

- To qualify for previous DCC rates, these applications must be in prior to adoption of the new DCC bylaw

AND

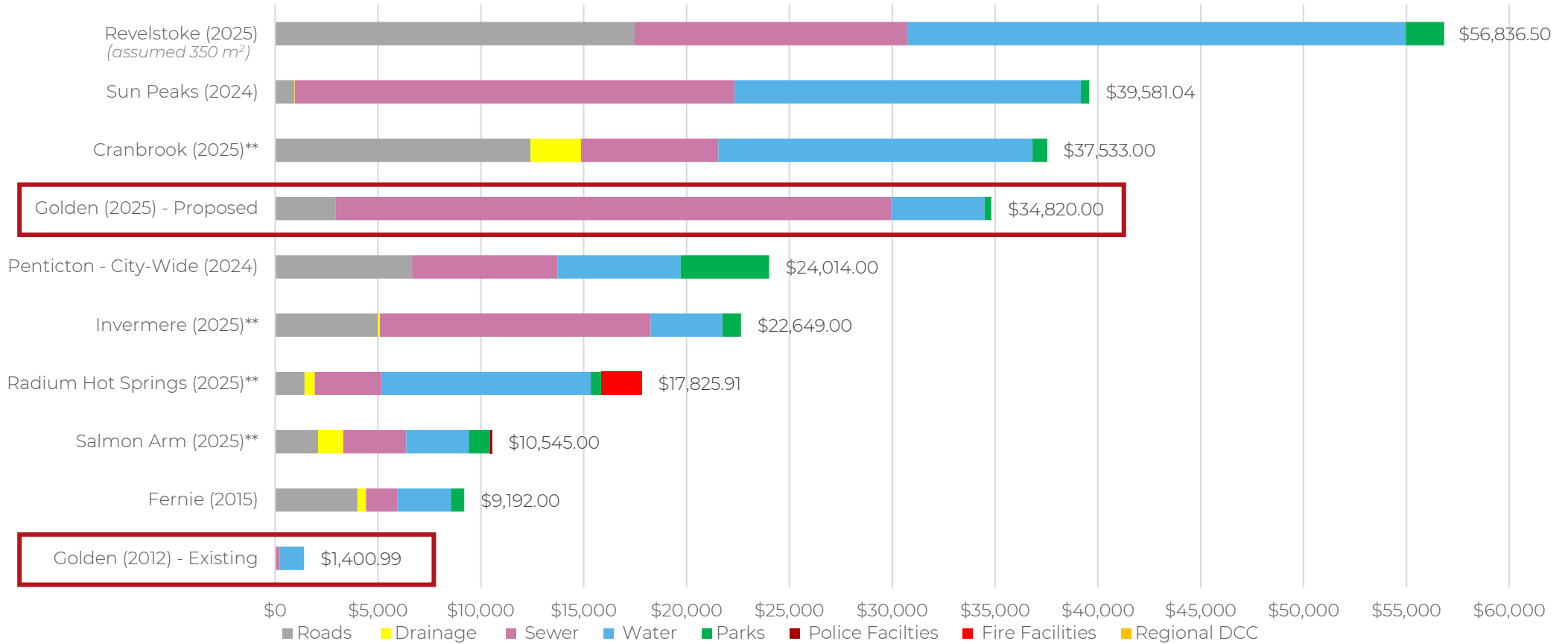
- Building permits/subdivision must be granted within one year of bylaw adoption; or
- Re-zoning and Development Permit applications must result in building permit issuance within one year of bylaw adoption



