



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Finance Department**

Bylaw No.: **8515**

Date: **September 3, 2025**

2026 Consolidated Fees and Charges Bylaw Update

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT first, second and third readings be given to Delta Consolidated Fees and Charges Amendment Bylaw No. 8515, 2025 (Attachment A).

▪ **PURPOSE:**

The purpose of this report is to obtain Council's approval for adjustments to Delta's 2026 fees and charges.

▪ **BACKGROUND:**

At the December 16, 2024, Regular meeting, Council adopted *Delta Consolidated Fees and Charges Bylaw No. 8386, 2024*, which brought together fees and charges from multiple bylaws into a single bylaw for transparency and ease of reference by the community. As part of the consolidation process, City staff conducted a comprehensive review of fees and charges across all departments towards a goal of better aligning fees and charges with the cost of providing services. This included a comparative analysis with the following eight peer municipalities in the lower mainland: Burnaby, Richmond, Surrey, New Westminster, Coquitlam, Vancouver, Township of Langley, and North Vancouver District. Based on this review, many of Delta's fees were adjusted to be within a range of the peer cities' median fees and charges. Development fees were not adjusted at the time of this update, allowing more time for a complete review of these fees. To ensure Delta's fees remain current with inflation and service delivery costs, an annual review of all fees and charges was proposed.

▪ **DISCUSSION:**

The current proposed amendments to Delta's fees and charges reflect continuing adjustments toward the median rates of peer municipalities, where applicable, or an inflationary increase of approximately 2.6% for other rates, which is in line with the 2024 Vancouver CPI. An in-depth review of development fees has been completed and adjustments proposed to move towards cost recovery and alignment with the median rates of comparable cities.

The proposed amendments also include the introduction of some new fees and minor housekeeping updates to the schedules attached to the Consolidated Fees and Charges Bylaw. Supporting data for these changes is presented in Attachment B.

Delta Consolidated Fees and Charges Amendment Bylaw No. 8515, 2025 is organized by schedule, with a summary of the changes to each schedule below. The rates are proposed to take effect on January 1, 2026, with changes to Parks, Recreation and Culture fees taking effect April 1, 2026. Providing advance notice of these amendments will help the community to plan for the upcoming changes.

It is important to note that the City of Delta continues to identify ways to encourage net new housing to meet its Provincially mandated Housing Target. Using funds from the Canada Mortgage and Housing (CMHC) Housing Accelerator Fund, the City of Delta administers a program of rebates of up to 100% of building permit fees for most housing applications. This Federally-funded program provides an incentive for property owners to build new housing by helping off-set some of the costs and rebates would apply to the adjusted building and plumbing permit fees for eligible residential permits.

Schedule 1: General Administration

General Administration fees are proposed to increase by inflation or to align more closely with the regional median. Fees for land title searches and comfort letters, which are below the regional median, are proposed to increase accordingly.

Schedule 2: Animal Control

Fees related to unspayed or unneutered dogs, transfer of ownership, and impound and adoption services are proposed to align with the regional median and cost recovery.

Schedule 3: Building and Plumbing Regulation

Delta's building, plumbing, and development fees and charges are among the lowest in the region and were last updated in 2019 with a 2% CPI increase. The Development Department revenue covers approximately 50% of annual expenses, while the majority of the regional peer municipalities are fully recovering expenses through fees.

Because of the complexity of development fees, Schedules 3 and 6 were not updated in 2024. Part of the complexity is because fees are implemented differently in each peer municipality. The best way to find a direct comparison was to create hypothetical application scenarios. Six scenarios were created based on data from real applications in Delta. Based on the results of this research, Delta's fees overall were lower than peer municipalities. Fees are proposed to align with the regional median. Heritage conservation levies and engineering administration fees are based on percentage of the value of works and services and therefore would not be adjusted.

Although the fees would increase to match the regional median, residential applications would still see an overall *decrease* in costs, as a result of the CHMC Housing Accelerator Fund (HAF) Permit Rebate program, which came into effect on May 6, 2025.

Over 85% of building permits issued by Delta would be covered under the HAF Permit Rebate Program. This Program would offset fee increases for eligible residential projects until 2028 or until funds are expended.

Schedule 4: Business Licences

Several fees are proposed to increase to align more closely with the regional median and cost recovery.

Schedule 5: Cemetery Services

No amendments to Cemetery Service fees are recommended at this time as the City is in the process of developing a Cemetery Master Plan. As Cemetery Service fees underwent an extensive update in 2024, further adjustments will be considered as part of the next annual Fees and Charges review.

Schedule 6: Development Services

As with Schedule 3, the majority of development fees and charges in Schedule 6 would increase to align with the regional median or with that of comparable application types. Changes were also made to simplify and clarify development fee language and to align the wording of various fees and charges to better reflect the current language used in applications, with notable adjustments as follows:

- Mixed-use rezoning fee would be aligned with the multi-family rezoning fee,
- Institutional rezoning fee would be aligned with the industrial rezoning fee,
- Official Community Plan (OCP) application fee would be simplified from three fees based on area, to one fee applicable for all OCP amendment applications regardless of size,
- Development Variance Permit (DVP) fees would be simplified to reflect either a DVP associated with a rezoning application, or a DVP not associated with a rezoning application, and
- Temporary Use Permit Renewal fee would be adjusted to reflect 50% of the cost of a Temporary use Permit.

