



Certified Resolution

Resolution # 26-295

THAT Council DIRECT staff to proceed with preparing the Development Cost Charge (DCC) Background Report and a DCC Bylaw for first and second reading using scenario 4b.

I hereby certify the foregoing to be a true and correct copy of the resolution adopted by the Town of Golden Council at its Special Open meeting held on the 25th day of June 2026.

Sincerely,

Carrie White
Manager of Corporate Services/
Deputy Corporate Officer

Dated this 29th day of June 2026



DEVELOPMENT COST CHARGES (DCC) BYLAW IMPLEMENTATION

Draft Rates

June 25, 2026



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AGENDA

- Background
- April 7 Council Meeting Recap
- DCC Projects and Rates
- Community Comparisons
- Next Steps

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. 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.
- 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).

BACKGROUND – DCC SCENARIOS

- January 2026 Public Consultation was completed.
- February 2026 Town Budget and DCC Survey was completed
- Public Consultation What we Heard Report was presented to Council on April 7, 2026

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/ Mobil 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

APRIL 7, 2026 COUNCIL RECAP - WHAT WE HEARD:

- Interest from Council to revise DCC rates and present two options:
 - Deferral of the WWTP Upgrades costs by \$5M
 - Deferral of the WWTP Upgrades costs by \$10M
- Interest from Council to calculate the DCC rates by square meter basis to compare to the per unit basis for residential developments.
- Concerns regarding the DCC rates for apartments and townhouses.

APRIL 7, 2026 ADMINISTRATION RECAP - WHAT WE HEARD:

- Interest from Administration to explore DCC phasing options with Ministry



DCC PROJECTS AND RATES

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 - One Update	Study	\$150,000
Project List Total:		\$5,219,811

WATER PROJECTS

Water Projects	Description	Cost
Water Master Plan (One Update)	Study	\$175,000
NE Booster Station Upsize	Design and Construction	\$3,523,000
Well 4 Generator	Permanent Generator	\$188,000
Project List Total:		\$3,886,000

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
WWTP Upgrades	Design and Construction	\$11,500,000/\$6,500,00
Sanitary Master Plan (One Update)	Study	\$150,000
Project List Total:		\$14,522,700/\$9,522,700

PARKS PROJECTS

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

2026 DCC CAPITAL PROGRAM – OPTION 3 (\$5M WWTP COST REDUCTION)

DCC Program	Capital Cost (\$Millions)	Benefit Factor	DCC Recoverable (\$Millions)	Municipal Responsibility (\$Millions)
Transportation	5.2	31-100%	2.6	2.7
Water	3.9	100%	3.8	0.04
Sanitary Sewer	14.5	75-100%	13.7	0.8
Parks	0.2	100%	0.2	0.002
Total	23.9		20.4	3.5

**Values may not total due to rounding*

CURRENT DCC V. DRAFT DCC RATES – OPTION 3A

Land Use	Unit of Charge	DCC Rates (as presented in April 2026)	Draft DCC Rates (1% MAF)
Low Density (Single-Detached/Duplex)	Per parcel or dwelling unit	\$34,820	\$36,251
Medium Density (Townhouse/Triplex/Fourplex/Mobile Home)	Per dwelling unit	\$31,664	\$23,728
High Density (Apartment/Detached Suite)	Per dwelling unit	\$28,252	\$21,088
Commercial Accommodations	Per room	\$17,806	\$13,600
Commercial	Per m ² GFA	\$170.85	\$135.40
Industrial	Per m ² GFA	\$150.35	\$115.73
Institutional	Per m ² GFA	\$188.28	\$152.11

CURRENT DCC V. DRAFT DCC RATES – OPTION 3B

Land Use	Unit of Charge	DCC Rates (as presented in April 2026)	Draft DCC Rates (1% MAF)
Residential	Per m ² GFA	-	\$225.10
Commercial Accommodations	Per room	\$17,806	\$13,600
Commercial	Per m ² GFA	\$170.85	\$135.40
Industrial	Per m ² GFA	\$150.35	\$115.73
Institutional	Per m ² GFA	\$188.28	\$152.11

2026 DCC CAPITAL PROGRAM – OPTION 4 (\$10M WWTP COST REDUCTION)

DCC Program	Capital Cost (\$Millions)	Benefit Factor	DCC Recoverable (\$Millions)	Municipal Responsibility (\$Millions)
Transportation	5.2	31-100%	2.6	2.7
Water	3.9	100%	3.8	0.04
Sanitary Sewer	9.5	75-100%	8.8	0.7
Parks	0.2	100%	0.2	0.002
Total	18.9		15.4	3.4

