



# Regional Board Report

## Request for Decision

**To:** Regional Board  
**From:** Travis Kendel, Associate Director of Engineering Services  
**Date:** February 19, 2026  
**Subject:** Westside Wastewater Development Cost Charges - Major Review

**Voting Entitlement:** *Stakeholder Weighted Vote – West Kelowna & Peachland – Majority (LGA s. 209)*

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**Purpose:** To present the Westside Wastewater Development Cost Charges endorsed by the Westside Wastewater Services Committee to the Board, along with related bylaws for consideration of 1<sup>st</sup> reading.

### Executive Summary:

Development Cost Charges (DCCs) are the primary funding source for growth-driven infrastructure upgrades. The Regional District currently collects DCCs through two DCC Bylaws:

- *Westside Regional Wastewater Treatment Plant Development Cost Charges Bylaw No. 1448, 2020 (WRWTP DCC Bylaw)*
- *East Trunk Development Cost Charges Bylaw No. 1463, 2020 (East Trunk DCC Bylaw)*

The Board amended these bylaws on October 13, 2024, to incorporate the 2023 BC Consumer Price Index (CPI) adjustment as part of a minor DCC amendment. In 2025, RDCO staff commenced a planned major DCC review, which received endorsement from the Westside Wastewater Service Committee on November 6, 2025. The endorsed review included rate adjustments of approximately 7.8% for the WRWTP and 5.3% for the East Trunk DCC Bylaws. Subsequently, an invitation for input regarding the proposed changes was distributed to interested parties and posted on the RDCO website; to date, no feedback has been received.

Staff recommend proceeding with first reading of each bylaw. Upon completion of first reading, staff will engage with affected parties in accordance with the Province's Development Cost Charge Best Practices Guide. After the engagement process, staff will provide an update to the Board.

### Recommendation #1:

**THAT** Bylaw No. 1581, Amendment No. 4 to Westside Regional Wastewater Treatment Plant Development Cost Charge Bylaw No. 1448, 2020 be read a first time;

**AND THAT** the Regional Board directs staff to undertake the next steps as outlined in the Westside Wastewater Development Cost Charges - Major Review Board Report dated February 19, 2026, from the Associate Director of Engineering Services.

### Recommendation #2:

**THAT** Bylaw No. 1582, Amendment No. 4 to East Trunk Development Cost Charge Bylaw No. 1463, 2020 be read a first time;

**AND THAT** the Regional Board directs staff to undertake the next steps as outlined in the Westside Wastewater Development Cost Charges - Major Review Board Report dated February 19, 2026, from the Associate Director of Engineering Services.

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Respectfully submitted by: Kit Caufield, Manager, Engineering Services

Report Approved by: Travis Kendel, Associate Director, Development and Engineering Services

Approved for Agenda: Sally Ginter, Chief Administrative Officer

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#### Strategic Plan Alignment:

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| <input type="checkbox"/> Emergency preparedness  | <input type="checkbox"/> Truth and reconciliation                                    |
| <input type="checkbox"/> Health and wellness     | <input checked="" type="checkbox"/> Environment and climate – Regional priority only |
| <input type="checkbox"/> Regional transportation | <input type="checkbox"/> Growth and development – Electoral Area priority only       |
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#### Background:

Development Cost Charges (DCCs) are the primary funding source for growth-driven infrastructure upgrades. Without DCCs, the infrastructure costs required to support new development and densification would be funded by serviced communities. Updating these charges ensures new development contributes fairly and protects existing taxpayers from covering growth-related costs and ensures reliable wastewater services for decades to come.

The Regional District currently collects through two DCCs: *Westside Regional Wastewater Treatment Plant Development Cost Charges Bylaw No. 1448, 2020* and, *East Trunk Development Cost Charges Bylaw No. 1463, 2020*. These bylaws were last amended by the Board on October 13, 2024 to reflect the annual BC Consumer Price Index (CPI) adjustment as part of a minor DCC amendment. The last major DCC review and amendment was completed in 2020.

Per the Ministry of Housing and Municipal Affairs' *Development Cost Charge Best Practices Guide*, a major DCC bylaw review is recommended every five years. To support this, RDCO engaged a consultant to complete a comprehensive review of DCCs, which included;

- Updated growth projections for City of West Kelowna, District of Peachland and Westbank First Nation.
- Regional sanitary sewer modeling and capacity analysis.
- Identification and cost estimates of growth-driven infrastructure upgrades.
- Adjustment to East Trunk Sewer Sector Boundary map to include areas connected to the East Trunk Sewer System.
- Consideration of assist factors, which are required by the *Local Government Act*, and must be included as part of the calculation of the DCCs.

The proposed adjustments consist of a 7.8% increase for WRWTP and a 5.3% increase for East Trunk. With annual CPI modifications facilitated by the Westside Wastewater Services Committee and the Regional Board, these DCC increases when considering material and market developments from the past five years remain relatively modest when compared to prior comprehensive DCC assessments.

## Assist Factor

An assist factor is local government's required contribution toward the cost of growth-related infrastructure. Staff recommend continued use of a 1% assist factor, meaning serviced communities pay the smallest possible portion permitted by regulation to offset the amount charged to developers.

