



## Development and Engineering Services

1450 K.L.O. Road  
Kelowna, B.C. V1W 3Z4  
Telephone: (250) 469-6227  
rdco.com

November 26, 2025

File: 5200-1765

**To:** Westside Regional Wastewater Treatment Plant and East Trunk Sewer Collection System development community and affected parties

**Re:   Regional District of Central Okanagan Development Cost Charges major review**

---

In alignment with The Ministry of Housing and Municipal Affairs' [Development Cost Charge Best Practices Guide](#), the Regional District of Central Okanagan (RDCO) is conducting a major review of its Development Cost Charges (DCCs) for the Westside Regional Wastewater Treatment Plant and the East Trunk Sewer Collection System.

We are proposing a 7.7–7.8% increase to DCCs for the Westside Regional Wastewater Treatment Plant and 5.2–5.3% increase to DCCs for the East Trunk Sewer Collection Service. These increases are modest and consider inflation, infrastructure demands due to projected growth, and project costs to meet these demands.

### **Why DCCs are being updated**

DCCs are the primary funding source for growth-related infrastructure capacity upgrades. The Ministry of Housing and Municipal Affairs' [Development Cost Charge Best Practices Guide](#) recommends a major DCC bylaw amendment should be undertaken every five years.

RDCO currently collects DCCs under:

- [Bylaw No. 1448](#) – Westside Regional Wastewater Treatment Plant
- [Bylaw No. 1463](#) – East Trunk Sewer Collection System

These bylaws were adopted in 2020 and have been updated annually to reflect the BC Consumer Price Index (CPI) adjustments. Please note that the annual CPI adjustment includes baseline equipment and material expenses and does not include volatile items like land acquisition and fuel. A minor amendment was last adopted in 2024 for the 2023 CPI adjustment. A CPI adjustment will not be applied for 2024, as this major review is underway.

### **About the DCC review**

A major DCC Bylaw amendment involves a full review of the DCC methodology including

- underlying DCC assumptions
- broad policy considerations
- development projections
- DCC program costs
- timing of proposed capital projects

- addition of new projects to the DCC program, where necessary
- removal of capital projects that have been completed and funded

Throughout 2025, a comprehensive review of existing DCC bylaws was undertaken. The staff report was endorsed by the RDCO's Westside Wastewater Service Committee on November 6, 2025. See [link](#) to the agenda including staff and background reports.

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

| Use   | Unit Charged                                    | Existing Charge Per Unit | Proposed Charge Per Unit | % Change |
|---|---|--------------------------|--------------------------|----------|
| Low Density Residential Parcel  | For each parcel created at subdivision          | \$4,787                  | \$5,156                  | 7.7%     |
| Duplex, Triplex, Fourplex, Mobile Home, Modular Home, Manufactured Home | For each dwelling unit                          | \$4,787                  | \$5,156                  | 7.7%     |
| Townhouse, Apartment, Secondary suite, Carriage Home                    | For each dwelling unit                          | \$3,191                  | \$3,437                  | 7.7%     |
| Commercial  | For each 100 m <sup>2</sup> of gross floor area | \$2,072                  | \$2,234                  | 7.8%     |
| Industrial  | For each 100 m <sup>2</sup> of gross floor area | \$2,072                  | \$2,234                  | 7.8%     |
| Institutional   | For each 100 m <sup>2</sup> of gross floor area | \$1,755                  | \$1,891                  | 7.7%     |

*Table 2: Existing and proposed East Trunk Sewer Collection System DCC rates*

| Use   | Unit Charged                                    | Existing Charge Per Unit | Proposed Charge Per Unit | % Change |
|---|---|--------------------------|--------------------------|----------|
| Low Density Residential Parcel  | For each parcel created at subdivision          | \$2,684                  | \$2,825                  | 5.3%     |
| Duplex, Triplex, Fourplex, Mobile Home, Modular Home, Manufactured Home | For each dwelling unit                          | \$2,684                  | \$2,825                  | 5.3%     |
| Townhouse, Apartment, Secondary suite, Carriage Home                    | For each dwelling unit                          | \$1,790                  | \$1,883                  | 5.2%     |
| Commercial  | For each 100 m <sup>2</sup> of gross floor area | \$1,163                  | \$1,224                  | 5.2%     |
| Industrial  | For each 100 m <sup>2</sup> of gross floor area | \$1,163                  | \$1,224                  | 5.3%     |
| Institutional   | For each 100 m <sup>2</sup> of gross floor area | \$984                    | \$1,036                  | 5.3%     |

The updated Wastewater Treatment Plant DCC would continue to be collected from new development projects in the City of West Kelowna, District of Peachland, and Westbank First Nation that receive wastewater treatment service from the regional facility. Funds collected will assist with the capital costs of growth-driven expansion at the RDCO plant located off Gellatly Road in West Kelowna.

The updated East Trunk Sewer Collection System DCC would continue to be collected from new development projects in the City of West Kelowna and Westbank First Nation that receive wastewater collection service through the East Trunk Sewer Collection System. Funds collected will assist the RDCO with the capital costs of growth-driven expansion of this system.

### **Next steps**

Although public consultation is not required under the Local Government Act, meaningful engagement is a key expectation of the Inspector of Municipalities. RDCO is committed to following the Best Practices Guide by notifying affected parties, providing opportunities for feedback, and ensuring transparency throughout the process. Below is a summary of the key milestones in the upcoming engagement process.

- Feedback from the development community is requested by December 17, 2025
- Draft bylaws will be presented to the RDCO Board for first reading in early 2026
- Public engagement, including a public information session and online feedback, will follow
- Second and third readings are anticipated in spring 2026
- The bylaw will then be submitted to the Inspector of Municipalities
- Once adopted, a one-year grace period will apply to in-stream applications

### **How to Provide Feedback**

We invite your input on the proposed DCC updates outlined in this letter. Please send any questions or comments by **December 17, 2025**, to **[engineer@rdco.com](mailto:engineer@rdco.com)**.

All feedback received will be summarized and shared with the RDCO Board in early 2026. The Board report will be available at [www.rdco.com/agenda](http://www.rdco.com/agenda) once published.

Thank you for your attention and continued involvement in responsible growth planning across the region.

Sincerely,



Kit Caufield, P. Eng.  
Engineering Services Manager | Development and Engineering Services  
Regional District of Central Okanagan