



CITY OF COURTENAY
Development Services Department
830 Cliffe Avenue
Courtenay, BC V9N 2J7

Development Cost Charges (DCC) Information Sheet

Development Cost Charges (DCCs) are fees charged upon new development such as a subdivision or a building permit. For all single-family residential developments, DCCs are charged at the time of subdivision. For all other new development, DCCs are collected at the time of building permit issuance.

The City of Courtenay is responsible for collecting DCCs for water and sanitary sewer on behalf of the Comox Valley Regional District (CVRD) as well. The chart on page 2 defines the DCCs collected by breaking out the fees for each service based upon the "Collection Basis" (type of development undertaken). The "Collection Basis" can differ between the CVRD and the City of Courtenay. For example, DCCs for Multi-Family developments are calculated based on the total meters squared of floor area for the City fees but by the number of units for the CVRD charges. The fee that will be collected by the City is the total of both the CVRD DCC fee and the City of Courtenay fee.

DCCs are not charged in the following circumstances:

From Section 6 of the City of Courtenay's Development Cost Charges Bylaw No. 2840, 2016):

- (a) the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220 (1) (h) or 224 (2) (f) of the Community Charter*
- (b) the building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$50,000;*
- (c) the size of the dwelling unit is 29 square meters or less; or*
- (d) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City.*

Further Information

- The City of Courtenay's Development Cost Charges Bylaw No. 2840, 2016
- Comox Valley Regional District Water Supply Development Cost Charges Bylaw No. 571, 2019
- Comox Valley Regional District Sewerage System Development Cost Charges Bylaw No. 2445, 2002

	Transportation	Water	Sanitary Sewer	Drainage	Park and Acquisition	Collection Basis	CVRD Sewer	CVRD Water	Collection Basis
Single Family	\$2,744.20	\$456.08	\$1,427.30	\$1,439.01	\$875.48	Per lot	\$6,941.00	\$3,389.00	Per Unit
Multi-Family	\$15.42	\$3.22	\$10.08	\$4.32	\$6.18	Per m ² of total floor	\$5,687.00	\$2,772.00	Per Unit
Commercial	\$36.14	\$1.19	\$3.71	\$6.47	n/a	Per m ² of total floor	\$24.50	\$12.00	Per m ² of total floor
Institutional	\$36.14	\$1.19	\$3.71	\$6.47	n/a	Per m ² of total floor	\$26.80	\$13.10	Per m ² of total floor
Congregate Care	\$7.71	\$1.61	\$5.04	\$2.16	n/a	Per m ² of total floor	\$3,062.00	\$1,492.00	Per Unit
Industrial	\$29,480.62	\$7,625.05	\$23,862.45	\$24,464.43	n/a	Per hectare	\$126,882.00 Per Site Area	\$10.31 Per m ² of total floor	

**The City of Courtenay does not accept any responsibility related to the accuracy of the CVRD charges – please visit the CVRD’s website to confirm charge amounts: www.comoxvalleyrd.ca