**Values may not total due to rounding*

CURRENT DCC V. DRAFT DCC RATES – OPTION 4A

Land Use	Unit of Charge	DCC Rates (as presented in April 2026)	Draft DCC Rates (1% MAF)
Low Density (Single-Detached/Duplex)	Per parcel or dwelling unit	\$34,820	\$26,418
Medium Density (Townhouse/Triplex/Fourplex/Mobile Home)	Per dwelling unit	\$31,664	\$17,470
High Density (Apartment/Detached Suite)	Per dwelling unit	\$28,252	\$15,426
Commercial Accommodations	Per room	\$17,806	\$10,322
Commercial	Per m ² GFA	\$170.85	\$108.58
Industrial	Per m ² GFA	\$150.35	\$88.91
Institutional	Per m ² GFA	\$188.28	\$125.29

CURRENT DCC V. DRAFT DCC RATES – OPTION 4B

Land Use	Unit of Charge	DCC Rates (as presented in April 2026)	Draft DCC Rates (1% MAF)
Residential	Per m ² GFA	-	\$164.82
Commercial Accommodations	Per room	\$17,806	\$10,322
Commercial	Per m ² GFA	\$170.85	\$108.58
Industrial	Per m ² GFA	\$150.35	\$88.91
Institutional	Per m ² GFA	\$188.28	\$125.29

DCC PHASING OPTIONS

- The DCC best practice guide for phasing recommends to phase in rates over several years using the assist factor.
- Ministry preference is that the best practices are used since they were developed in partnership between the province, local government and the development community.
- It was highlighted that though an option, developers benefitting from the full component of infrastructure would be receiving a bit of a 'discount' as they'd only be paying for a portion of it.

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

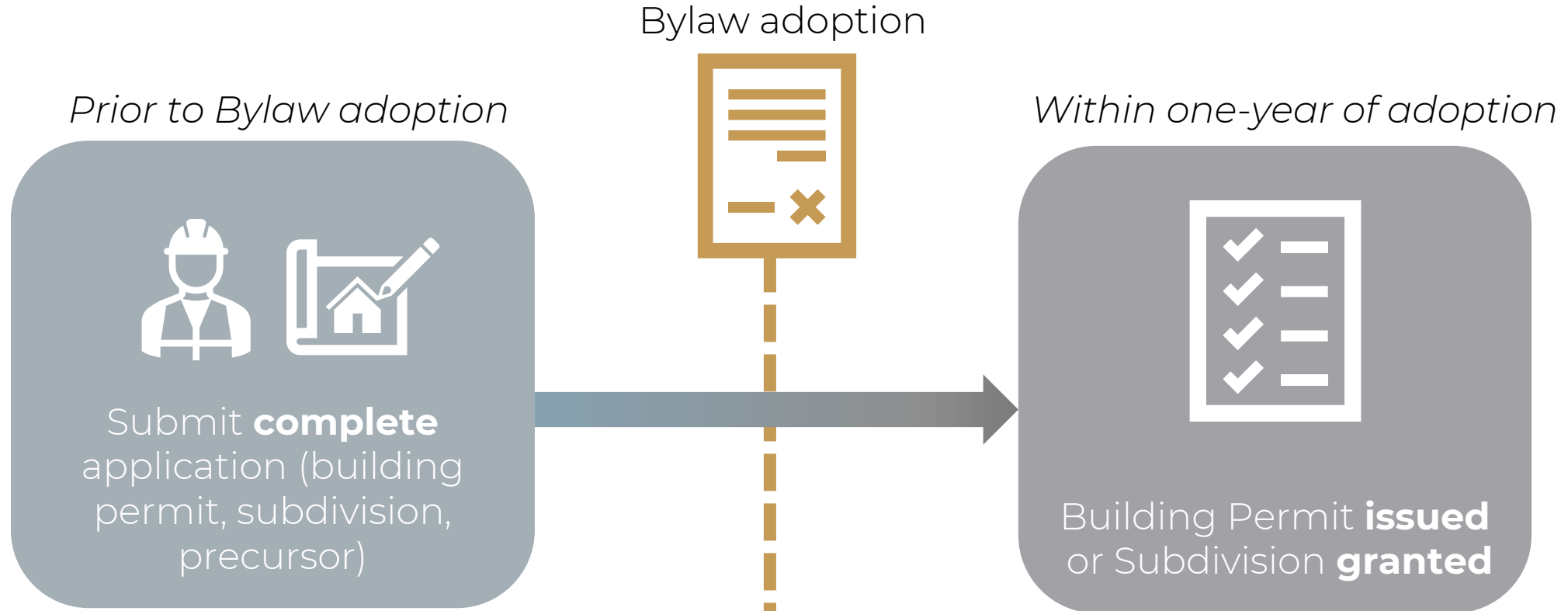
****Entirely at the discretion of Council****

