



VILLAGE OF TAHSIS

BYLAW NO. 646, 2021

BEING A BYLAW TO AMEND THE VILLAGE OF TAHSIS FEES AND CHARGES BYLAW NO. 594, 2017

WHEREAS the Council of the Village of Tahsis wishes to amend the *Fees and Charges Bylaw No.594, 2017* to establish fees under the *Water System Regulation Bylaw, No. 644, 2021*, the *Sewer System Regulation Bylaw No. 645, 2021* and the *Solid Waste Management Bylaw No. 590, 2017*.

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, enacts the following amendments to Fees and Charges Bylaw No. 594, 2017 as follows:

1. The *Fees and Charges Amendment Bylaw No. 594, 2017* is hereby amended:
 - a) by deleting Schedule "P" and replacing with the Schedule "P" to this Bylaw;
 - b) by deleting Schedule "Q" and replacing with Schedule "Q" to this Bylaw; and
 - c) by adding Schedule "R" immediately following Schedule "Q"

Citation

This bylaw may be cited for all purposes as the "Fees and Charges Amendment Bylaw No. 646, 2021."

Effective Date


This bylaw comes into force upon adoption.

READ a first time this 7th day of December, 2021

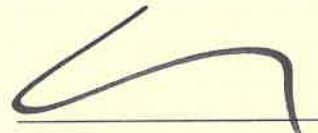
READ a second time this 14th day of December, 2021

READ a third time this 14th day of December, 2021

Reconsidered, Finally Passed and adopted this 11th day of January,
2022

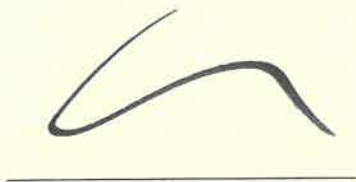


MAYOR



CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 646; 2021 duly passed by the Council of the Village of Tahsis on this 11th day of January 2022.



CORPORATE OFFICER

SCHEDULE "P"

Definitions:

<i>Campground/RV Park</i>	means a property classified as Tourist-Campground Zone (TC-1) under the Village of Tahsis Zoning Bylaw No. 630, 2020
<i>Churches</i>	means buildings, not ordinarily used for residential purposes, wherein persons regularly assemble for religious worship, and which are maintained and controlled by religious bodies organized to sustain public worship.
<i>Commercial</i>	means a property classified as Commercial Zone 1 or Commercial Zone 2 under the Village of Tahsis Zoning Bylaw No. 630, 2020
<i>Hotel</i>	means a building with a common entrance which provides separate sleeping or dwelling units intended to be occupied primarily by the travelling public.
<i>Industrial</i>	means a property classified as Industrial Zone 1 or Industrial Zone 2 under the Village of Tahsis Zoning Bylaw No. 630, 2020

Mobile Home means any structure, whether or not ordinarily equipped with wheels, that is designated, constructed or manufactured to be moved from one place to another by being towed or carried, and to provide a dwelling, house, or premises, that is registered or capable of being registered in the Manufactured Home Registry established under the *Manufactured Home Act*, and complies with the specifications for manufactured homes set out in the Manufactured Home Regulation B.C. Regulation 441/2003.

Mobile Home Park means a mobile home park as defined and classified as Residential Multiple Zone 2 (RM-2) under the Village of Tahsis Zoning Bylaw No. 630, 2020.

Motel means a building or group of buildings which provide separate sleeping or dwelling units with direct access to the outside intended to be occupied primarily by the travelling public

Other Commercial Premises *means all land and premises, on or within which any interchange of commodities, or any dealing or trading in any article of commerce or other thing is carried on as a business, includes offices, places of entertainment or amusement and marinas and does not include home based business or industrial premises.*

Residential means a property classified as Residential Zone 1, Residential Zone 2 or Residential Multiple Zone 1 under the Village of Tahsis Zoning Bylaw No. 630, 2020.

Fees

1. The water system service fees in this schedule are imposed on the owners of real property, and are payable by all owners where a water connection has been installed, or is required to be installed, to a property and where plumbing is installed on the premises and is connected to the municipal system.
2. The water system service fees imposed by this bylaw are comprised of a fixed (flat rate) charge.
3. Fees are imposed and payable on properties that are unoccupied and/or unused.
4. The temporary shut off of water service to a property does not relieve the property owner of the obligation to pay the water system service fees as set out in this schedule.

