



Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Regular Council</b>
<b>Date</b>	<b>Tuesday April 5, 2016</b>
<b>Time</b>	<b>7:00 PM</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers</b>

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**Present** Mayor Jude Schooner - Chair  
Councillor Randy Taylor  
Councillor Brenda Overton  
Councillor Kathy Bellanger  
Councillor Louis Van Solkema

**Staff** Mark Tatchell, Chief Administrative Officer  
Amit Sharma, Deputy Finance Officer  
Janet St-Denis, Assistant Financial Officer

**Public** 8 Members of the public.

**A. Call to Order**

Mayor Schooner called the meeting to order at 7:05 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Mayor Schooner welcomed John Brohman as one of Tahsis' two Community Directors on NSEDC's Board of Directors.

**B. Introduction of Late Items**

None.

**C. Approval of the Agenda**

**Overton/Taylor: VOT 117/16**

**THAT** the Agenda for the April 5, 2016 Regular Council meeting be adopted as presented.

**CARRIED**

**D. Petitions and Delegations**

None.

**E. Public Input # 1**

A member of the public expressed her concerns with the two proposed Utility Bylaws. The first concern was that the underlying intent of these Bylaws is to increase tax revenues and encourage the installation of water meters. Her concern was not with the water meters themselves but with the cost of installation. She was advised that the Village will cover the cost of the meter and the installation except for major industrial and large commercial properties. In those cases the costs will be shared. The second concern was with the Village's ability to treat all business equitably with the repealing of the Business Licence Bylaw. She would like to see a Business Licence Bylaw reinstated.

Several residents expressed their concerns over the temporary increase in water pressure required on the day of the water well commissioning. Staff addressed these concerns.

**F. Adoption of the Minutes**

**Overton/ Bellanger: VOT 118/16**

**THAT** the Regular Council Meeting Minutes of March 15, 2016 be adopted as amended.

**CARRIED**

**Overton/ Taylor: VOT 119/16**

**THAT** the Committee of the Whole Meeting Minutes from March 21, 2016 be adopted as presented.

**CARRIED**

**G. Rise and Report**

None.

**H. Business Arising**

**I. Unfinished Business**

None.

**J. Council Reports**

**Mayor Schooner (written report)**

Good evening,

On March 17<sup>th</sup>, the Mowachaht Muchalaht Council of Chiefs, the Village of Gold River Council, and the Village of Tahsis Council signed a Vision Statement that speaks to the “desire to move forward together for the betterment of our residents, members and businesses”. It was a historical event and the three councils will go forward working on a more detailed agreement in support of the Vision Statement. I commend council on your work in building relationships that will help build our capacity in the Nootka Sound area and provide a more secure future for our communities.

I was appointed to a “Select Committee on First Nations Relations” for the Strathcona Regional District. The inaugural meeting was on March 23<sup>rd</sup> with the five committee members in attendance. Electoral Area Director for Cortes, Noba Anderson, was elected Chair and Campbell River Director Charlie Cornfield as Vice-Chair. There was a round table discussion examining the terms of reference for the Committee and that the purpose and mandate of the Committee would include research into methods for improving relations with First Nations, the preparation of an inventory of all First Nations within the SRD with respect for all treaty negotiations, and to provide recommendations to the Board as the Committee moves forward.

At the Municipal Services Committee meeting the following day we received a very informative presentation from Dave Petryk of Tourism Vancouver Island including grant opportunities surrounding local community tourism. Particularly of interest was the “Destination BC Co-operative Marketing Partnership Program” that could access funding from \$20,000 to a potential maximum of \$250,000 based on available funds and program uptake. The higher funding is for community consortiums (of three or more communities). Council has heard of this opportunity at the “Community Unity Trail” meetings and this may be a good fit for the project as we go forward. The Committee also received the “Village of Sayward Tourist Plan” and I can share that plan with council by email on request. Sayward faces similar challenges as does Tahsis and the report carries some value to both communities.

At the Strathcona Regional District Board meeting saw the “Building Inspection Services Agreement” with Tahsis was approved by the Board. Also, Bylaw No. 245 – the five year financial plan was adopted.