Council has supported a MAF of 1% for consultation

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

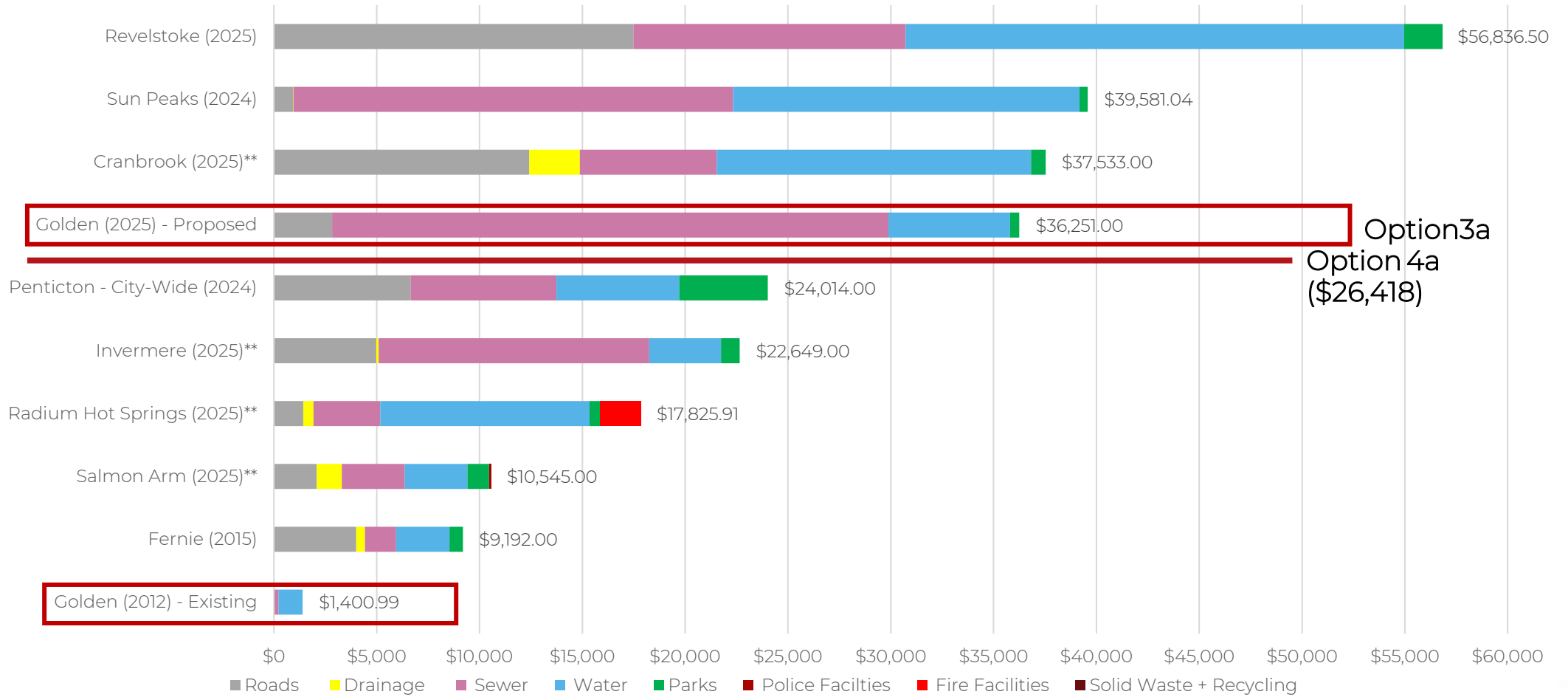
- Building permits/subdivision must be granted within one year of bylaw adoption; or
- Re-zoning and Development Permit applications must result in building permit issuance within one year of bylaw adoption



