

HANDOUT E.4

CITY OF COURTENAY and REGIONAL DISTRICT OF COMOX-STRATHCONA DEVELOPMENT COST CHARGES

The City of Courtenay Development Cost Charge Bylaw No. 2426, 2005 was finally passed and adopted by City Council on September 19, 2005 and is effective on October 1, 2005.

The Summary of Development Charges, on the reverse side of this handout, show the costs which will be collected from single, multi-family (including duplexes), commercial and industrial developments.

The Bylaw states that the DCC's are imposed 'for the sole purpose of providing funds for the City to pay the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and for acquiring park land or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed'.

The DCC's collected, only represent a part of the funding required to construct the capital project requiring funding. The balance of the funds will come from the City at large (taxpayers) and the Province of B.C. (i.e. grants). The City's contribution takes account of the benefit to the existing users of the municipal systems and also provides a 5% assist factor to the project cost. The projects and the details of funding sources are available in the City Engineering Division.

The new City bylaw allows for the collection of DCC's for two or more multi-family dwelling units. Congregate Care DCC's for the City will be collected at 50% of the Multi-family rate. Congregate Care DCC's will be collected for Regional Water and Sewer at the rates stated in their DCC bylaws No. 2342 and 2445 and amendments thereto. Individual Bylaws should be reviewed for further details.

When the DCC's for a development exceed \$50,000, the developer may apply to the Municipality for payment by instalments, as provided for in Regulation 166/84. Details of this are available upon request.

Effective April 15, 2011 DCC's for Secondary suites and Carriage houses will be collected as per policy No. 3150.00.02


If anyone has any questions on the above or needs some clarification relating to any specific project please call Kevin Lagan, P. Eng. Director of Operational Services at 334-4441.

KAL/pw

Revised April 27, 2011

File: 3150-01

SUMMARY OF DCC'S

|  <p align="center">Bylaw 2426, 2005</p> | <p align="center">Regional District of Comox Strathcona Development Cost Charge - Water Bylaw 2342, 2001 & Amendments thereto</p> | <p align="center">Regional District of Comox-Strathcona Development Cost Charge - Sanitary Sewer Bylaw 2445, 2002 & Amendments thereto</p> | <p align="center">Total</p> |
|---|---|--|---------------------------------------|
| <p>Residential -Single Family (per Unit)</p> Highways 3,769.00 Storm Drainage 1,071.00 Sanitary Sewer 764.00 Water 433.00 Parkland Acquisition 698.00 Total 6,735.00 | <p>Residential -Single Family (per Unit)</p> Water 3,702.00 3,702.00 | <p>Residential - Single Family (per Unit)</p> Sanitary Sewer 2,470.00 2,470.00 | <p align="right">12,907.00</p> |
| <p>Residential - Multi-Family (per Unit)</p> Highways 2,313.00 Storm Drainage 321.00 Sanitary Sewer 605.00 Water 343.00 Parkland Acquisition 553.00 Total 4,135.00 | <p>Residential - Multi Family (per Unit)</p> Water 3,086.00 3,086.00 | <p>Residential - Multi Family (per Unit)</p> Sanitary Sewer 2,058.00 2,058.00 | <p align="right">9,279.00</p> |
| <p>Congregate Care (per Unit)</p> Highways 1,156.50 Storm Drainage 160.50 Sanitary Sewer 302.50 Water 171.50 Parkland Acquisition 276.50 Total 2,067.50 | <p>Congregate Care (per Unit)</p> Water 1,543.00 1,543.00 | <p>Congregate Care (per Unit)</p> Sanitary Sewer 1,029.00 1,029.00 | <p align="right">4,639.50</p> |
| <p>Commercial (per 1000 sq. ft.)</p> Highways 5,036.00 Storm Drainage 448.00 Sanitary Sewer 207.00 Water 117.00 Total 5,808.00 | <p>Commercial (*per 1000 sq. ft.)</p> Water 1,003.35 1,003.35 | <p>Commercial (*per 1000 sq. ft.)</p> Sanitary Sewer 668.90 668.90 | <p align="right">7,480.25</p> |
| <p>Industrial (per acre)</p> Highways 17,893.00 Storm Drainage 7,370.00 Sanitary Sewer 5,793.00 Water 3,285.00 Total 34,341.00 | <p>Industrial (* per acre)</p> Water 14,984.36 14,984.36 | <p>Industrial (* per acre)</p> Sanitary Sewer 9,993.75 9,993.75 | <p align="right">59,319.11</p> |

- * This is a Summary Sheet Only. Please review individual Bylaws for Actual Fees.
- All DCC's are payable at the time of application for a subdivision or application for a building permit as noted above.
- If the DCC amount exceeds \$50,000, the developer may apply for payment by installments.