



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **P22-07**  
From: **Development Department** Bylaw No.: **8548**  
Date: **November 25, 2025**

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**Consolidated Fees and Charges Bylaw Update**

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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 Bylaw No. 8386, 2024 Amendment Bylaw No. 8548, 2025.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Delta Consolidated Fees and Charges No. 8386, 2024 Amendment Bylaw No. 8548, 2025 (Attachment A) which would reduce the Heritage Conservation Levy from five percent to two percent, and remove the Heritage Conservation Levy for building permits for developments with non-market or purpose-built rental components.

▪ **BACKGROUND:**

In 2017, Council added a five percent Heritage Conservation Levy to all new building permits. Funds from the Levy are placed in a reserve fund for heritage conservation to be used for projects that, in Council's opinion, encourage the retention and maintenance of heritage properties. The City currently has approximately \$886,000 in the Heritage Conservation Fund.

At the October 6, 2025 Regular Meeting, Council adopted "Delta Consolidated Fees and Charges Bylaw No. 8386, 2024 Amendment Bylaw No. 8515, 2025", which made a number of adjustments; most notably, the development fees and charges were updated to align with the regional median. The Heritage Conservation Levy was not updated at that time as further review of implications was required.

At the November 17, 2025 Regular Meeting, Council approved amendments to the Heritage Conservation Fund Administration Policy that included reducing the Heritage Conservation Levy for all developments from five percent to two percent of the building permit fee, and removing the Heritage Conservation Levy for developments with non-market or purpose-built rental components. A bylaw is required to formalize the changes to the Levy.

▪ **DISCUSSION:**

The Heritage Conservation Fund has continued to increase each year, indicating that the amount of money being collected into the fund is exceeding the amount of money being spent through approved grants. Furthermore, the recent updates to the Delta Consolidated Fees and Charges Bylaw increased building permit fees. This increase will come into effect on January 1, 2026. As the Heritage Conservation Levy is collected as a percentage, the increase to the building permit fees will consequently result in an increase to the Heritage Conservation Levy for every application. To account for this corresponding increase, the Heritage Conservation Levy would be reduced from five percent to two percent. Reducing the percentage rate would bring the amount of funds being collected to more closely align with the amount of funds being collected prior to the building permit fee increases.

Additionally, in an effort to further encourage a wide range of housing tenures in Delta, Bylaw No. 8548 would remove the Heritage Conservation Levy from building permits for developments with non-market or purpose-built rental components. Under the CMHC Housing Accelerator Permit Rebate Program, purpose-built rental and non-market housing projects are eligible for full rebate of the Heritage Conservation Levy. This amendment would ensure these developments continue to be exempt from the Levy after the expiration of the Permit Rebate Program.

▪ **CONCLUSION:**

It is recommended that Bylaw No. 8548 be given first, second and third readings.



Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Emma Adams, Planner  
EA/rl

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

Concurring Department		
Department	Name	Signature
Finance	Navin Chand	NC

▪ **ATTACHMENT:**

A. Bylaw No. 8548