



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 4531

A Bylaw to Amend the Sewer Systems Regulatory and Management Bylaw Bylaw No. 4232

WHEREAS the Board of the Cowichan Valley Regional District established the management of the *Sewer Systems* pursuant to CVRD Bylaw No. 4232, cited as "*CVRD Bylaw No. 4232 – Sewer Systems Regulatory and Management Bylaw, 2021*";

AND WHEREAS the Board of the Cowichan Valley Regional District wishes to update and revise the general text and Schedule A of the bylaw.

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "**CVRD Bylaw No. 4531 – Sewer Systems Regulatory and Management Amendment Bylaw, 2024**".

2. AMENDMENT

That CVRD Bylaw No. 4232 be amended as follows:

That a new subsection 3. (a) be added to Section 5 as follows:

5. SEWER RATES AND SEWER CHARGES

3. (a) When a new *Sewer Service Connection* is installed, the sewer rate levied shall be prorated in accordance with appropriate charges set out in Schedules attached to and forming part of this bylaw and shall be computed as follows:

- i. Existing building – from the month following the month in which the **Sewer Service Connection** is completed, or one month after the sewer application is completed;
- ii. New building – two months after the insulation inspection for the building has been completed, or at such other date that the **Corporate Financial Officer** considers reasonable in the circumstances;

- iii. Suites – from the month following the month in which the **Sewer Capacity Charge** is levied.

That Section 6 Sewer Connection Service be amended to add a new subsection 9 as follows:

9. If an **Owner** who has made an application for development of their lands (including an application to rezone or subdivide such lands) applies for **Sewer Service** and pays the deposit required by this bylaw, the CVRD will hold the capacity in the Sewer System Service required for the development for up to five years on the following conditions provided the development application is being actively pursued by that Owner in accordance with all applicable CVRD bylaws;
 - (a) the units of capacity in the Sewer System Service allocated to the Owner shall not be traded, transferred, or assigned to any other Owner, or used for the development and/or servicing of any lands other than the lands within the service area
 - (b) the CVRD does not represent or warrant that any Owner's lands may be developed or used such that the Owner will be able to make use of all of the units of capacity in the Sewer System Service that are allocated to them;
 - (c) that the CVRD is not obliged to provide a refund of all or any portion of an Owner's Contribution on account of any units of capacity in the Sewer System Service that an Owner is not able to utilize, provided that:

the CVRD, acting reasonably, will accept an Owner's surrender and release of all or some of the units of capacity allocated to and will provide a refund to the Surrendering Owner in an amount equal to the number of units of capacity surrendered multiplied by the original capacity fee paid.

That Section 7 Extension to the Sewer System Area be amended to add a new subsection 3 as follows:

3. If construction of the **Extension** will expand the capacity of the **Sewer System** beyond that which is required to provide sewer service to the **Applicant's** lands, the **Sewer Capacity Charge** payable by the **Applicant** under this bylaw may be reduced by an amount that does not exceed the value of the additional capacity added to the **Sewer System** as determined by the **Manager**.

That CVRD Bylaw No 4232 be amended as follows: that the user fee Schedule contained in Schedule A for Table A1, Eagle Heights be replaced with the schedule attached to and forming part of this bylaw.

3. FORCE AND EFFECT

This bylaw comes in to force and effect on July 1, 2024.

READ A FIRST TIME this _____ day of _____, 2024.

READ A SECOND TIME this _____ day of _____, 2024.

READ A THIRD TIME this _____ day of _____, 2024

ADOPTED this _____ day of _____, 2024.

Chair

Deputy Corporate Officer

2. Minimum Sewer Classification Charge per six (6) month billing period as per subsection in Table A1 below for Single Family Dwelling. Discounts for payment within 30 days of invoice are provided in the Management Bylaw.

Schedule A - Table A1 User Fees per Single Family Dwelling		
Sewer System	Annual User Fee	10% Discount
Arbutus Mountain	\$490.00	\$49.00
Arbutus Ridge	\$724.60	no discount
Bald Mountain	\$300.00	\$30.00
Brulette Place	\$550.00	\$55.00
Cobble Hill Village	\$500.00	\$50.00
Cowichan Bay	\$320.00	\$32.00
Eagle Heights	\$600.00	\$60.00
Kerry Village	\$725.00	\$72.50
Lambourn Estates	\$668.00	\$66.80
Malahat	\$300.00	\$30.00
Maple Hills	\$360.00	\$36.00
Mesachie Lake	\$300.00	\$30.00
Mill Springs	\$376.00	\$37.60
Sentinel Ridge	\$776.00	\$77.60
Shawnigan Beach Estates	\$480.00	\$48.00
Youbou	\$345.00	\$34.50

Schedule A to CVRD Bylaw No. 4531

Eagle Heights Sewer	
Classification	Charge
Single Family Dwelling: Per Dwelling	\$300.00
STEP system: Per Dwelling	\$255.00
Apartment / Suite: Per Unit	\$255.00
Mobile Home Park: Per Unit	\$300.00
RV Trailer Park / Campground:	
Site Connected to Sewer: per serviced pad or site	\$150.00
Site Not Connected to Sewer: per pad or site	\$30.00
Hotel / Motel:	
a) Room or Suite: per room or suite	\$120.00
b) Kitchenette or Housekeeping Unit: per kitchenette or housekeeping unit	\$180.00
Restaurants: Per Seat	\$18.00
Licensed Premises: Per Seat	\$30.00
Laundromat: Min. charge per washing machine	\$300.00
Commercial:	
Min. charge for the first 5 employees or portion thereof per shift	\$150.00
Each additional 5 employees or portion thereof per shift	\$150.00
School: Minimum charge per classroom	\$300.00
Continuing Care Facility: Minimum charge per each bed	\$225.00
Bed & Breakfast / Rooming House:	
The minimum charge for such facility shall include the minimum charge for a single family dwelling unit plus a minimum charge for each and every guest room	
a) Single Family Dwelling	\$300.00
b) Per guest room	\$120.00
Gym: Minimum charge for first 5 employees or portion thereof per shift	\$300.00