COMMUNITY COMPARISONS

COMPARISON – SINGLE DETACHED DWELLING

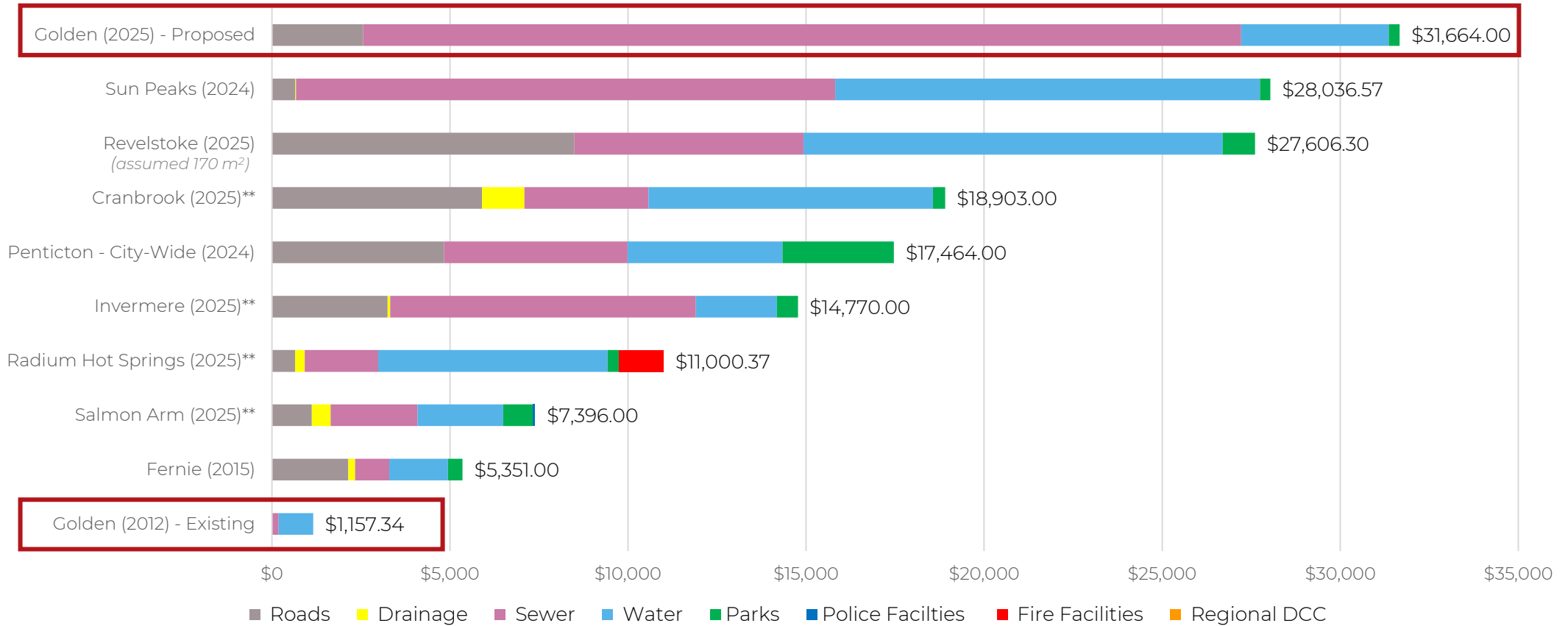
Single Detached Dwelling DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON - TOWNHOUSE