Property Classification

3. Where multiple classifications of uses exist and are serviced by a common connection line, the property is deemed to be for Industrial use for purposes of this bylaw.

Collection of Fees

4. A charge under this bylaw shall be imposed on and from the first day of the month immediately following the date the water service connection to that property is turned on.
 - (i) shall be due and payable in advance in the first calendar year of service; and
 - (ii) shall be due and payable annually in advance thereafter on the 1st day of January in each year.
5. A charge under Section 2(ii) of this bylaw shall be billed on or before the 31st day of May in each year. A penalty in the amount of ten percent (10%) of the unpaid sum shall be added to any charge remaining unpaid after July 2nd in the year of billing unless Council has adopted an alternative scheme under the *Community Charter*, s. 233.
6. A charge imposed under this Bylaw which remains unpaid on the 31st day of December in any year shall be deemed to be taxes in arrears on the land or real property on which the charge was imposed and may be recovered as authorized in section 258 of the *Community Charter*.
7. Failure to receive an invoice or notice is not justification for the non-payment of an applicable fee.
8. No deduction in the charges under this bylaw shall be allowed on account of any waste or leak of water.

Water System Service Fees

Use of Land or Real Property	Annual Rate
Residential (single family dwelling, apartment, suite, guesthouse, condominium, short term rental accommodation unit, mobile home, Rooming House, Bed and Breakfast unit)	375.00
Mobile Home Park per serviced pad	375.00
Hotels and Motels	375.00
plus, each room to rent located on the property whether or not it is always available for rent	173.00
Restaurants, cafes, dining rooms, pubs	
up to 60 seats	1,182.18
over 60 seats	1,412.85
Churches	375.00
Industrial	1,412.85
Schools	375.00
plus, each classroom	173.00
Retail premises	403.67
plus, for each square foot gross area	0.13
Other commercial premises	1,412.85
Campground/RV park (per site)	62.47

A charge under this bylaw shall be paid by the owner of a serviced property for:

1. TURNING ON AND OFF SERVICES

The fee for turning off and turning on water supply at the curb stop is:

To turn on or turn off	During Business Hours	All Other Times
	\$25 (\$50 On and Off)	\$150.00

2. ABANDONMENT¹ FEE

The fee for the permanent disconnection of an abandoned or discontinued connection is:

Connection size	Abandonment or Discontinued Fee
ALL	\$500.00

3. NON-EMERGENCY SERVICE CALL OUT AFTER HOURS² **\$200.00**

4. CONNECTION FEES

Water connection fee for all water service connections ³	\$250.00 application plus estimated cost of the work ⁴
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5. SUPPLY OF WATER FROM HYDRANT

	During Business Hours	All Other Times
Opening and closing hydrant	\$50	\$150

¹ When a water service is abandoned or discontinued, the Director may require the turn off and/or disconnection of the service and the cost will be recovered from the Owner as set out in the Bylaw.

² A non-emergency service call-out means Village crews dispatched to respond to an incident at a property where the likelihood of property damage is low and/or the risk of serious property damage is low.

³ May be combined with sewer connection application fee

⁴ The Owner will be required to pay in advance the estimated cost of the works. The estimate will be determined based on rates uniform with those charged to other projects with the Village and includes labour, equipment, materials and any other cost of probable service arising during construction. The fee paid will form the account for the works project. Staff will maintain an accounting of charges for these works (consistent with municipal accounting procedures) which will be provided to the Owner upon completion/termination of the project. Any surplus funds will be returned to the Owner.

SCHEDULE "Q"

Definitions: All Definitions in Schedule "P" apply to Schedule "Q"

Fees

1. The sanitary sewer system fees in this schedule are imposed on the owners of real property, and are payable by all owners where a water connection has been installed, or is required to be installed, to a property and where plumbing is installed on the premises and is connected to the municipal system.
2. The sanitary sewer system service fees imposed by this bylaw are comprised of a fixed charge.
3. Fees are imposed and payable on properties that are unoccupied and/or unused.
4. The temporary shut off of water service to a property does not relieve the property owner of the obligation to pay the sanitary sewer system service fees as set out in this schedule.