COMMUNITY COMPARISONS

COMPARISON – LOW DENSITY

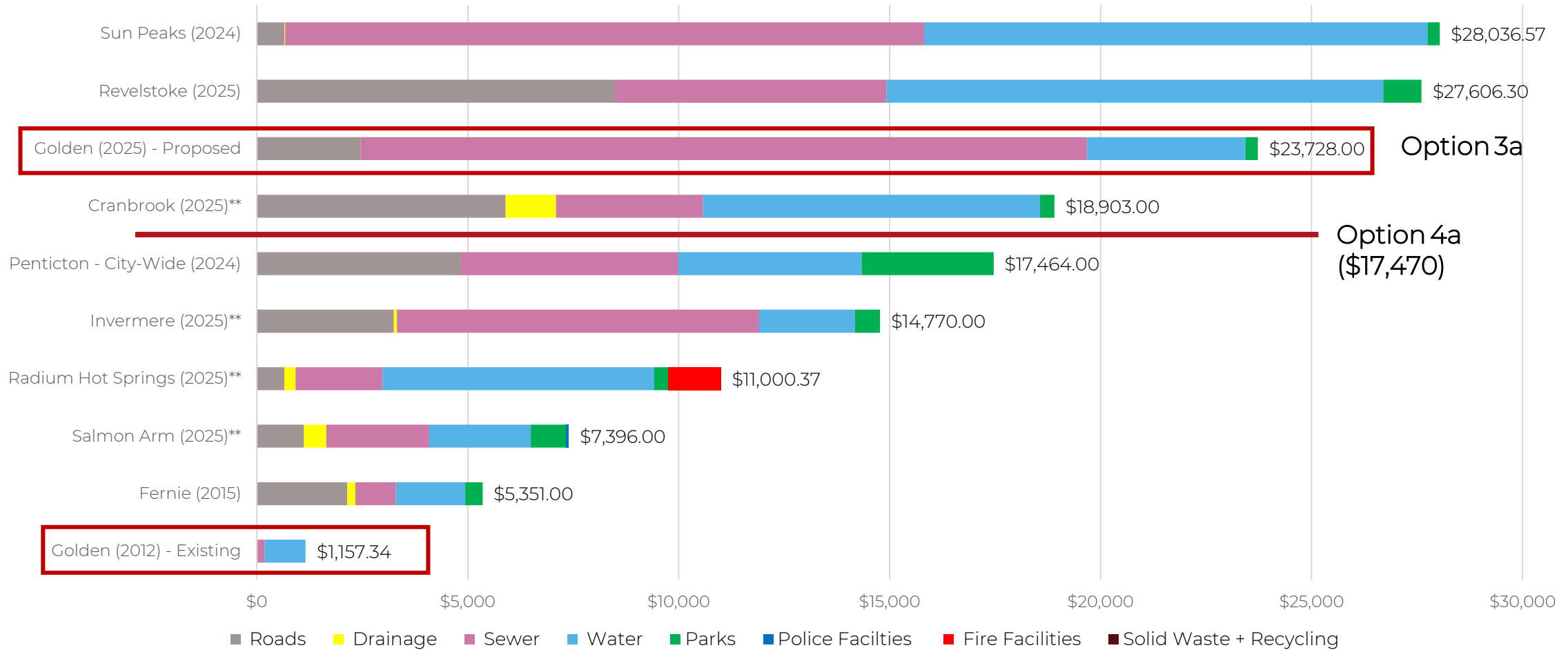
Low Density DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON – MEDIUM DENSITY

