

# COMOX VALLEY RECORD

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## Development charges heading up

By Colleen Dane - Comox Valley Record

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A revised development cost charges bylaw was presented to Cumberland village council this week — a document that includes more projects, estimates higher population growth and therefore charges more from those wanting to build in the community.

DCCs are charges paid by a developer to the village to help cover the cost of their project on the community as a whole, beyond their own property's borders.

A public review process of the initial draft resulted in the addition of projects originally not included in the list, namely ones that had originally been expected to be paid for by the developer aside but have been determined to have a broader benefit for the community. They also expanded the population growth estimate.

The proposed new charges will see developers have to pay \$22,027 per single-family lot/unit, \$15,503 per townhouse unit, \$100.18 per commercial square metre and \$85.15 per institutional square metre. That's up from \$7,754 for a single family lot, \$5,596 for townhouse units, and \$0 for commercial or institutional building.

While Trilogy, who was in discussions with the village before the DCC review came underway, has asked for exclusion to the payments, Hoffstrom recommended they be granted credits instead for certain work if they do it.

The new bylaw was given second and third reading at council and will now be sent to the province for approval.

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[reporter@comoxvalleyrecord.com](mailto:reporter@comoxvalleyrecord.com)