I would like to take this opportunity to thank community members for their input on the Village’s five year financial plan and budget and utility bylaws. Council and staff have worked diligently on this budget and accompanying Bylaws in reviewing the Asset Management Report and moving towards a more equitable method of water rates with the introduction of meters. Hard decisions are being made to guarantee a sustainable future for Tahsis.

**Councillor Overton:** No report.

**Councillor Van Solkema** (written report)

March 15, 2016

Council Report by Louis Van Solkema

Good evening Mayor and Council;

Since last Council meeting I've had the privilege of attending a Council to Council meeting at Tsaxana jointly with Gold River's Council and the Mowachaht/ Muchalaht Council of Chiefs on March 17th. It was a pleasure to witness the signing of our joint vision statement. This has been a long time in coming and I hope for progressive developments in the future.

The Nootka Sound Watershed Society's stream restoration directors met the morning of March 23rd. The announcement of the renewed Recreational Fishery Restoration funding process offered by the Federal Government was the cause of much discussion. What was realized was that the NSWS is a not for profit society and at this point it does not have a GST number or a business number which may make it necessary to do any grant applications through West Coast Aquatics out of Port Alberni in the short term. The level of bookkeeping etc. required by the grant application is quite extensive and may be a bit much to ask from a volunteer organization. A riparian area management study of the Suowa River commissioned by Western Forest Products is being considered as one on the shelf ready projects that can be undertaken at this point. The funding for the fluvial geomorphologist to study the Tahsis River is uncertain at this point so once again patience is of the order.

March 29th I attended a D.F.O. harvest allocation meeting in Campbell River concerning area 25, [Nootka Sound]. A few more clues emerged as to how the allocation process works. One thing that is clear is that there needs to be better utilization of the returns of salmon to the Nootka Sound area. Predictions of returns this year are high and more light was shed on all the utilization of this resource.

**Councillor Bellanger** (written report)

Good Evening Mayor and Council.

On March 17th history was made. Mowachaht/ Muchalaht First Nations, Gold River and Tahsis Council signed a vision statement. It was quite exciting to be a part of this. Our three communities will be stronger working together and have a louder voice together. March 21st I attended the Community of the Whole Council Meeting at which Mr. Boy was introduced as our new NSEDC Board Director, and then a walk through of our financial plan. March 22nd we had our ATV (or Quad) Trail Meeting which gets more exciting with every meeting. I see this project taking time so I am glad we are continuing on with regular meetings and it is not forgotten. A big thanks to Kathy Lachman for all the work she does and Geoff Millar; the next meeting will not be the same without him and his energy.

This past week we had quite the excitement with the dead Orca. So sad for the little guy and my hats off to all who helped Curtis who stayed over night. I can't imagine the smell by then. I know how it was the next day when my mom and I went up town to check the mail and yes I still call it up town. But thank you Public Works and Staff for the work done in those two days.

**Councillor Taylor** (written report)

Good Evening,

March 17th I attended the Community to Community Meeting in Tsaxana along with the rest of Council and am ever so pleased at the progress the three communities have made. In my view the signing of the Vision Statement is a watershed moment in our relationship and I look forward to good things coming from it. My thanks to the Council of Chiefs once again for their warm hospitality.

On March the 19th I attended the Board of Trustees meeting of the Vancouver Island Regional Library Board held in Nanaimo. The draft 5 year Strategic Plan was introduced, prepared with the assistance of Victoria based firm Rewerx Consulting and focuses on four areas as key priorities, Community, Collaboration and Creation, Places and Spaces and Life at Work Principles.

A Consolidated Facilities Master Plan was received as well, it's aim to address workplace safety and health deficits identified at the Regional Libraries' various locations. Seismic shelving and flooring is a major concern with 34 issues in 20 branches needing to be dealt with along with various others. 5 of those branches have been remediated already and the expected move of the Tahsis branch, presently under discussion with the school district as the result of the current location's many deficits, to Captain Meres will insure an up to date and expanded facility at no additional cost to the Village. To correct the deficits of it's current location as the leaser was simply too expensive to be considered justifiable and the proposed relocation will go a long way to keeping our school viable. A win, win, in the short, medium and long term in my opinion. I am expecting to report regarding a possible ten year lease with the school district after the next Board Meeting on May 28th.