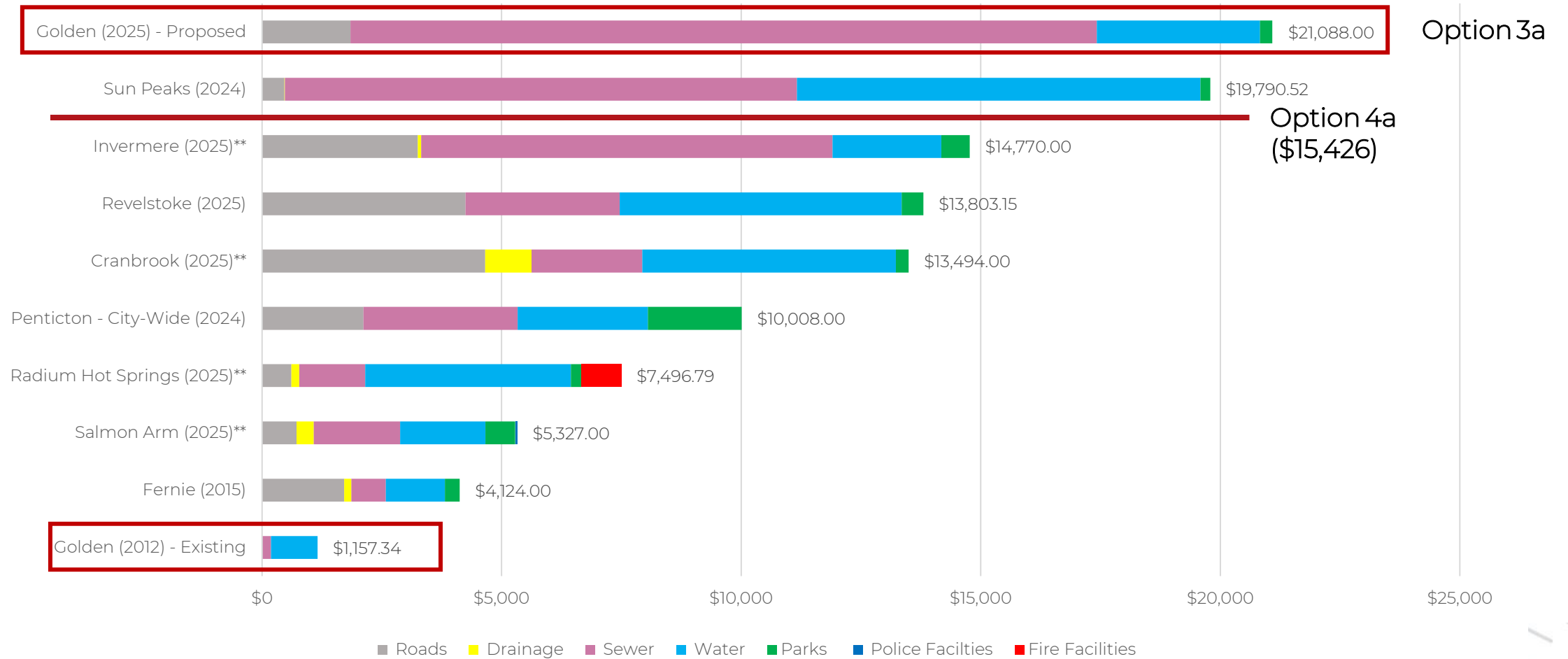
Medium Density DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON – HIGH DENSITY

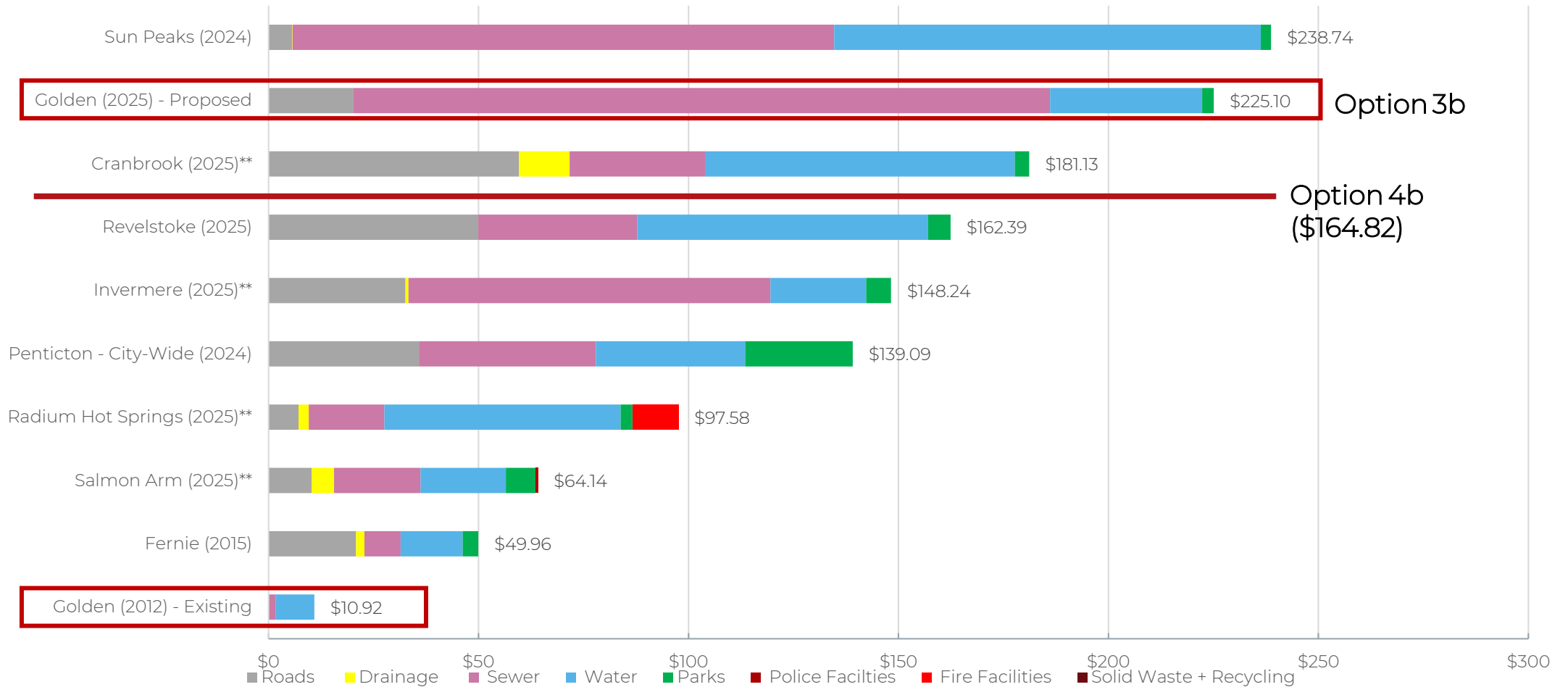
High Density DCC Comparison Rates (per dwelling unit)



