



Development Cost Charges Subdivision and Building Permit Applications

No.: INFO-56
Date: 2023-01-24

Purpose

To inform all subdivision and building permit applicants about an amendment to the DCC bylaw, which is anticipated to be presented to Council in March 2023, and to describe conditions where in-stream applications will be allowed to pay DCCs at the old rate as per the *Local Government Act*.

Note: Should the amendment to the bylaw be approved by Council, Ministry's statutory approval will be required prior to Council's final adoption of the amended bylaw.

Background

The City of Richmond (the City) last completed a major DCC update in May 2017, with annual inflationary updates in 2018, 2019 and 2021. In following the Province's DCC Best Practice Guide in updating the DCC rates every five (5) years, the City is proposing a major DCC update and the amendment to the DCC bylaw introducing new rates.

In-Stream Protection:

The *Local Government Act* provides in-stream protection to building permit applications, subdivision applications and precursor applications (e.g. rezoning application and development permit application) for a period of one year from the date the updated DCC bylaw is effective, which is usually the date of adoption.

To qualify for in-stream protection (i.e. in order for the development to be grandfathered to the current DCC rates instead of the new DCC rates set in the amended DCC Bylaw):

- a) In-Stream Subdivision Applications:
 - i) Prior to date the updated DCC bylaw is adopted, a subdivision application must be "in-stream" such that it has been submitted in satisfactory form to, and accepted by, the City and that all application fees have been paid; and
 - ii) The subdivision must be approved within 12 months of the date the DCC bylaw is effective for those DCC's collected at subdivision; or
- b) In-Stream Building Permit Applications and Pre-Cursor Applications:
 - i) Prior to date the updated DCC bylaw is adopted, a rezoning application, a development permit application, or a building permit application must be "in-stream" such that it has been submitted in satisfactory form to, and accepted by, the City, but not yet determined, rejected or withdrawn, and that all application fees have been paid; and
 - ii) The building permit for the development must be issued within 12 months of the date the bylaw is effective for those DCCs collected at building permit.

Under the legislation, if an application does not fall within one of the two groups above, or the subdivision is not approved or building permit is not issued, as applicable, within 12 months of the effective date of the amended DCC bylaw, it will be subject to the new DCC rates.

The effective date of the updated DCC bylaw will be on the adoption date of the amendment bylaw, thus no further grace period is granted in addition to the in-stream application protection required by the *Local Government Act*.

Should you have any questions concerning this bulletin, please contact Roy Chen at 604-276-4088.