

CITY OF DELTA
BYLAW NO. 8515, 2025

A Bylaw to amend Delta Consolidated Fees and Charges
Bylaw No. 8386, 2024

WHEREAS pursuant to section 194 of the *Community Charter*, authorizes municipalities by bylaw to impose fees in respect of a service of the municipality or provision of information;

WHEREAS Delta Council wishes to amend the Delta Consolidated Fees and Charges Bylaw No. 8386, 2024.

NOW THEREFORE The Council of the City of Delta in open meeting assembled, enacts as follows:

PART ONE CITATION

- 1.0 This bylaw may be cited for all purposes as “**Delta Consolidated Fees and Charges Bylaw No. 8386, 2024, Amendment Bylaw No. 8515, 2025**”.

PART TWO AMENDMENTS

- 2.0 “Delta Consolidated Fees and Charges Bylaw No. 8386, 2024”, as amended, is hereby further amended by:
- 2.1 Deleting Schedule 1 – General Administration and replace with Schedule 1 attached to and forming part of this Bylaw.
- 2.2 Deleting Schedule 2 – Animal Control and replace with Schedule 2 attached to and forming part of this Bylaw.
- 2.3 Deleting Schedule 3 – Building and Plumbing Regulations and replace with Schedule 3 attached to and forming part of this Bylaw.
- 2.4 Deleting Schedule 4 – Business Licences and replace with Schedule 4 attached to and forming part of this Bylaw.
- 2.5 Deleting Schedule 6 – Development Services and replace with Schedule 6 attached to and forming part of this Bylaw.

- 2.6 Deleting Schedule 7 – Engineering & Operations and replace with Schedule 7 attached to and forming part of this Bylaw.
- 2.7 Deleting Schedule 8 – Filming and replace with Schedule 8 attached to and forming part of this Bylaw.
- 2.8 Deleting Schedule 9 – Fire and Emergency Services and replace with Schedule 9 attached to and forming part of this Bylaw.
- 2.9 Deleting Schedule 10 – Harbour Regulation and replace with Schedule 10 attached to and forming part of this Bylaw.
- 2.10 Deleting Schedule 11 – Parks, Recreation and Culture and replace with Schedule 11 attached to and forming part of this Bylaw.
- 2.11 Deleting Schedule 13 – Soil, Electric Vehicle and Environmental Services and replace with Schedule 13 – Soil, Electric Vehicle, Environmental Services, and Property Enhancement and Maintenance attached to and forming part of this Bylaw.
- 2.12 Deleting Schedule 14 – CMHC Housing Accelerator Permit Rebate Program and replace with Schedule 14 attached to and forming part of this Bylaw.

PART THREE EFFECTIVE DATES

- 3.0 Schedules to this Bylaw shall come into effect on January 1, 2026, except for Schedule 11 – Parks, Recreation and Culture which shall come into effect April 1, 2026.

PART FOUR SEVERABILITY CLAUSE


- 4.0 If any portion of this Bylaw is found by a court of competent jurisdiction to be invalid, the invalid portion is to be severed and the remainder is to remain valid and enforceable.

READ A FIRST time the **15th** day of **September, 2025.**

READ A SECOND time the **15th** day of **September, 2025.**

READ A THIRD time the **15th** day of **September, 2025.**

FINALLY CONSIDERED AND
ADOPTED the **6th** day of **October, 2025.**



George V. Harvie
Mayor



Michelle Jansson, CMC
City Clerk

Schedule 14 –

CMHC Housing Accelerator Permit Rebate Program

Fees and Charges Bylaw No. 8386, 2024

(Subject to applicable taxes)

1. Program Eligibility

To be eligible for a discount of building permit fees or the heritage conservation levy, a building must meet the following qualifications:

- The program only applies to residential or mixed-used buildings. Other forms of development (e.g., commercial, industrial, institutional) are not eligible.
- Single detached dwellings without accessory dwelling units (e.g., secondary suites, garden suites, coach houses) are not eligible. Single detached dwellings and duplexes associated with accessory dwelling units are fully eligible, as are the accessory dwelling units
- The program only applies to building permit fees and the heritage conservation levy; other fees and charges, such as rezoning application fees, plumbing permit fees, and inspection fees are not eligible for discount.
- A building permit for the building must be issued during the program period, and before the applicable deadline laid out below.
- A building permit must include residential dwelling units to be eligible for the program; permits for phases of a building that do not include dwelling units (e.g., commercial podiums, parkades) are not eligible for the discount.