** proposed rates subject to change

COMPARISON – RESIDENTIAL (SQ.M.)

Residential DCC Comparison Rates (per sq.m GFA)*

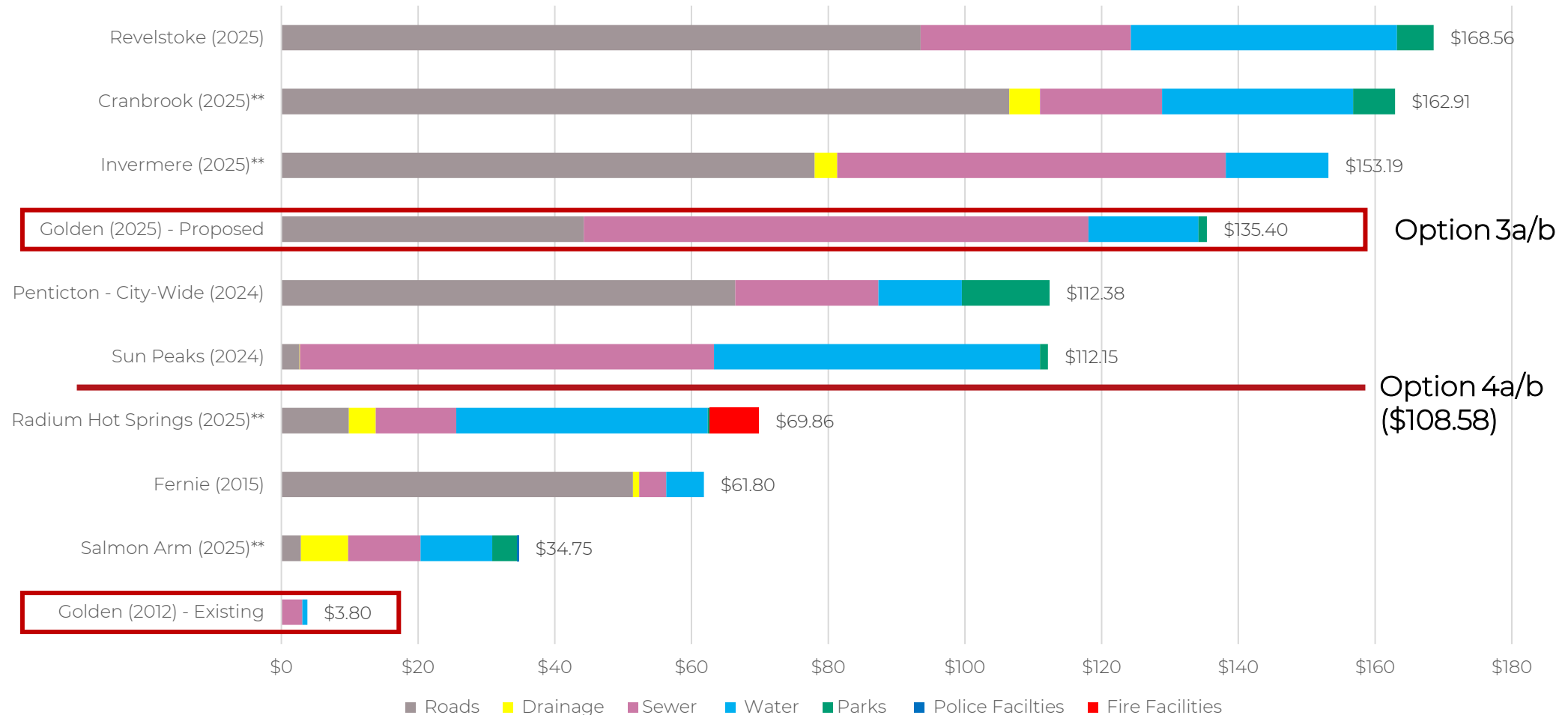


* Comparison communities residential rates converted to sq.m GFA based on average unit size. Number