

Water Development Cost Charges for New Residential and Non-Residential Developments

The purpose of this bulletin is to inform our customers about the water development cost charge (DCC) for new residential and non-residential developments in the region.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes, or other laws."

Effective **2023 April 28th**, Metro Vancouver introduced a water development cost charge ("water DCC") for new residential and non-residential developments in the region. The water DCCs are collected to fund growth-related expansion of regional drinking water infrastructure such as water mains, reservoirs, and treatment plants.

DCCs are calculated based on the type of development and the location. One significant point of departure between the water DCC bylaw and the sewer DCC bylaw is that the water DCC will have only one fee structure for the one regional water system, while sewer DCC has four different fee structures aligning with the four sewerage areas in the region.

Similar to the sewer bylaw, DCCs are based on four separate land use categories: residential lot development unit (detached single-family, duplex and triplex), townhouse, apartment, and non-residential. Residential, townhouse, and apartment are charged per unit/dwelling, while non-residential developments are charged per square foot.

New development cost charge bylaws are subject to "in-stream" provisions as determined by section 568 the Local Government Act.

There is a waiver or reduction for different types of affordable housing.

The Water DCC is established with the following schedule:

Residential Lot Development Unit	\$6,692 / Residential Lot Development Unit
Townhouse	\$5,696 / Dwelling Unit
Apartment	\$4,261 / Dwelling Unit
Non-Residential	\$3.39 / ft ² of Floor Area

For further details please refer to the Metro Vancouver website on [Regional Water Development Cost Charge](#)

If you have any questions, please contact the Building Division at 604-294-7130.