

Bulletin: In-stream protection and DCCs

Criteria for developer protection from DCC rate changes



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Updated: January 28, 2025

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Purpose

To provide information on in-stream protection from changes in DCC rates.

Background

When a municipality implements or amends a DCC bylaw, developers or those parties paying DCCs will be affected by the new rates. The Local Government Act provides in-stream protection of up to 1-year from changes to DCC rates for subdivision and building permit applications provided the application is complete and all application fees have been paid prior to DCC Bylaw adoption.

Criteria for when In-stream Protection Applies

The Bylaw adoption date is the date when Council approves the new DCC Bylaw. All subdivision or building permit applications received on the Bylaw adoption date or thereafter will be subject to the new DCC rates.

Development applications received prior to Bylaw adoption will be entitled to pay DCCs at the previous rates for up to 1-year from Bylaw adoption date given the application meets the following:

For building permit (BP), development permit and rezoning applications

- The application is determined to be complete including receipt of applicable fees and;
- The related building permit is issued prior to 1-year from the Bylaw adoption date.

For subdivision applications:

- Application for Preliminary Layout Review (PLR) is considered complete including receipt of applicable fees and;
- Conditional approval does not lapse during the 1-year exemption period and;
- Final subdivision approval occurs prior to 1-year the anniversary date.

Expiry of In-stream Protection

Newly adopted DCC rates apply in all circumstances for BP and Subdivision applications 1-year after the Bylaw adoption date. BP or subdivision application extensions beyond the 1-year anniversary are subject to the new DCC rates.

This guide has been prepared to provide convenient information only. It is neither a bylaw nor a legal document.

Questions:

Development Questions

TEL 250-469-8626

General DCC Questions

TEL 250-469-0633