represents an average of the Single Family (185sqm), Townhouse (110sqm), and Apartment (85sqm) rates where applicable

** proposed rates subject to change

COMPARISON - COMMERCIAL

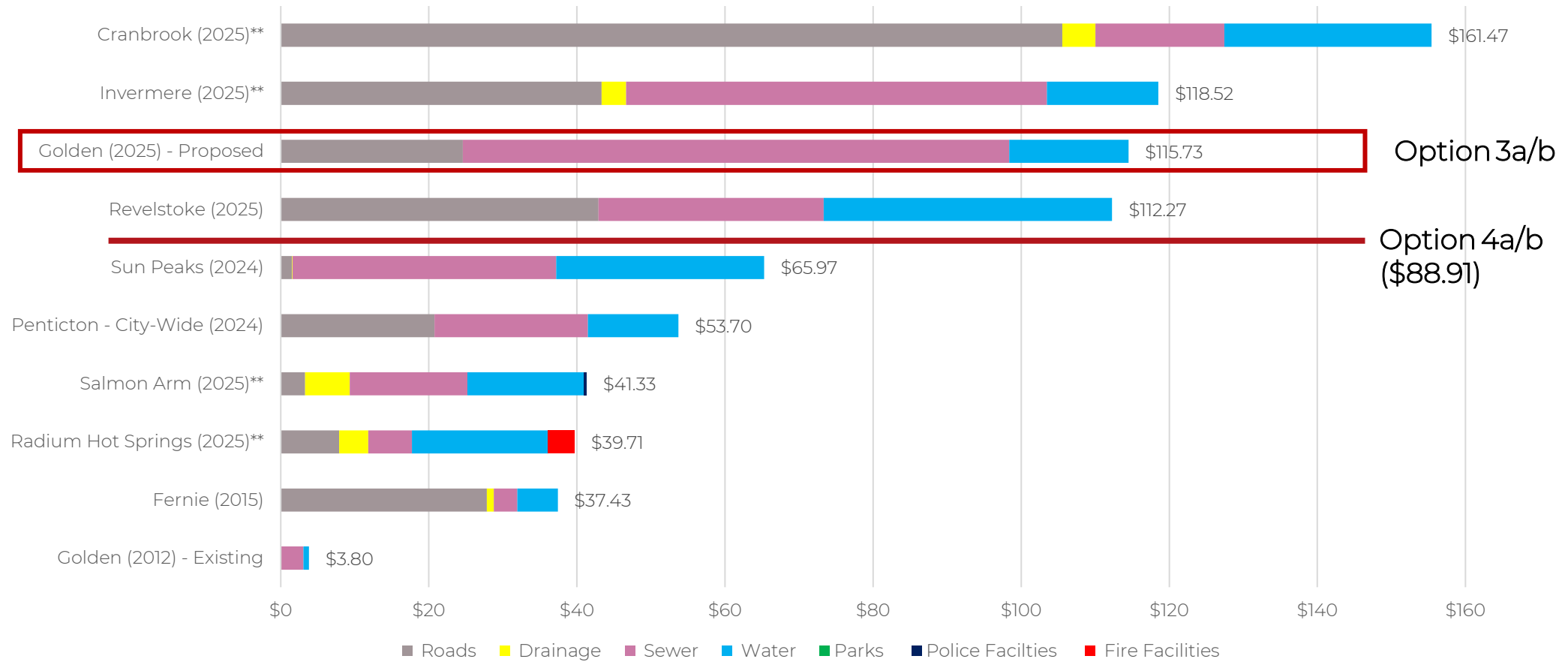
Commercial DCC Comparison Rates (per sq.m GFA)



