

# Town of Comox and Comox Valley Regional District Development Cost Charges

This synopsis of Development Cost Charges is for convenience purposes only and should not be used for legal or interpretive purposes without reference to the original bylaw and amending bylaws.

The table below shows Development Cost Charges (DCCs) payable in the Town of Comox.

- Payable DCCs include those established by the Comox Valley Regional District (CVRD) for water and sanitary sewer as well as the Town's DCCs.
- Check on the applicability of DCCs to specific properties as some charges only apply to specific areas within the Town.
- Some multi-family and all commercial, industrial, institutional, public utility and congregate care projects will pay DCCs at the time of BUILDING PERMIT issuance. DCCs are payable at the time of SUBDIVISION APPROVAL for single-family/duplex lots and in some cases for multi-family lots.
- If a proposed subdivision is not completed prior to the expiry of its Preliminary Layout Review, the subdivision will be subject to any new DCC bylaws.

<b>COMOX HIGHWAY – Bylaw 1830</b>			
* Charges Applicable	COLUMN A – Upon Issuance of Building Permit	COLUMN B – Upon Subdivision	Development Cost Charge Applicable Area
Single Family Residential	\$ 2,748.40	\$ 2,748.40	All real property within the Town of Comox.
Multi-Family Low Density	\$ 1,551.79		
Multi-Family Medium Density	\$ 1,550.75		
Multi-Family High Density	\$ 1,550.75		
Downtown Multi-Family Low Density	\$ 1,394.53		As shown in Figure 1
Downtown Multi-Family Medium Density	\$ 1,394.53		
Downtown Multi-Family High Density	\$ 1,394.53		
Congregate Care Facility / Intermediate Care Facility	\$ 538.37		All real property within the Town of Comox.
Commercial Accommodation	\$ 1,095.43		
Commercial	\$ 95.24		
Downtown Commercial	\$ 48.26		As shown in Figure 1
Institutional	\$ 40.54		All real property within the Town of Comox.
Industrial	\$ 32,005.61		

\*

**Development Cost Charges are based on the following units of measurement (unless otherwise specified):**

Single Family Residential: parcel  
Multi Family Residential: unit  
Congregate Care Facility: unit  
Commercial Accommodation: unit

Commercial: m<sup>2</sup> gross building area  
Institutional: m<sup>2</sup> gross building area  
Industrial: Parcel area in hectares

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<b>COMOX SANITARY SEWER – Bylaw 1830</b>			
<b>* Charges Applicable</b>	<b>COLUMN A – Upon Issuance of Building Permit</b>	<b>COLUMN B – Upon Subdivision</b>	<b>Development Cost Charge Applicable Area</b>
Single Family Residential	\$ 1,072.05	\$ 1,072.05	As shown in Figure 2,
Multi-Family Low Density	\$ 818.76		
Multi-Family Medium Density	\$ 809.50		
Multi-Family High Density	\$ 809.50		
Downtown Multi-Family Low Density	\$ 809.50		As shown in Figure 1
Downtown Multi-Family Medium Density	\$ 809.50		
Downtown Multi-Family High Density	\$ 809.50		
Congregate Care Facility/ Intermediate Care Facility	\$ 396.11		As shown in Figure 2
Commercial Accommodation	\$ 562.90		
Commercial	\$ 5.66		
Downtown Commercial	\$ 5.36		
Institutional	\$ 6.00		As shown in Figure 1
Industrial (per m <sup>2</sup> of gross floor area)	\$ 0.38		
<b>CVRD SANITARY SEWER – Bylaw 2445 up to 218</b>			
<b>Type of Development</b>	<b>COLUMN A – Upon Issuance of Building Permit</b>	<b>COLUMN B – Upon Subdivision</b>	<b>Development Cost Charge Applicable Area</b>
Single Family Residential	Not applicable	\$5,980 per building parcel being created	All real property within the Town of Comox.
Multi Family Residential	\$4,984 per unit, or	\$4,984 per dwelling unit permitted to be constructed under zoning	
Congregate Care Facility	\$2,492 per unit	Not applicable	
Commercial / institutional	\$34.89 per square metre of gross building area	Not applicable	
Industrial / public utility	\$59,804 per hectare of lot area under development	Not applicable	

