

**THE CORPORATION OF THE  
CITY OF WHITE ROCK  
BYLAW No. 2540**



A Bylaw to amend the "Development Cost Charges Bylaw 2015, No. 2112"  
as amended, to reflect new authorities contained in Bill 46, *Housing Statutes (Development  
Financing) Amendment Act*, 4th Session, 42nd Parliament (2023)

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The CITY COUNCIL of the Corporation of the City of White Rock, in an open meeting assembled, ENACTS as follows:

1. The second paragraph is hereby amended by deleting the present paragraph in its entirety as follows:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

And substituting the following therefor:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering or expanding sanitary sewer, water, drainage, fire protection, police, transportation, and solid waste and recycling facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

2. Section 1 is hereby amended by deleting the present paragraph in its entirety as follows:

1. Every person who obtains:

(a) approval of the subdivision, or

(b) a building permit authorizing the construction, alteration or extension of a building structure,

shall, subject to any exceptions or credits authorized in the Local Government Act, RSBC 1996 c.323, pay at the time of the approval of subdivision or the issue of the building permit, as the case may be, to the City, the applicable Development Cost Charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of the applicable Development Cost Charges for each use.

And substituting the following therefor:

1. (a) Subject to any exceptions, waivers, reductions, deductions, or credits authorized in the *Local Government Act*, RSBC 2015, c.1, as amended or replaced from time to time, Development Cost Charges are imposed on every person who obtains:
  - (i) approval of a subdivision for land that is zoned in the Zoning Bylaw for a SSMUH Residential Use; and
  - (ii) a Building Permit authorizing the construction, alteration, or extension of a building or structure.
- (b) The Development Cost Charges imposed by this Bylaw shall be calculated using the charges set out in in Schedule “A” attached hereto and forming part of this Bylaw, and more particularly described as follows:
  - (i) for a subdivision for a SSMUH Residential Use, by multiplying the charges for one dwelling unit by the number of new lots created by the subdivision; and
  - (ii) for a Building Permit, by multiplying the number of dwelling units or the gross floor area, as applicable, allowed by the Building Permit. For certainty, the Development Cost Charges for a Combination Development will be calculated separately for the portion of the Combination Development attributable to each use and will be the sum of the Development Cost Charges for each such use identified in the Building Permit application, calculated according to Schedule “A”.
3. Section 3(a) is hereby amended by deleting the present paragraph in its entirety as follows:
  - (a) at the time of subdivision approval of any Single Family Residential Lot; and

And substituting the following therefor:

- (a) at the time of subdivision approval for a SSMUH Residential Use; and
4. Section 7 is hereby amended by deleting the present paragraph in its entirety as follows:
  7. If a building permit authorizes an addition to or alteration of a commercial or institutional building, the floor area in respect of which Development Cost Charges are imposed is the incremental floor area resulting from the addition or

alteration and in the case of an industrial building includes any incremental area used for motor vehicle parking and loading spaces.

And substituting the following therefor:

7. If a Building Permit authorizes an addition to or alteration of a commercial or institutional building, the gross floor area in respect of which Development Cost Charges are calculated is the incremental gross floor area of the building resulting from the addition or alteration.
5. Section 9(b) is hereby amended by deleting the present paragraph in its entirety as follows:

(b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$50,000;

And substituting the following therefor:

(b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$100,000;

6. Section 9(c) is hereby amended by deleting the present paragraph in its entirety as follows:
  - (c) the size of the dwelling unit 29 square metres or less; or

And substituting the following therefor:

(c) the gross floor area of the dwelling unit is 29 square metres or less;

~~6. Section 9 is hereby amended by inserting the following:~~

~~(e) the development authorized by the Building Permit is an accessory registered secondary suite.~~

7. Section 10 is hereby amended by deleting the present paragraph in its entirety as follows:
  10. Notwithstanding S.933(4)(b) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units.

