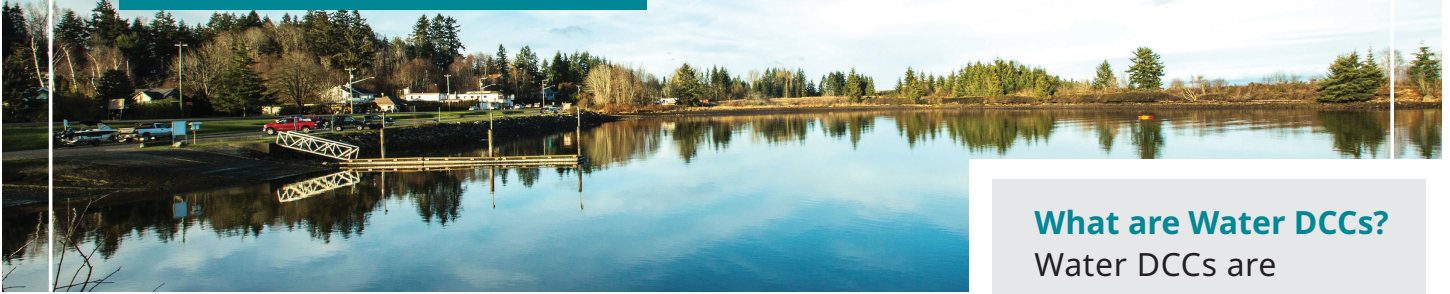


Water Development Cost Charges

Union Bay



What are Water DCCs?

Water DCCs are fees collected from land developers to ensure expansions or upgrades required to the water system to accommodate growth are paid for in full or in part by development.

Revised Charges Coming April 8th, 2025

The updated Water Development Cost Charges (DCCs) are noted below. Water DCCs will now be collected in the Union Bay Water Local Service Area for each new secondary detached dwelling at building permit issuance.

Land Use	Upon Subdivision Approval	Upon Issue of Building Permit
Low Density Residential	\$14,065 Per parcel created for one dwelling unit	-
Medium Density Residential	-	\$11,252 per dwelling unit
High Density Residential	-	\$9,566 per dwelling unit
Commercial	-	\$50.63 per m ² gross floor area
Institutional	-	\$50.63 per m ² gross floor area
Industrial	-	\$25.32 per m ² gross floor area

Frequently Asked Questions

1. Who pays Water DCCs?

Water DCC's are paid by anyone currently within the Union Bay Water Local Service Area subdividing property or constructing new Institutional, Commercial or Industrial buildings, secondary detached dwellings or Tourist Accommodation Units.

Questions or concerns?

Call: **250-334-6000** or email:

engineeringervices@comoxvalleyrd.ca

Frequently Asked Questions Con't

2. What changes have been made to the Water Development Cost Charges?

- The former Union Bay Improvement District Capital Expenditure Charges (CEC's) have been replaced with DCC rates and have been updated and increased to reflect the cost of expected growth-related projects as determined by the recently completed Water Master Plan
- Land use category definitions have been adjusted to match specific CVRD zoning bylaw descriptions.
- **Secondary detached dwellings will now pay DCCs at building permit issuance on a per unit basis rather than upon applications for connections to the water service**

3. Why were these changes made?

The recently completed Water Master Plan highlighted specific growth-related projects required to supply development within the Union Bay Water Local Service Area. Updated cost estimates and growth projections were also used to update the DCC rates which have not been updated since 2014.

4. What exemptions are in place for Water DCCs?

- Renovations or alterations of existing dwellings are exempt as no new dwellings are being created.
- Primary residences, as DCCs would have been paid already upon subdivision, or
- New dwellings that are 29 square meters or less in size.

5. Are there any in-stream protections in place for active applications?

- Once the DCC bylaw has been adopted, all new building permit applications will be subject to the new rates. Anticipated timing for adoption is April 8th, 2025.
- In-stream protections will be in place if a building permit application, development permit application or rezoning application is complete prior to the DCC bylaw adoption date. Approved associated building permits within a 12-month period will pay previous DCC rates.

6. Which Land Use category does my residential development fit under?

- "Low Density Residential" means a single detached dwelling, which may contain one additional dwelling unit in the form of an attached secondary suite.
- "Medium Density Residential" means a multi-residential dwelling (except apartments), duplex dwelling, single detached second dwellings and detached tourist accommodation dwelling units (ie: Cabins) with direct access to the outside.
- "High Density Residential" means a building which contains multiple dwelling units accessible via a common hallway or corridor and shared entrance facilities, including apartment buildings and attached tourist accommodation units (ie: hotels)

More information on the DCCs charges update can be found at:

comoxvalleyrd.ca/watersystems

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