

**Comox Valley Sewerage System
Development Cost Charges**
Public Consultation Summary

Development Cost Charges

- Development cost charges (DCCs) are monies collected from land use developers to help offset some of the infrastructure expenditures required to service the needs of new development
- Last update to the DCC charges occurred in 2013
- Technical study completed by Koers in 2017 to determine updated DCC charges based on:
 - Population growth estimates
 - Capital project requirements

Current and Proposed DCCs

Dev'l Category	Equip Population	DCC/EPD	Proposed DCC Charge	Current DCC Charge
Single – Family	2.38	\$2,916.25	\$6,941/unit	\$5,980/unit
Multi – Family	1.95	\$2,916.25	\$5,687/unit	\$4,984/unit
Congregate Care	1.05	\$2,916.25	\$3,062/unit	\$2,492/unit
Commercial	0.0084	\$2,916.25	\$24.50/m²	\$34.90/m ²
Institutional	0.0092	\$2,916.25	\$26.80/m²	\$34.90/m ²
Industrial / Public Utility	43.5	\$2,916.25	\$126,882/ha	\$59,804/ha

Summary of Public Consultation

- Concerns with 10 year population projections
- Concerns with equivalent population factor for industrial development and large increase to this category
- Questions surrounding sewerage system capacity
- Discussion surrounding the burden of DCCs falling on developers

Conclusion

- Significant capital spending requirements coupled with decreased population projections have resulted in increases to DCCs per unit
- Public and stakeholder consultation has been completed and industrial development will be monitored over the next two years to determine if further adjustments to the equivalent population factor for that category should be made