And substituting the following therefor:

10. Notwithstanding Section 561(5) of the *Local Government Act*, a Development Cost Charge is payable for construction, alteration or extension of a building that contains fewer than 4 self-contained dwelling units.
8. Section 11 is hereby amended by deleting the present definitions in their entirety and substituting the following:
  11. For the purpose of this Bylaw, including Schedule A:  
~~“ACCESSORY REGISTERED SECONDARY SUITE” has the same meaning as defined in the Zoning Bylaw;~~  
  
“BUILDING PERMIT” means a permit issued for construction, alteration or extension of a building or structure required pursuant to the City of White Rock Building Bylaw, 2012, No. 1928, as amended or replaced from time to time;  
  
“COMBINATION DEVELOPMENT” means any Development that comprises of a combination of two or more of the following uses: SSMUH Residential Use, Multi-unit Residential Use, Commercial use or Institutional use;  
  
“COMMERCIAL” means a class of development that is used or intended to be used for commercial purposes as defined in the Zoning Bylaw and includes (CR) zoning;  
  
“DWELLING UNIT” has the same meaning as defined in the Zoning Bylaw;  
  
“GROSS FLOOR AREA” has the same meaning as defined in the Zoning Bylaw;  
  
“INSTITUTIONAL” means a building or structure used or intended to be used for institutional uses as provided for in the Zoning Bylaw, (P) zoning, including but not limited to non-profit cultural, recreational, social, library, school, government, hospital or educational purposes;  
  
“MULTI-UNIT RESIDENTIAL USE” has the same meaning as defined in the Zoning Bylaw;  
  
“PER M<sup>2</sup>” means the Development Cost Charge payable per square metre of a building or structure being constructed, altered or extended as measured by using the gross floor area;  
  
“RESIDENTIAL USE” has the same meaning as defined in the Zoning Bylaw;  
  
“SEMI-DETACHED RESIDENTIAL BUILDING” has the same meaning as defined in the Zoning Bylaw;  
  
“SSMUH RESIDENTIAL USE” means lots that are zoned in the Zoning Bylaw with zoning that is intended to accommodate small-scale multi-unit housing

types or lots that are zoned RS-1 SSMUH Residential Zone, RS-2 SSMUH Residential Zone, RS-3 (Small lot, Hillside) SSMUH Residential Zone, RI-1 (Infill 1) SSMUH Residential Zone - South of Hospital Lands; RI-2 (Infill 2) SSMUH Residential Zone; RE-1 SSMUH Estate Residential 1 Zone; and RE-2 SSMUH Estate Residential 2 Zone in the Zoning Bylaw;

“ZONING BYLAW” means the City of White Rock Zoning Bylaw 2024, No. 2506, as amended or replaced from time to time.

9. Sections 12 and 13 are hereby renumbered to Sections 13 and 14, respectively, and the following is hereby inserted as Section 12:

12. This Bylaw will come into effect six months after the date it is adopted.

10. SCHEDULE “A” is hereby amended deleting the present schedule in its entirety and replacing it with the following:

SCHEDULE “A”

Category of Use	DCC Category								Total
	Collection basis	Transportation	Drainage	Park Acquisition & Development	Sanitary Sewer	Water	Fire	Police	
SSMUH Residential	Per dwelling unit	\$5,401	\$5,209	\$4,344	\$936	\$2,883	\$1,734	\$1,562	\$22,069 / unit
Multi-unit Residential	Per dwelling unit	\$4,212	\$3,371	\$3,430	\$581	\$1,642	\$957	\$862	\$15,055 / unit
Commercial	Per m <sup>2</sup> of gross floor area	\$95	\$30	\$0	\$11	\$29	\$11	\$10	\$186
Institutional	Per m <sup>2</sup> of gross floor area	\$31	\$40	\$0	\$12	\$33	\$11	\$10	\$137

12. This Bylaw may be cited for all purposes as the "White Rock Development Cost Charges Bylaw, 2015, No. 2112 Amendment No. 1, 2025, No. 2540"

RECEIVED FIRST READING on the	9 <sup>th</sup> day of	June, 2025
RECEIVED SECOND READING on the	23 <sup>rd</sup> day of	February, 2026
RECEIVED THIRD READING on the	23 <sup>rd</sup> day of	February, 2026
STATUTORY APPROVAL given on the	13 <sup>th</sup> day of	April, 2026
ADOPTED on the	<sup>th</sup> day of	, 2026

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MEGAN KNIGHT, MAYOR

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TRACEY ARTHUR, DIRECTOR OF  
CORPORATE ADMINISTRATION