## Westside Regional Wastewater Treatment Plant DCC

The WRWTP services the City of West Kelowna, District of Peachland and Westbank First Nation IR #9 and #10. Projected 20-year growth will exceed the WRWTP's capacity of 16,800 m<sup>3</sup>/day and trigger the Stage 4 Expansion, which will increase capacity to 22,400 m<sup>3</sup>/day, serving an additional 18,667 equivalent population units.

Table 1: Existing and proposed Westside Regional Wastewater Treatment Plant DCCs

Land Use	Existing Charge Per Unit	Proposed Charge Per Unit	% Change
<b><u>Single Detached Residential</u></b> (per parcel created at subdivision)			
<b><u>Mobile Home, Modular Home, Manufactured Home</u></b> - where the units are not located on their own individual lots or bare land strata lots (per dwelling unit)	\$4,787	\$5,156	7.7%
<b><u>Duplex, Triplex or Fourplex</u></b> (per unit permitted on the parcel at time of subdivision)			
<b><u>Multiple Housing Residential</u></b> (per dwelling unit)			
<b><u>Accessory Dwelling Unit</u></b> (per dwelling unit)	\$3,191	\$3,437	7.7%
<b><u>Industrial</u></b> (per 100 m <sup>2</sup> gross floor area)	\$2,072	\$2,234	7.8%
<b><u>Commercial</u></b> (per 100 m <sup>2</sup> gross floor area)	\$2,072	\$2,234	7.8%
<b><u>Institutional</u></b> (per 100 m <sup>2</sup> gross floor area)	\$1,755	\$1,891	7.7%

## East Trunk DCC

The East Trunk Sewer System services portions of the City of West Kelowna and Westbank First Nation IR #9 and #10. Over the next 20 years, the East Trunk catchment area is projected to grow by approximately 5,865 new dwelling units and 293,773 m<sup>2</sup> of commercial, industrial, and institutional floor space.

Table 2: Existing and proposed East Trunk DCC rates

Land Use	Existing Charge Per Unit	Proposed Charge Per Unit	% Change
<b><u>Single Detached Residential</u></b> (per parcel created at subdivision)			
<b><u>Mobile Home, Modular Home, Manufactured Home</u></b> - where the units are not located on their own individual lots or bare land strata lots (per dwelling unit)	\$2,684	\$2,825	5.3%

<b><u>Duplex, Triplex or Fourplex</u></b> (per unit permitted on the parcel at time of subdivision)			
<b><u>Multiple Housing Residential</u></b> (per dwelling unit)	\$1,790	\$1,883	5.2%
<b><u>Accessory Dwelling Unit</u></b> (per dwelling unit)			
<b><u>Industrial</u></b> (per 100 m2 gross floor area)	\$1,163	\$1,224	5.3%
<b><u>Commercial</u></b> (per 100 m2 gross floor area)	\$1,163	\$1,224	5.3%
<b><u>Institutional</u></b> (per 100 m2 gross floor area)	\$984	\$1,036	5.3%

### As of February 9<sup>th</sup>, 2026 the RDCO has:

- Received WWSC endorsement of the Westside Wastewater Development Cost Charges - Major Review.
- Notified and requested feedback from affected parties as part of the Phase 1 engagement, including the District of Peachland, City of West Kelowna, and Westbank First Nation.
- Finalized the DCC Major Review Reports received by 3<sup>rd</sup> party experts.
- Circulated the DCC Major Review Reports and draft bylaws to the Ministry of Housing and Municipal Affairs for preliminary consideration and comment.

### Next Steps:

The following activities are scheduled to follow:

#### **Prior to Board consideration of 2<sup>nd</sup> and 3<sup>rd</sup> reading of the DCC bylaws:**

1. Complete Phase 2 engagement with the broader public
2. Report back to the Board on findings, including potential bylaw changes

#### **Once 2<sup>nd</sup> and 3<sup>rd</sup> reading are completed:**

1. Staff will submit the finalized bylaw for Provincial approval.
2. Once approved, the Bylaw will return a final time to the Board for adoption.
3. Once adopted, a 12-month grace period begins for all in-stream applications.

**Considerations:**

## Financial:

- Rate increases reflect inflationary pressures.
- Without DCC increases, growth costs will need to be funded by other sources, such as serviced communities or rate payers.

## Legal/Statutory Authority:

- *Local Government Act* s 559 – The Regional District Board may, by bylaw, impose development cost charges.

## Considerations not applicable:

- Alternate Recommendation
- Organizational/External

## Attachment(s):

1. 1448 Westside Regional Wastewater Treatment Plant DCC – Consolidated\_Redlined
2. BL1581-Amendment No.4 to WRWTP DCC BL1448
3. 1463 East Trunk DCC Bylaw – Consolidated August 22, 2024 redlined
4. BL1582-Amendment No.4 to East Trunk DCC BL1463
5. WWTP Development Cost Charge Review - Regional District of Central Okanagan (Draft), Urban Systems, October 23, 2025
6. East Trunk Development Cost Charge Review – (Draft), Urban Systems, October 10, 2025
7. 2025-11-26 RDCO DCCs Major Review Letter
8. DCC Major Review PowerPoint