The following new fees and charges are proposed for approvals that are delegated to the General Manager, Development:

- Minor Development Permit (DP) Amendment fee,
- Minor Covenant Amendment fee and Covenant Discharge fee, and
- DVP Application fee.

Schedule 7: Engineering and Operations

A review of these fees indicated that most are at or above the median range. Delta's Sidewalk Patio Permit Application Fee of \$101 per instance is not proposed to change. However, a new fee of \$5 per square metre for the use of space under Sidewalk Patio Permits is being introduced in the Consolidated Fees and Charges Bylaw to align with practices across the region.

Schedule 8: Filming

The filming application fee and the street use parking fee are proposed to increase to align with the regional median.

Schedule 9: Fire and Emergency Services

Approximately half of the fees are proposed to increase to align with the regional median. These include fees for fire safety plan reviews, re-inspections, and third or subsequent false alarms.

Schedule 10: Harbour Regulation

Most fees are proposed to increase with a 2.6% inflationary adjustment, except for shore power fees, which are increasing to ensure cost recovery. New fees are proposed for monthly and yearly kayak storage. The usage fee for Ladner Village docks is also being formalized in this bylaw.

Schedule 11: Parks, Recreation and Culture

A comprehensive benchmarking review of Parks, Recreation and Culture admission and rental fees was conducted, and adjustments to align with regional median rates are included in the proposed fee schedule where applicable. Consistent with the approach taken in 2024, Parks, Recreation and Culture fees are proposed to be effective April 1, 2026, to align with seasonal booking windows and to support operational considerations and ensure effective implementation.

Historically, the City's single admission and punch pass fees have been less expensive than regional comparators, while time-based memberships have been more expensive. As such, single admission and punch passes are proposed to have a modest increase of between 2% and 4%, while the time-based memberships of 30 day and annual pass fees are proposed to decrease by 7% to 14%.

New fees proposed for this year include a park Tournament Fee to account for the greater administrative costs associated with supporting outdoor tournaments, a new park Events Fee structure, which is proposed to better recognize the impact of large events on City parks, and new fees for events at East Delta Hall.

A fee reduction and phased-increase approach is proposed for youth and adult Delta resident outdoor court fees, with a starting fee for adults of \$1 per hour per court, increasing \$0.50 annually until the fee is in the median range of comparable municipalities. This approach is recommended to recognize the challenges user groups face in transitioning from the historical no-fee structure, and to provide clubs with an opportunity to gradually increase user fees.

Schedule 12: Records, Information and Privacy

These fees are in line with the Freedom of Information and Protection of Privacy Act. No changes are proposed.

Schedule 13: Soil Deposit, Electric Vehicle, Environmental Services and Property Enhancement and Maintenance

For electric vehicle charging stations, only the Level 3, 25-kilowatt user fee is proposed to increase to align with the regional median. Other rates are already in-line with comparator municipalities.

New fees are proposed for property enhancement and maintenance to help cover inspection, cleanup, and removal costs related to non-compliant properties.

Schedule 14: CMHC Housing Accelerator Permit Rebate Program

Following the start of the HAF rebate program, staff are finding the deadlines for milestones relating to townhouse and apartment projects challenging for applicants to meet. The majority of townhouse and apartment projects require lot consolidation, resulting in longer timelines between final adoption and building permit issuance. As such, staff are proposing to extend the timelines for the first to second milestones from 3 months to 4 months for both townhouses and apartments, and for the second to third milestones from 15 months to 16 months for townhouses, and from 20 months to 24 months for apartments.

Implications:

Financial Implications - The proposed updates to fees and charges aim to bring Delta's rates within the range of our regional peers and move toward greater cost recovery. These changes are projected to generate revenue of approximately \$1.8 million and would reduce pressure on the general property tax base.

▪ **CONCLUSION:**

This report recommends amendments to the City's fees and charges to align closer to the median range of peer municipalities. Proposed changes would take effect January 1, 2026, with Parks, Recreation and Culture changes taking effect April 1, 2026.



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Department submission prepared by: Debbie Seto, Director Financial Planning & Nancy Hudson, Manager, Revenue Services

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Corporate Services	Mike Brotherston	SH for MB
Development	Doreann Mayhew	DM
Engineering	Steven Lan	RC for SL
Fire & Emergency Services	Guy McKintuck	DW for GM
Office of the City Clerk	Michelle Jansson	MJ
Parks, Recreation & Culture	Josh Turner	JT

▪ **ATTACHMENTS:**

- A. Consolidated Fees and Charges Amendment Bylaw No. 8515, 2025
- B. Proposed Changes to Delta Fees and Charges and Comparison to Median