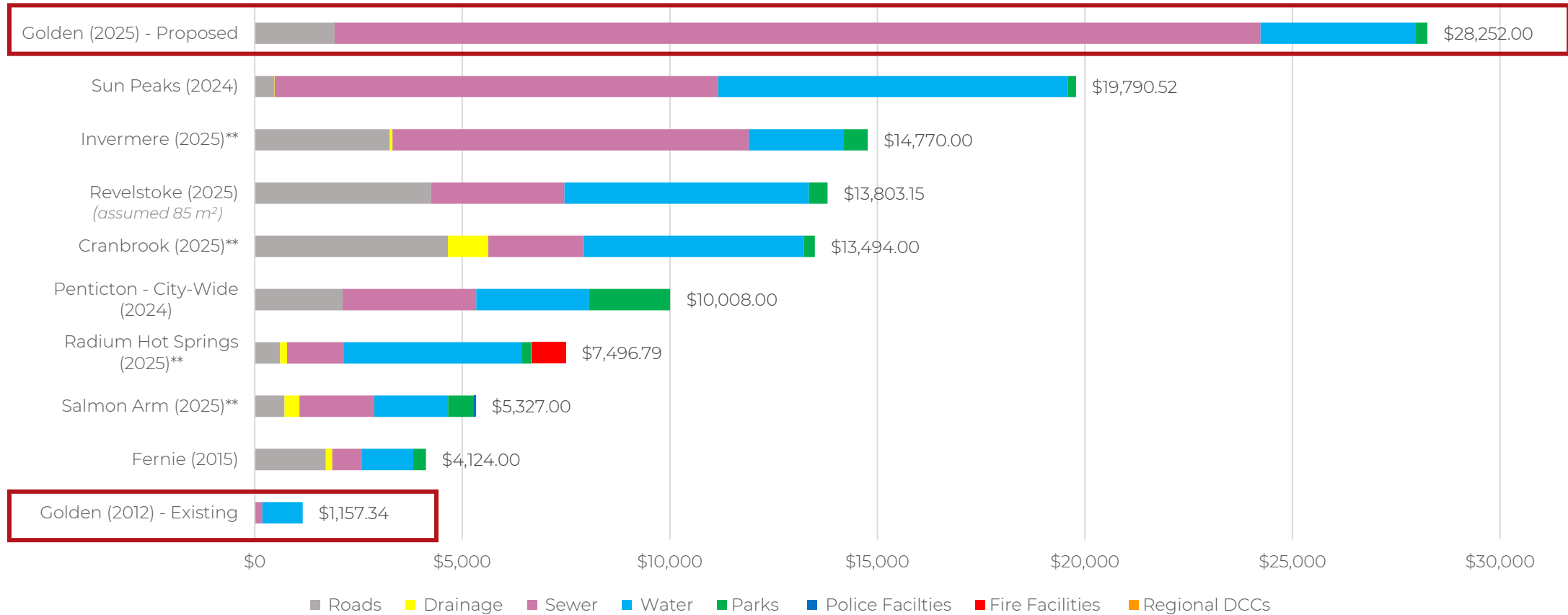
Townhouse DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON - APARTMENT

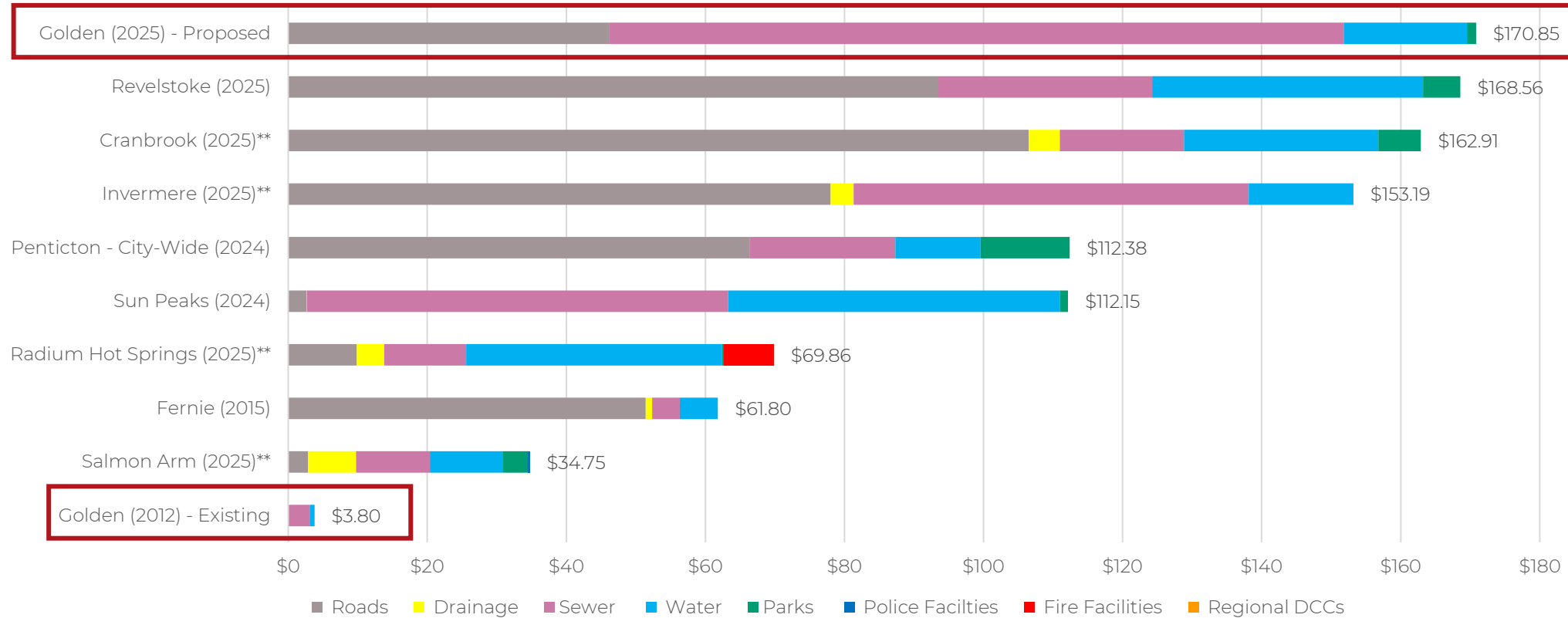
Apartment DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON - COMMERCIAL