In terms of financials the Board is continuing to hit it's targets and being in year six of it's ten year funding requirement, is in relatively good shape looking forward.

I attended the Unity Trail meeting on the 22nd of March and am pleased at the progress being made. I have a feeling that the project is gaining a bit of traction and I'm more confident of the viability and it's economic potential as we move ahead.

Respectfully submitted,

Randy Taylor

**Overton/ Taylor: VOT 120/16**

**THAT** the Council reports be received.

**CARRIED**

**CAO Report a) Water well commissioning**

The well will be commissioned in April sometime after the 14th. BC Hydro will be on site to deliver power to the well but the date has not been confirmed. Residents will receive notification in advance of the commissioning and that notification will have 3 key elements. The notice will have the date the well is being commissioned, it will advise them that on that date there will be some brief interruptions of service and lastly we will provide all residents with a fact sheet that Council has already reviewed and approved for distribution that explains a number of aspects of the well.

**b) Property Maintenance Regulation Bylaw**

Advised Council that on March 18th we enforced the Bylaw on two properties successfully and without any significant issues. The costs for this action is unknown at this time but under the Bylaw those costs are paid by the property owners and they are aware of that.

**c) Website Update**

The work on the website is continuing. Our web developers would like Tahsis residents to send them their photographs of Tahsis. They would like this by April 22nd. To do this they have set up a Dropbox site for people to submit their photographs. By Friday, staff will have proposed information on the architecture for review; new proofs for review by next week and then they will start programming by the end of the month.

**d) Rural Dividend Announcement (News Release)**

On Friday the Premier and Minister Thomson announced \$75 million in a rural dividend for communities under twenty five thousand. There are 4 project categories and three different types of funding streams. One is project development which has a \$10,000 maximum. The second is a single applicant which has up to \$100,000 and if you partner with other applicants you can receive up to \$500,000. There is a very short window, (up to the end of May) to get applications in. It was suggested that Council meet to decide whether or how Council will proceed with an application.

Council agreed to schedule a Committee of the Whole meeting on April 18<sup>th</sup> at 10:30 AM to discuss projects that might be eligible for Rural Dividend funding.

**e) Western Forest Products - Open House and Public Meeting**

The meeting will be held April 11th at 6 pm at the Rec Centre. WFP will attend, deliver and have an open house with respect to Block V61. This will be followed by a public meeting from 7-8pm. This meeting will be chaired by the Mayor and will allow the opportunity for members of the public to ask questions about the logging plans for this particular cut block. Firewood harvesting afterwards can be part of this discussion.

**Overton/ Taylor: VOT 121/16**

**THAT** the CAO's report be received.

**K. Bylaws**

**1 Water Regulations and Rates Bylaw No. 581, 2016**

**Re: First Reading and Second Reading**

**Taylor/ Van Solkema: VOT 122/16**

**THAT** Water Regulations and Rates Bylaw No. 581, 2016 be now introduced and read a first time.

**CARRIED**

**Taylor/ Bellanger: VOT 123/16**

**THAT** Bylaw No. 581, 2016 be given a second reading.

**CARRIED**

**2 Sewer Regulations and Rates Bylaw No. 582, 2016**

**Re: First Reading and Second Reading**

**Taylor/ Van Solkema: VOT 124/16**

**THAT** Sewer Regulations and Rates Bylaw No. 582, 2016 be now introduced and read a first time.

**CARRIED**

**Overton/ Bellanger: VOT 125/16**

**THAT** Bylaw No. 582, 2016 be given a second reading.

**CARRIED**

**L. Correspondence**

**1 Email: Thank you to Village Council & Staff**

**Overton/ Bellanger: VOT 126/16**

**THAT** this item be received.

**M. New Business**

**None.**

**N. Public Input #2**

A member of the public queried as to when the amended Bylaws were posted to the Village website. The resident was informed that the amended Bylaws have not been posted to the Village's website but there is still 1 more reading before voting to adopt.