** proposed rates subject to change

COMPARISON - INDUSTRIAL

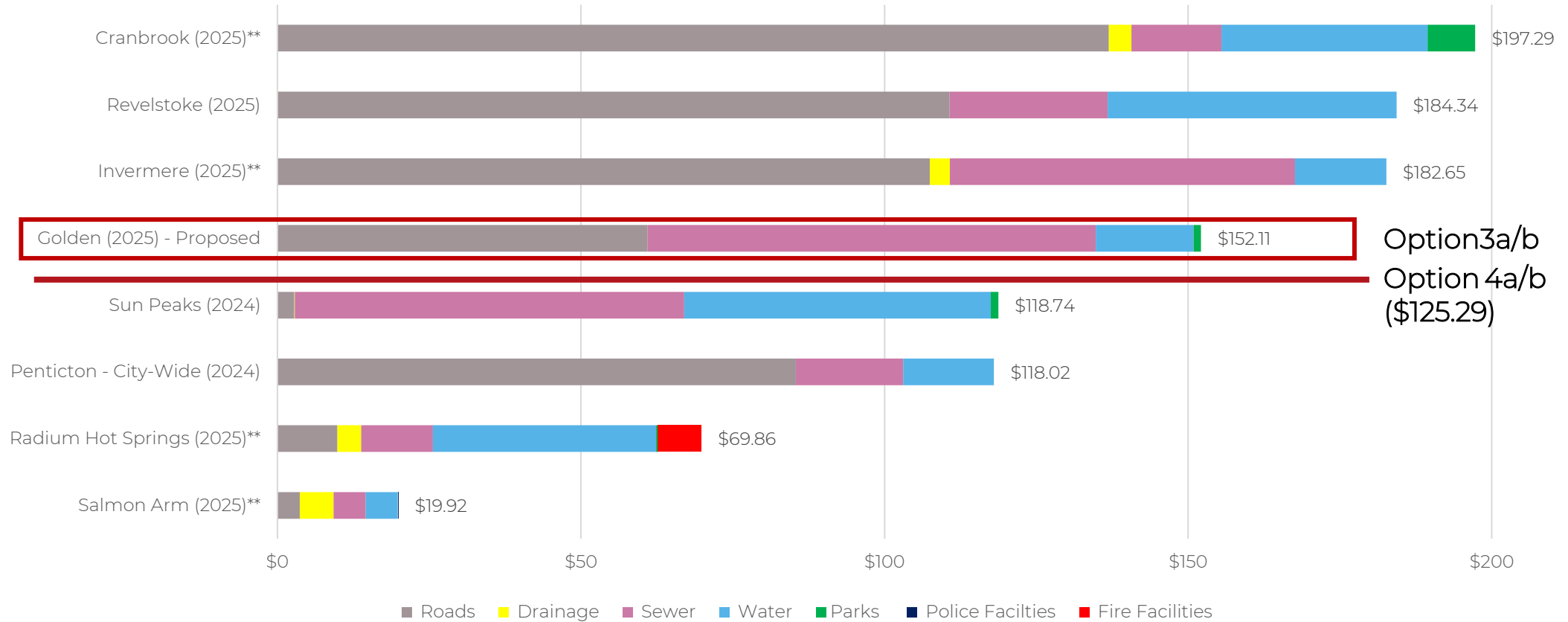
Industrial DCC Comparison Rates (per sq.m GFA)



** proposed rates subject to change

COMPARISON - INSTITUTIONAL

Institutional DCC Comparison Rates (per sq.m GFA)



** proposed rates subject to change



NEXT STEPS

COUNCIL DIRECTION

- **THAT Council DIRECT staff to proceed with preparing the Development Cost Charge (DCC) Background Report and a DCC Bylaw for 1st and 2nd reading using scenario [3a/3b/4a/or/4b]**

NEXT STEPS

- Draft Background Report and DCC Bylaw to Council for First and Second Readings
- Submission of DCC Bylaw and Background Report to Ministry for preliminary review
- Update DCC Bylaw and Background Report based on Ministry preliminary review
- Final Background Report and DCC Bylaw to Council for Third Reading
- Submission to Ministry to receive Ministry Approval
- Final Adoption of Bylaw