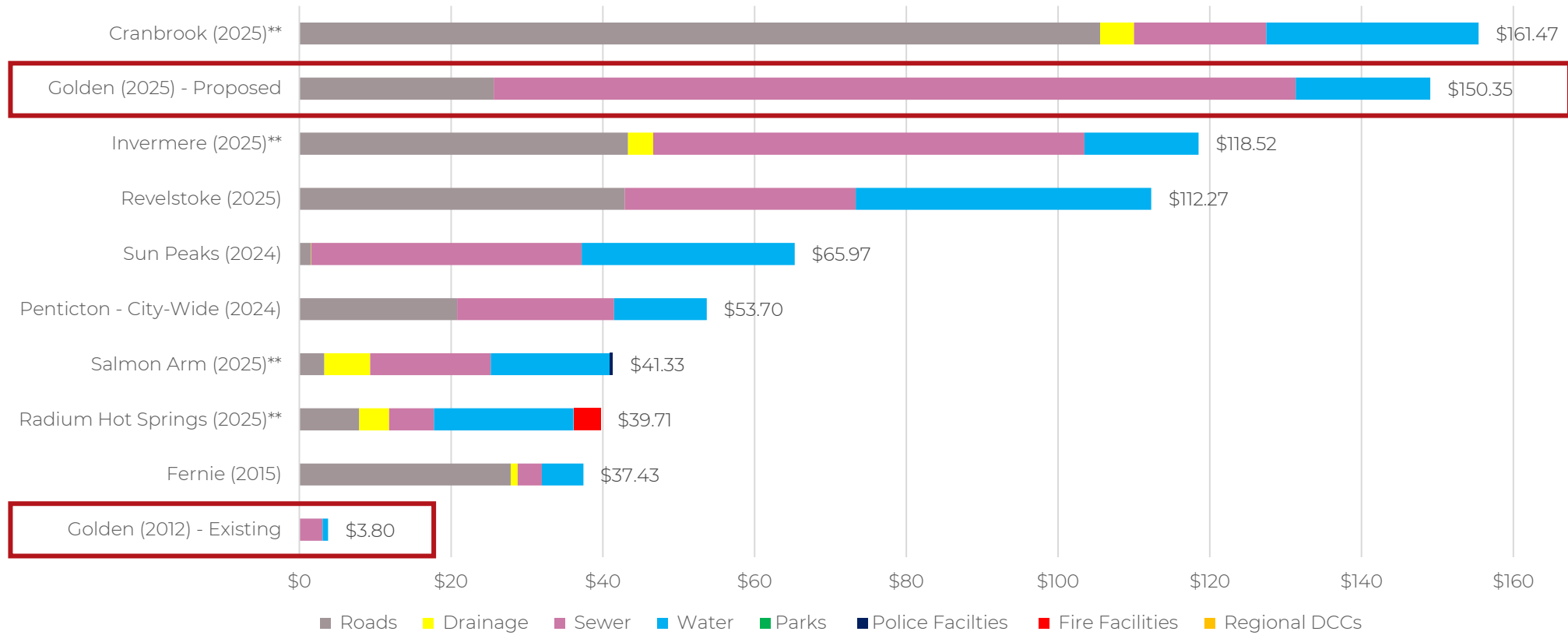
Commercial DCC Comparison Rates (per square meter)