With Respect to the Sewer Bylaw and associated rates a member of the public requested clarification with respect to the difference between a guest house and a bed and breakfast. This information was confirmed.

**O. Adjournment**

**Overton/ Bellanger: VOT 127/16**

**THAT** the meeting be adjourned at 8:10 p.m.

**CARRIED**

Certified Correct this  
19th Day of April 2016



**Chief Administrative Officer**



Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Regular Council</b>
<b>Date</b>	<b>Tuesday March 15, 2016</b>
<b>Time</b>	<b>7:00 PM</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers</b>

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**Present** Mayor Jude Schooner - Chair  
 Councillor Randy Taylor  
 Councillor Brenda Overton  
 Councillor Kathy Bellanger  
 Councillor Louis Van Solkema

**Staff** Mark Tatchell, Chief Administrative Officer  
 Janet St-Denis, Assistant Financial Officer

**Public** 3 Members of the public.

**A. Call to Order**

Mayor Schooner called the meeting to order at 7:00 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

**B. Introduction of Late Items**

None.

**C. Approval of the Agenda**

Overton/Taylor: VOT 90/16

**THAT** the Agenda for the March 15, 2016 Regular Council meeting be adopted presented.

**CARRIED**

**D. Petitions and Delegations**

None.

**E. Public Input # 1**

A member of the public posed questions with respect to the well and McKelvie Creek water system: "What is the difference between the McKelvie Creek water system now and after the well? Would residents need to boil the water if the Village had to revert to the McKelvie Creek water system as the village is not on a 'boil water' advisory now?" Staff and Council explained that the Village should be on a boil water process now but have been allowed a temporary extension by Island Health while the well is being installed. A follow up question was how long would a "boil water" advisory continue once the well is re-commissioned. Mr. Tatchell will check with Island Health and advise.

A member of the public expressed an interest in a survey of members regarding forest policy that was mention in Correspondence Item L1 (UBCM). The member of the public was referred to the UBCM website for more information on this survey.

**F. Adoption of the Minutes**

**Overton/ Taylor: VOT 91/16**

**THAT** the Regular Council Meeting Minutes of March 1, 2016 be adopted as presented.

**CARRIED**

**Overton/ Taylor: VOT 92/16**

**THAT** the Committee of the Whole Meeting Minutes from March 8, 2016 be adopted as presented.

**CARRIED**

**G. Rise and Report**

None.

**H. Business Arising**

**1 "Community Unity Trail" proposed resolution.**

**Taylor/ Bellanger: VOT 93/16**

**THAT WHEREAS** the Villages of Tahsis and Zeballos have endeavored for a number of years to link the two communities through a trail accessible by four wheel drive quad ATVs; and  
**WHEREAS** the interest in the trail has gained momentum recently resulting in a series of meetings to plan the development of the trail; and

**WHEREAS** the project, tentatively named the "Community Unity Trail" has grown to include Mowachaht/Muchalaht First Nation, Ehattesaht First Nation and the Village of Gold River making it a truly regional and inclusive project; and

**WHEREAS** the project has the potential to drive tourism and economic development in the region with direct benefits to Tahsis;

**BE IT RESOLVED THAT:**

Village of Tahsis endorses this project and pledges to provide staff and other in kind support to the project; and

**BE IT FURTHER RESOLVED THAT:**

Mayor Schooner be appointed as the Village's representative on the Community Unity Trail executive committee and Councillor Taylor be appointed as the Village's alternate representative and staff resources be assigned as needed.

**CARRIED**

**I. Unfinished Business**

None.

**J. Council Reports**

**Mayor Schooner (written report)**

Good evening,

The Island Coastal Economic Trust (ICE-T) meeting saw the introduction of a "quick start grant application" process that should be an asset to the Village of Tahsis and proposed economic initiatives such as the "community unity trail" from Tahsis to Zeballos. I have given this grant information to our CAO.

At the Strathcona Regional District (SRD) board meeting I am addressing the service agreements put forward from the Village of Tahsis encompassing such items a building Inspection services, etc., before the Board.

The SRD proposed tax requisition is on tonight's agenda to inform council.