Property Classification

3. Where multiple classifications of uses exist and are serviced by a common sanitary service line, the property is deemed to be for Industrial use for purposes of this bylaw.

Collection of Fees

4. A charge under this bylaw shall be imposed on and from the first day of the month immediately following the date the sanitary sewer service is connected to the property.
 - (i) shall be due and payable in advance in the first calendar year of service; and
 - (ii) shall be due and payable annually in advance thereafter on the 1st day of January in each year.

5. A charge under Section 2(ii) of this bylaw shall be billed on or before the 31st day of May in each year. A penalty in the amount of ten percent (10%) of the unpaid sum shall be added to any charge remaining unpaid after July 2nd in the year of billing unless Council has adopted an alternative scheme under the *Community Charter*, s. 233.
6. A charge imposed under this Bylaw which remains unpaid on the 31st day of December in any year shall be deemed to be taxes in arrears on the land or real property on which the charge was imposed and may be recovered as authorized in section 258 of the *Community Charter*.
7. Failure to receive an invoice or notice is not justification for the non-payment of an applicable fee.

Sanitary Sewer System Service Fees

Use of Land or Real Property	Annual Rate
Residential (single family dwelling, apartment, suite, guesthouse, condominium, short term rental accommodation unit, mobile home, Rooming House, Bed and Breakfast unit)	392.00
Mobile Home Park per serviced pad	392.00
Hotels and Motels	392.00
Plus each room to rent located on the property ⁵	196.00
Restaurants, cafes, dining rooms, pubs	1,330.00
Churches	392.00
Industrial	1,412.85
Schools	392.00
Plus per classroom	137.00
Retail premises	450.00
Plus per square foot gross area	0.18
Campground/RV park (per site)	58.70
Other Commercial Premises	509.00

⁵ Whether a room is available to rent or not, the annual fee applies

A charge under this bylaw shall be paid by the owner of a serviced property for:

1. **NON-EMERGENCY SEWER SERVICE CALL OUT AFTER HOURS** **\$200.00**

2. **SEWER CONNECTION FEES**

Sanitary sewer connection fee for all sanitary service connections and extensions ⁷	\$250.00 application fee plus estimated cost of the work ⁸
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3. **ABANDONMENT⁹ FEE**

The fee for the permanent disconnection of an abandoned or discontinued connection is:

Connection size	Abandonment or Discontinued Fee
ALL	\$500.00

⁶ A non-emergency service callout means Village crews dispatched to respond to an incident on a property where the likelihood of property damage is low and/or the risk of serious property damage is low.

⁷ May be combined with water connection application fee

⁸ The Owner will be required to pay in advance the estimated cost of the works. The estimate will be determined based on rates uniform with those charged to other projects with the Village and includes labour, equipment, materials and any other cost of probable service arising during construction. The fee paid will form the account for the works project. Connection fees includes the cost of inspection. Staff will maintain an accounting of charges for these works (consistent with municipal accounting procedures) which will be provided to the Owner upon completion/termination of the project. Any surplus funds will be returned to the Owner.

⁹ When a sanitary sewer service is abandoned or discontinued, the Director may require the disconnection of the service and the cost will be recovered from the Owner as set out in the Bylaw. May be combined with water service abandonment fee.

Schedule "R"

<u>Basic Service Fees</u>	<u>Annual Fee</u>
Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$95.00
Multiple Family Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$190.00
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$190.00

Extended Service Fees

Additional garbage tags

Residential Dwelling Unit (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$2/tag/pick up
Multiple Family Premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$5/tag/pick up
Commercial premises (as defined in the Solid Waste Management Bylaw No. 590, 2017)	\$5/tag/pick up

Dumpster (price per dumpster)

Annual (one pick up/ week) - January 1-December 31, regardless of start date	\$900.00
Annual (two pick ups/week) - January 1-December 31, regardless of start date	\$1,200.00
Monthly (one pick up/week)	\$500.00
Monthly (two picks up/week)	\$800.00
Seasonal (two pick ups/week from May 1- September 30)	\$750.00