

The following is a consolidated copy of the Regional District of Comox-Strathcona Water Supply Development Cost Charges Bylaw 2001 and includes the following bylaws:

	Bylaw No.	Bylaw Name	Adopted	Purpose
1.	2342	Regional District of Comox-Strathcona Water Supply Development Cost Charges Bylaw 2001	Feb 26, 2001	<ul style="list-style-type: none"> ❑ Create development cost charges for the purpose of providing funds to assist the Regional District to pay the capital cost of providing, altering or expanding water facilities to service directly or indirectly, development in respect of which the charges are imposed
2.	2900	Regional District of Comox-Strathcona Water Supply Development Cost Charges Bylaw 2001, Amendment No. 1	October 30, 2006	<ul style="list-style-type: none"> ❑ To amend the DCC's for the CV water system to assist in funding the required supply and storage improvements. Repeals and replaces section 1 and replaces Schedule A.

REGIONAL DISTRICT OF COMOX-STATHCONA**BYLAW NO. 2342****A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES FOR THE COMOX VALLEY WATER SUPPLY**

WHEREAS under Section 933(9) of the Local Government Act, where a Board has the responsibility of providing a service in a participating municipality, the Board may, by bylaw, under section 933(1) impose a development cost charge that is applicable within that municipality, and the municipality, under section 933(1) shall collect and remit the development cost charge to the Board in the manner provided for in the Bylaw;

AND WHEREAS by Supplementary Letters Patent dated February 17, 1967, Division VI – Water Supply, the Regional District was empowered to design, construct, reconstruct, purchase, maintain and operate facilities for the purpose of supplying bulk water to the City of Courtenay and to the Town of Comox and to individual customers not within the boundaries of a municipality or improvement district having water supply as an object;

AND WHEREAS by way of Bylaw No. 1783 being “Water Local service Establishment Bylaw 1995”, the Regional District converted the water supply service to a local service to be known as the “Comox Valley Water System” for the supply of bulk water to:

- a) the City of Courtenay and the Town of Comox (the “Participating Municipalities”); and
- b) within Electoral Areas ‘A’, ‘B’ and ‘C’ of the Regional District, the water local service areas of Comox Valley, Arden, Marsden/Camco, Greaves Crescent and England Road (the “Local Service Areas”);

AND WHEREAS the development cost charges imposed by this Bylaw are for the purpose of providing funds to assist the Regional District to pay the capital cost of providing, altering or expanding water facilities to service directly or indirectly, development in respect of which the charges are imposed;

AND WHEREAS the Regional District is authorized to construct the facilities for which development cost charges are imposed under this Bylaw;

AND WHEREAS the Board of the Regional District has taken into consideration:

- a) future land use patterns and development; and
- b) the phasing of waterworks and services

in the Participating Municipalities and Local Service Areas;

AND WHEREAS the Board of the Regional District considers that the development cost charges imposed by this Bylaw:

- a) are not excessive in relation to the capital cost of prevailing standards of service; and
- b) will not deter development; and
- c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land

in the Participating Municipalities and Local Service Areas;

AND WHEREAS this Bylaw requires the approval of the Inspector of Municipalities prior to adoption;

AND WHEREAS the Regional District has adopted a capital expenditure program bylaw;

NOW THEREFORE, the Board of the Regional District of Comox-Strathcona in open meeting assembled, enacts as follows:

1. Every person who obtains, in the participating municipalities or the local service areas:
 - a) An approval of the subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*, or;
 - b) A building permit, whose value of the work authorized by the permit exceeds fifty thousand dollars (\$50,000), authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension
 - (i) Contain two or more self contained dwelling units; and
 - (ii) Be put to no other use than the residential use in those dwelling units;Shall pay the applicable development cost charges as set out in schedule ‘A’ to the participating municipality where the land being subdivided or the building or structure will be constructed, altered or extended is located, or to the Regional District of Comox-Strathcona if the land is located in the local service areas.
2. Where a charge is collected under Section 1 of this Bylaw by a Participating Municipality, the Participating Municipality shall by the twentieth business day of the following month, pay the development cost charges imposed and collected under this Bylaw to the Regional District and the Municipality shall, at the time of payment to the Regional District, provide the Regional District with an accounting of the source and amount of the development cost charge.
3. This Bylaw may be cited for all purposes as **“REGIONAL DISTRICT OF COMOX-STRATHCONA WATER SUPPLY DEVELOPMENT COST CHARGES BYLAW 2001.”**

READ A FIRST AND SECOND TIME THIS 29TH DAY OF JANUARY 2001.
READ A THIRD TIME THIS 29TH DAY OF JANUARY 2001.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2342 being “Regional District of Comox-Strathcona Water Supply Development Cost Charges Bylaw 2001” as read a third time by the Board of the Regional District of Comox-Strathcona on the 29th day of January, 2001.

“B. Randall”

 Manager of Corporate Administration

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS 21ST DAY OF FEBRUARY 2001.
ADOPTED THIS 26TH DAY OF FEBRUARY 2001.

“D.M. Andrews”

 Chair

“B. Randall”

 Manager of Corporate Administration

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 2342 being “Regional District of Comox-Strathcona Water Supply Development Cost Charges Bylaw 2001” as adopted by the Board of the Regional District of Comox-Strathcona on the 26th day of February, 2001.

“B. Randall”

 Manager of Corporate Administration

REGIONAL DISTRICT OF COMOX-STRATHCONA**BYLAW NO. 2900****Regional District of Comox-Strathcona Water Supply
Development Cost Charges Bylaw 2001, Amendment No. 1****SCHEDULE ‘A’**

1. Development cost charges payable under this bylaw are:

	Type of Development	Upon Subdivision	Upon Issue of Building Permit
a.	Single family residential	\$3,702 per building parcel being created	Not applicable
b.	Multi-family residential	\$3,086 per dwelling unit permitted to be constructed under zoning; or	\$3,086 per unit
c.	Congregate care facility	Not applicable	\$1,543 per unit
d.	Commercial / institutional	Not applicable	\$10.80 per square metre of gross building area
e.	Industrial / public utility	Not applicable	\$37,027 per hectare of lot area under development