At the Comox Strathcona Waste Management (CSWM) there was a presentation by Patricia Foster, encompassing her challenges as a RN and as, a private citizen, dealing with the physical effects of asbestos illness and removal of asbestos in your home. The result of the presentation has forwarded recommendations to staff provide the public with accurate information regarding asbestos removal, the products needed for that removal and delivery of such materials to an accepting landfill. At this time, the only landfill that accepts asbestos material, from home owners is the Harland Regional Landfill in Victoria. The Nanaimo landfill is willing to accept some of these contaminated products, but not until 2017. The tipping fee for asbestos is currently \$300/tonne going up to \$600/tonne shortly. The CSWM is looking into avenues of disposal of asbestos other than Hartland and a resolution was passed that develop an agreement with Nanaimo for future disposal of asbestos and asbestos-containing materials. Time is of the essence so that communities do not see illegal dumping of such materials which is already occurring.

A proposed recommendation by the City of Courtney to apply a "per capita tax requisition" versus a "property assessment" formula was heavily discussed and dismissed by the board. FYI – this alternate formula would have cost the Village of Tahsis and extra \$5,045 per year in the tax requisition without any change in services.

Also of note, an application by Uplands Excavating Ltd, to develop a landfill taking C & D materials has been approved by the Board.

**Councillor Overton:** No report.

**Councillor Van Solkema** (written report)

March 15, 2016

Council Report by Louis Van Solkema

Good evening Mayor and Council;

Since last Council meeting I attended the March 8th COW Budget Meeting. I look forward to the end results of Lisa Kristiansen's work on our asset management process. I did anticipate a NSWS. Directors meeting to discuss the terms of reference with regards to the Tahsis River plans. As it stands there is a meeting scheduled for the morning of the 23rd of March in Gold River.

**Councillor Bellanger** (written report)

Good Evening Mayor and Council.

As of last Council, we all were here to attend the COW meeting with Lisa Kristiansen and saw the results from her Asset Management and when you really think of it a lot of what she was showing us and saying is commonsense. But to see it all laid out in black and white really makes you think what we have to work on and do not only for now but for our long term plan. At one time our community was a wealthy mill town that had no problem throwing money here and there, but in this day and age we no longer have that privilege. We will have to work hard to cut corners and to find those pennies to get some well needed and out dated projects done; may that be water, sewer or roads. I see we all survived the water shutoff and it seems like things went smoothly. So I have to say I joined the ladies for an Aqua Fit class last week. Wow, I forgot how uncoordinated I was but it was fun. And, I see after spring break she is putting another class on Wednesdays so it will be 3 days a week in April. How nice. :)

**Councillor Taylor**

No report.

**Overton/ Taylor: VOT 94/16**

**THAT** the Council reports be received.

**CARRIED**

**K. Bylaws**

None.

**L. Correspondence**

**1 UBCM Membership Renewal**

**Overton/ Taylor: VOT 95/16**

**THAT** the UBCM Membership Renewal Notice be received.

**CARRIED**

**2 Ministry of Jobs, Tourism and Skills Training and Minister Responsible for Labour**

**Van Solkema/ Bellanger: VOT 96/16**

**THAT** the review on BC Jobs Plan be received

**CARRIED**

**3 Claire Trevena, MLA - Letter to Hon. Terry Lake**

**Overton/ Bellanger: VOT 97/16**

**THAT** this letter be received.

**M. New Business**

**1 Synex Energy Resources Ltd. - CAO Report to Council**

**Overton/ Bellanger: VOT 98/16**

**THAT** this report be received.

**CARRIED**

**Taylor/ Van Solkema: VOT 99/16**

**THAT** Staff gather information on the grounds for appealing MFLNRO's decision to allow Synex to build and operate a "run of the river" powerhouse on McKelvie Creek .

**CARRIED**

**2 Strathcona Regional District: Estimated Tax Rate Analysis, 2016-2020 Financial Plan.**

**Overton/ Bellanger: VOT 100/16**

**THAT** the SRD's report be received.

**CARRIED**

**3 Water Well "Fact Sheet"**

**Overton/ Bellanger: VOT 101/16**

**THAT** the Water Well "Fact Sheet" be received.

**CARRIED**

The fact sheet will be distributed in advance to give residents time to review the facts before the well "goes live".

