

Attachment # 1

Development Cost Charges Bylaw No. 8327, 2022

Amendment Bylaw No. 8539, 2025

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8539, 2025**

A Bylaw to Amend Development Cost Charges Bylaw No. 8327, 2022

The Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Development Cost Charges Bylaw No. 8327, 2022, Amendment Bylaw No. 8539, 2025.”

Amendments

2. Development Cost Charges Bylaw 8327, 2022 is amended by:

- a. In clause four of the bylaw recitals, deleting:

“WHEREAS Council has taken into consideration the provisions of section 560 of the *Local Government Act*; and”

and replacing it with:

“WHEREAS Council has taken into consideration the provisions of Part 14: Division 19 of the *Local Government Act*; and”

- b. Deleting Schedule “B” and replacing it with the attached Schedule “B,” attached to and forming part of this bylaw as “Attachment 1.”
- c. Deleting Schedule “D” and replacing it with the attached Schedule “D,” attached to and forming part of this bylaw as “Attachment 2.”
- d. In Section 2 – Effective Date and Transitional Provisions
 - i) In Subsection 2.1, deleting:

“This Bylaw will come into force on the *Effective Date*.”

and replacing it with:

“This Bylaw will come into force on the *Effective Date* except to the extent that sections 511 and/or 568 of the Local Government Act apply to:

- (a) a *Precursor Application* which is *in-stream* on the *Effective Date* and the associated Building Permit for the Precursor Application is issued within one-year after the *Effective Date*; or
- (b) a *Subdivision Application* that is *in-stream* on the *Effective Date* and is approved by the Approving Officer within one year after the *Effective Date*; or
- (c) a Building Permit Application that is *in-stream* on the *Effective Date* and is issued within one year after the *Effective Date*.”

ii) In Subsection 2.2, deleting:

“New Westminster Development Cost Charges Bylaw No. 7311, 2009 and all amendments thereto shall be repealed on the *Effective Date* except to the extent that sections 511 and/or 568 of the Local Government Act apply to:

- (a) a *Precursor Application* which is *in-stream* on the *Effective Date* and the associated Building Permit for the Precursor Application is issued within one-year after the *Effective Date*; or
- (b) a *Subdivision Application* that is *in-stream* on the *Effective Date* and is approved by the Approving Officer within one year after the *Effective Date*; or
- (c) a Building Permit Application that is *in-stream* on the *Effective Date* and is issued within one year after the *Effective Date*.”

And replacing it with:

“New Westminster Development Cost Charges Bylaw No. 7311, 2009 and all amendments thereto shall be repealed.”

e. In Section 3 – Definitions

i) Under the Effective Date definition, deleting:

“means the date on which this amended bylaw comes into force.”

and replacing it with:

“means the date on which this amended bylaw is adopted.”

f. In Section 6 – Calculation of DCC

- i) Adding the following after part (b):
- (c) “Where a type of *development* is not specifically identified in Schedule “B” or “D” the amount of *development cost charges* to be paid to the *City* shall be equal to the *development cost charges* that are payable for the most comparable type of *development*.”

GIVEN FIRST READING THIS _____ day of _____ 2025.

GIVEN SECOND READING THIS _____ day of _____ 2025.

GIVEN THIRD READING THIS _____ day of _____ 2025.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____ 2025.

ADOPTED THIS _____ day of _____ 2025.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

Attachment 1 to Bylaw 8539, 2025

SCHEDULE "B"

CITY OF NEW WESTMINSTER

QUEENSBOROUGH DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule "A" of this Bylaw:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m. [City-Wide]	Protective Services by sq. m. [City-Wide]	Total DCC by sq. m.
Queensborough									
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$22.90	\$11.61	\$0.00	\$2.99	\$11.45	\$25.32	\$74.27
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$41.70	\$19.24	\$0.00	\$6.08	\$21.95	\$48.52	\$137.49
Apartment Residential	Gross Floor Area	Building Permit Approval	\$40.42	\$13.47	\$0.00	\$5.67	\$30.14	\$66.62	\$156.32
Float Home	Gross Floor Area	Building Permit Approval	\$41.70	\$0.00	\$0.00	\$6.08	\$21.95	\$48.52	\$118.25
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.81	\$14.57	\$32.20	\$203.51
Commercial – Office	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.22	\$12.32	\$27.24	\$195.71
Industrial	Improved Site Area	Building Permit Approval	\$7.24	\$9.71	\$0.00	\$1.31	\$5.04	\$11.14	\$34.44
Institutional	Gross Floor Area	Building Permit Approval	\$13.91	\$12.94	\$0.00	\$3.22	\$12.32	\$27.24	\$69.63

Attachment 2 to Bylaw 8539, 2025

SCHEDULE "D"

CITY OF NEW WESTMINSTER

MAINLAND DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule "C" of this Bylaw:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m. [City-Wide]	Protective Services by sq. m. [City-Wide]	Total DCC by sq. m.
Mainland									
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$9.11	\$4.34	\$2.60	\$3.73	\$11.45	\$25.32	\$56.55
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$15.65	\$6.79	\$4.98	\$7.15	\$21.95	\$48.52	\$105.04
Apartment Residential	Gross Floor Area	Building Permit Approval	\$22.31	\$6.99	\$6.83	\$9.83	\$30.14	\$66.62	\$142.72
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$3.30	\$4.75	\$14.57	\$32.20	\$93.15
Commercial – Office	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$2.80	\$4.02	\$12.32	\$27.24	\$84.71
Industrial	Improved Site Area	Building Permit Approval	\$3.45	\$3.63	\$1.14	\$1.64	\$5.04	\$11.14	\$26.04
Institutional	Gross Floor Area	Building Permit Approval	\$6.63	\$4.84	\$2.80	\$4.02	\$12.32	\$27.24	\$57.85