

The following is a consolidated copy of the Comox Valley Regional District Parkland Development Cost Charges Bylaw No. 238, 2012 bylaw and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
238	Comox Valley Regional District Parkland Development Cost Charges Bylaw No. 238, 2012	February 26, 2013	To impose parkland development cost charges for the Comox Valley Regional District
796	Comox Valley Regional District Parkland Development Cost Charges Bylaw No. 238, 2012, Amendment 1	December 5, 2023	To ensure that DCCs are levied consistently and equitably, and to streamline the collection process
815	Comox Valley Regional District Parkland Development Cost Charges Bylaw No. 238, 2012, Amendment 1	January 23, 2024	To update definitions, add an effective date for recent amendments to Schedule A;

This bylaw may not be complete due to pending updates or revisions and therefore is provided for reference purposes only. Titles and whereas clauses may be different than in original bylaws to make this consolidated version more clear and identify historical changes and conditions. THIS BYLAW SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. Please contact the corporate legislative officer at the Comox Valley Regional District to view the complete bylaw when required.

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 238

**A bylaw to impose parkland development cost charges
for the Comox Valley Regional District**

WHEREAS the Comox Valley Regional District delivers a community parks and greenways service in Baynes Sound (Area 'A'), Lazo North (Area 'B') and Puntledge-Black Creek (Area 'C') under Bylaw No. 2925 being the "Electoral Areas 'A', 'B' and 'C' Parks and Greenways Service Bylaw No. 2925, 2006" adopted on November 27, 2006;

AND WHEREAS in accordance with section 933 (9) of the *Local Government Act*, development cost charges may be imposed for the purpose of providing funds to assist the Comox Valley Regional District in paying the capital cost of providing parkland and parkland development 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 future land use patterns and development;

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 Baynes Sound (Area 'A'), Lazo North (Area 'B') and Puntledge-Black Creek (Area 'C') of the Comox Valley Regional District;

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 Comox Valley Regional District in open meeting assembled enacts as follows:

Definitions

1. In this bylaw:
 - (a) "Dwelling unit" means a self-contained room or suite of rooms within a building that is operated as a housekeeping unit, or intended for use as residential premises for one household with sleeping and sanitary facilities and not more than one kitchen facility, but excludes recreational vehicles. An additional kitchen facility may be permitted where required by a provincial health agency to operate a home occupation or domestic industrial use involving food products.
 - (b) "Single residential" means a free-standing residential building or mobile home comprising a single dwelling unit.
 - (c) "Multi residential" means a building or series of buildings containing two or more separate *dwelling units* used or intended for residential use on a single property.
 - (d) "Tourist accommodation" means a permanent building providing temporary accommodation for the travelling public, such as, cabins, lodges, motels, hotels, inns, hostels, park model trailers or resorts, which may include common public facilities, such as a dining room, restaurant, liquor licensed establishments, retail; service establishment, or spa; but shall not include recreational vehicles or mobile homes.

Payment of development cost charges

2.
 - (1) A person who applies for approval of a subdivision or for a building permit must pay the applicable development cost charge set out in Schedule A at the time the person's
 - (a) Subdivision application is submitted for final approval; or
 - (b) Building permit is issued.
 - (2) The requirement under the previous subsection to pay development cost charges upon application of a building permit applies to a permit that authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain one or more self-contained dwelling units larger than 29 square metres.
 - (3) For a comprehensive development

- (a) development cost charges must be calculated separately for each use that is part of that comprehensive development, in accordance with schedule 'A'; and
 - (b) the development cost charges payable equals the sum total of the development cost charges calculated for each separate use.
- (4) Development cost charges for parkland are payable in Baynes Sound (Area 'A'), Lazo North (Area 'B') and Puntledge-Black Creek (Area 'C') of the regional district.

Severability

- 3. Each portion of this bylaw is intended to be independent to the extent that its invalidation by a court does not affect the validity of any other portion.

Citation

This Bylaw No. 238 may be cited as "Comox Valley Regional District Parkland Development Cost Charges Bylaw No. 238, 2012"

Schedule A

Development cost charges payable under this bylaw are:

Phase 1: (Effective until December 5, 2024)

Development cost charges payable under this bylaw are:

	Type of Development	Parkland DCC	Units	When Payable
a.	Single Detached Dwelling	\$1,417.63	Per lot	Subdivision
b.	Multi-residential	\$1,181.36	Per dwelling unit	Building permit
c.	Tourist accommodation	\$212.64	Per bedroom	Building permit

Phase 2: (Effective December 5, 2024)

Development cost charges payable under this bylaw are:

	Type of Development	Parkland DCC	Units	When Payable
a.	Single Detached Dwelling	\$1,417.63	Per dwelling unit	Building permit
b.	Multi-residential	\$1,181.36	Per dwelling unit	Building permit
c.	Tourist accommodation	\$212.64	Per bedroom	Building permit