2. Proposed Fee Discount Rates

The CMHC Housing Accelerator Permit Rebate Program (the “Rebate Program”) began May 6, 2025 (the “Program Start Date”). Following the Program Start Date, the program consists of a three-year period, during which certain forms of development will be eligible for fee discounts. The program is scheduled to end on May 5, 2028 (the “Program End Date”), after which any building permits or occupancy permits issued will not be eligible for the discounts available through this program. If Delta does not continue to receive funding from the Housing Accelerator Fund due to cancellation of the program or other reasons, the Rebate Program will cease without notice.

Table 1 shows the discount rate available based on the type of development.

Table 1 – Available Fee Discounts

Development Type	Discount Available
Non-Market and Purpose-Built Rental	100% on building permits and heritage conservation levies
Single Detached Dwellings without ADUs	Not eligible
Single Detached Dwellings with ADUs, Duplexes, Houseplexes, ADUs	100% on building permits
Townhouses, Rowhouses, and Apartments	100% on building permits

For the purposes of the Rebate Program, non-market housing is defined as any housing that is offered at rates that are lower than market rates so long as the rates are secured as described below. These units can be offered by non-profit housing societies or for-profit developers.

There is a maximum available funding of \$6 million, with \$3 million being available in the first year of the program, \$2 million in the second year, and \$1 million in the third year. Should the available funding for a one-year period be fully subscribed in advance of the end of that period or if the total available funding is fully subscribed before the Program End Date, no further projects will be eligible for fee discounts in that period or at all until or unless more funding is made available for that period or for the program. Any unused funding from years 1 and 2 may be rolled over to year 3. Any single building permit is eligible to receive a maximum of \$500,000 in discounts.

Fee discounts are calculated for each building individually at the time of building permit issuance. For buildings that contain non-market or purpose-built rental units, the applicable fee discounts are available if:

- All purpose-built market rental housing components of the building are secured through rental tenure zoning.
- All non-market rental housing components of the building are secured through a housing agreement or similar legal mechanism at the discretion of the General Manager, Development.

3. Development Timeline for Eligibility

Table 2 describes the period of time between Milestones in order to receive the fee discounts described in Section 2.

Milestone 1: the later of the Program Start Date OR the final adoption of any relevant zoning amendment bylaw(s) associated with the development

Milestone 2: the issuance of a building permit

Milestone 3: the issuance of an occupancy permit

Table 2 – Milestone Requirements

Development Type	Milestone 1 to Milestone 2	Milestone 1 to Milestone 3
Non-Market and Purpose-Built Rental	Full discount available at BP issuance	
Single Detached Dwellings without ADUs	No discount available	
Single Detached Dwellings with ADUs, Duplexes, Houseplexes, ADUs	Full discount available at BP issuance	
Townhouses/Rowhouses	4 months	16 months
Apartments (up to 6 storeys)	4 months	24 months
Apartments (over 6 storeys)	6 months	36 months

Of the total discount available (as described in Section 2 of this Schedule), 50% of that discount is available to a building that reaches Milestone 2 within the time period shown in Table 2. For example, a townhouse development must meet Milestone 2 within three months of Milestone 1. The time requirements described in Table 2 between Milestone 1 and Milestone 2 must be met for program eligibility.

The remaining 50% of the available discount shall be paid at the time of building permit issuance as a deposit (in the form of cash or a clean irrevocable letter of credit in a form acceptable to the General Manager, Development). Should the building reach Milestone 3 within the time period described in Table 2, the deposit would be returned to the applicant. For example, a townhouse development must meet Milestone 3 within fifteen months of Milestone 1 to have the deposit returned. If Milestone 3 is not reached within the applicable time period, the deposit would be kept by the City.

Buildings containing rental units (secured as described in Section 2 of this

Schedule), single detached dwellings with ADUs, duplexes, houseplexes, and ADUs are not required to reach the milestones outlined in Table 3. These projects are eligible for 100% of the discount (as calculated in Section 2 of this Schedule) at building permit issuance.

4. Process

In advance of issuance of a building permit by the City of Delta, staff will determine the eligibility of the development. For eligible developments, the appropriate discount (as determined by this bylaw) shall be approved by the General Manager, Development, or designate, in accordance with this Bylaw. No discount will be provided unless it has been approved by the General Manager, Development, or designate, in accordance with this section.

For townhouse, rowhouse, and apartment projects, the applicant will submit the applicable deposit, as described in Section 3 of this Schedule, prior to the issuance of the building permit. The conditions included as part of the building permit will lay out the requirements that must be met in order for the deposit to be returned.