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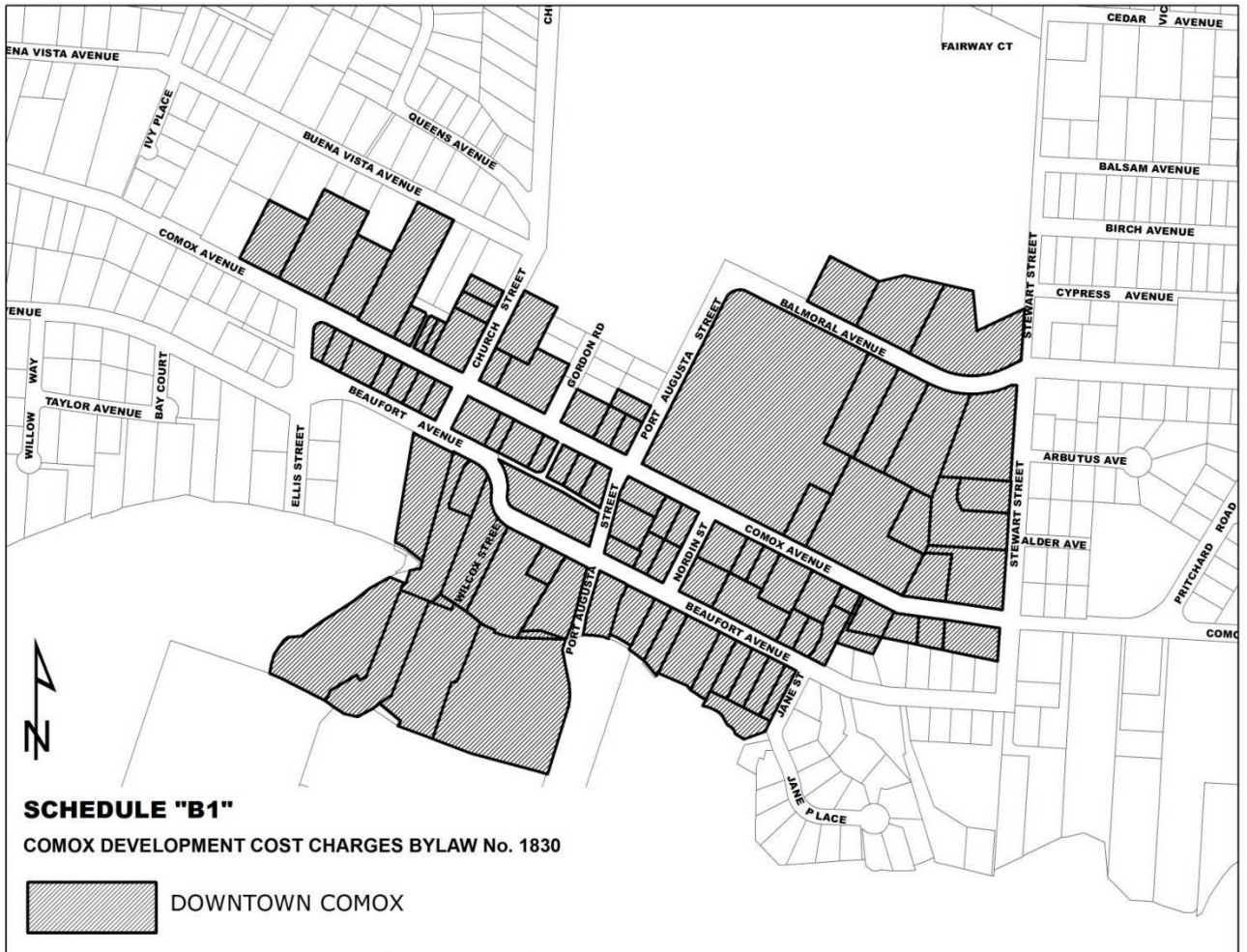
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<b>CVRD WATERWORKS – Bylaw 2342</b>			
<b>Charges Applicable</b>	<b>COLUMN A – Upon Issuance of Building Permit</b>	<b>COLUMN B – Upon Subdivision</b>	<b>Development Cost Charge Applicable Area</b>
Single Family Residential	Not applicable	\$3,702 per building parcel being created	All real property within the Town of Comox.
Multi Family Residential	\$3,086 per unit, or	\$3,086 per dwelling unit permitted to be constructed under zoning	
Congregate Care Facility	\$1,543 per unit	Not applicable	
Commercial / institutional	\$10.80 per square metre of gross building area	Not applicable	
Industrial / public utility	\$37,027 per hectare of lot area under development	Not applicable	
<b>COMOX PARK LAND – Bylaw 1830</b>			
<b>* Charges Applicable</b>	<b>COLUMN A – Upon Issuance of Building Permit</b>	<b>COLUMN B – Upon Subdivision</b>	<b>Development Cost Charge Applicable Area</b>
Single Family Residential	\$ 2,171.62	\$ 2,171.62	All real property within the Town of Comox.
Multi-Family Low Density	\$ 1,658.54		
Multi-Family Medium Density	\$ 1,639.78		
Multi-Family High Density	\$ 1,639.78		
Downtown Multi-Family Low Density	\$ 1,639.78		As shown in Figure 1
Downtown Multi-Family Medium Density	\$ 1,639.78		
Downtown Multi-Family High Density	\$ 1,639.78		
Congregate Care Facility/ Intermediate Care Facility	\$ 802.40		All real property within the Town of Comox.
Commercial Accommodation	\$ 0		
Commercial	\$ 0		
Downtown Commercial	\$ 0		
Institutional	\$ 0		All real property within the Town of Comox.
Industrial	\$ 0		

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**Figure 1**  
**Comox Development Cost Charges Bylaw No. 1830**



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**Figure 2**  
**Comox Development Cost Charges Bylaw No. 1830**