** proposed rates subject to change

COMPARISON - INDUSTRIAL

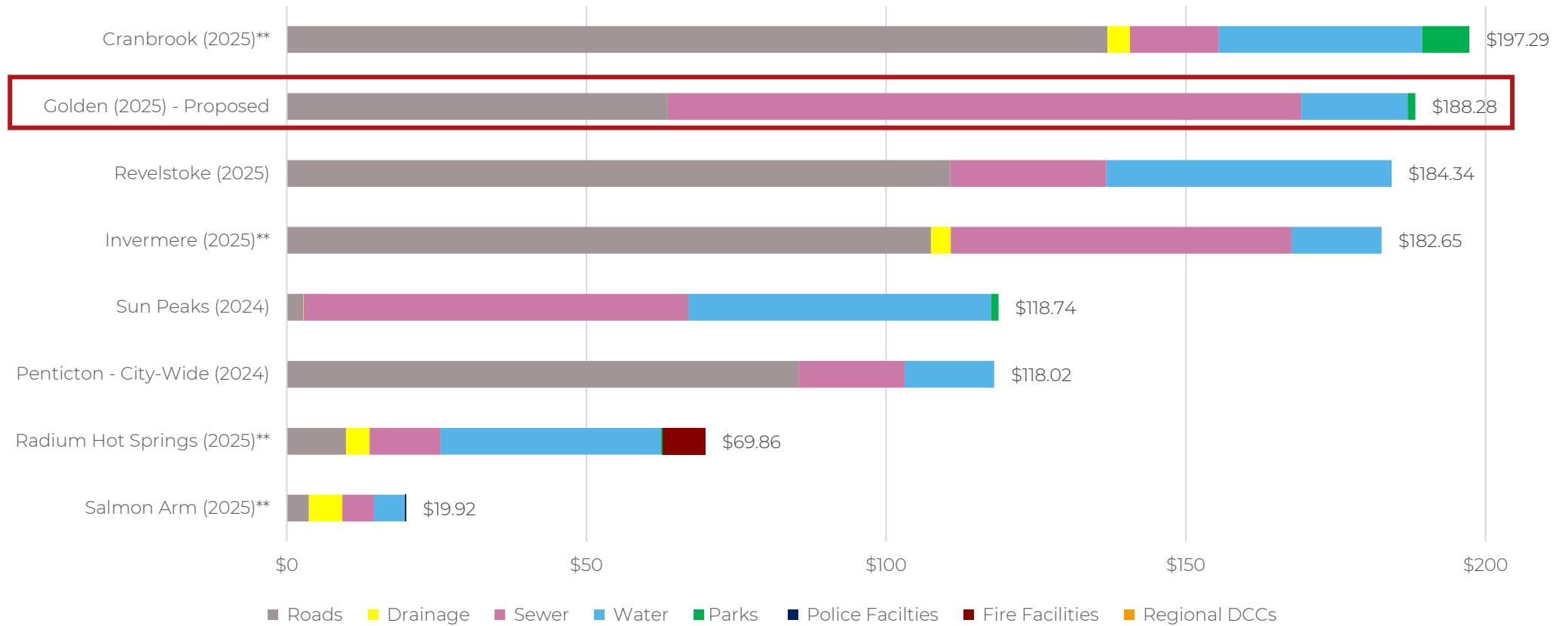
Industrial DCC Comparison Rates (per square meter)



** proposed rates subject to change

COMPARISON - INSTITUTIONAL

Institutional DCC Comparison Rates (per square meter)



** proposed rates subject to change



NEXT STEPS

NEXT STEPS

- Submit questions by E.O.D **Wednesday, January 20th, 2026**
- Requesting feedback until **Monday, February 6th, 2026**
 - Please submit any feedback or questions to **dcc@golden.ca**
- What We Heard report to Council March/Early April
- Targeting DCC Bylaw adoption in Summer 2026