**N. Public Input #2**

None.

**Public Exclusion**

**Overton/ Bellanger VOT 102/16**

THAT the meeting be closed to the public in accordance with section 90.1 (g) of the Community Charter – litigation or potential litigation affecting the municipality.

CARRIED

Recess

Taylor/Bellanger: VOT 103/16

THAT the regular Council recess to go into the in camera meeting.

CARRIED

Reconvene

Taylor/ Overton: VOT 107/16

THAT the Council reconvene in public at 8:10 p.m.

CARRIED

Rise and Report

None.

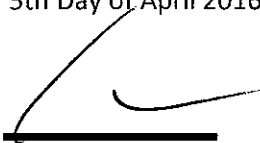
O. Adjournment

Taylor/ Overton: VOT 108/16

THAT the meeting be adjourned at 8:10 p.m.

CARRIED

Certified Correct this  
5th Day of April 2016



Chief Administrative Officer





# Minutes

Village of Tahsis

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<b>Meeting</b>	<b>Committee of the Whole</b>
<b>Date</b>	<b>Tuesday, March 21 2016</b>
<b>Time</b>	<b>10:30 a.m.</b>
<b>Place</b>	<b>Municipal Hall - Council Chambers</b>

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- Present** Mayor Jude Schooner - Chair  
 Councillor Kathy Bellanger  
 Councillor Louis Van Solkema
- Late** Councillor Brenda Overton (10:50 a.m.)
- Regrets** Councillor Randy Taylor
- Staff** Mark Tatchell, Chief Administrative Officer  
 Amit Sharma, Deputy Chief Finance Officer
- Public** 1 member of the public

**Call to Order**

Mayor Schooner called the meeting to order at 10:40 a.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

**Introduction of Late Items**

Introduction of Gerry Boy (Tahsis' Community Director on NSEDC's Board of Directors).

**Approval of the Agenda**

**Van Solkema: COW 21/16**

**THAT** the Agenda for the Committee of the Whole meeting be adopted as presented.

**CARRIED**

**New Business**

- 1 Introduced Gerry Boy (Tahsis' Community Director on NSEDC's Board of Directors)**

There was a brief discussion of NSEDC's history and the future.

**2 2016-2020 Financial Plan: Budget Walk Through and Discussion Items**

- 1) Review updated Expenditure estimates - response to Council questions/ directions
- 2) Review updated Revenue Estimates - response to Council questions/
  - a) Property Taxes
  - b) Draft Water and Sewer Bylaws
- 3) Taxation Options for consideration (presentation)
- 4) Asset management funding (discussion)

**Overton: COW 22/16**

**THAT** the Committee of the Whole recess from 12 p.m. to 12:40 p.m.

**CARRIED**

**Overton: COW 23/16**

**THAT** the Committee of the Whole reconvene at 12:40 p.m.

**CARRIED**

Council directed staff to develop and present a 7% increase in tax revenue and the associated apportionment of taxation revenue across the property classes.

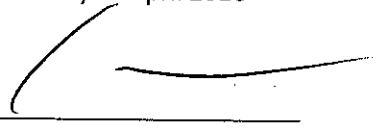
**Adjournment**

**Overton: COW 24/16**

**THAT** the meeting adjourn at 2:02 p.m.

**CARRIED**

Certified correct this  
5th Day of April 2016

  
\_\_\_\_\_  
Corporate Officer

## NEWS RELEASE

For Immediate Release  
2016PREM0032-000492  
March 31, 2016

Office of the Premier  
Ministry of Forests, Lands and Natural Resource  
Operations

### **\$75 million BC Rural Dividend helps small communities**

WILLIAMS LAKE – Applications for the first year of funding under the BC Rural Dividend will be accepted from April 4 to May 31, 2016.

As committed during the September 2015 Union of British Columbia Municipalities convention and in Balanced Budget 2016, the three-year \$75-million Rural Dividend will help rural communities with populations under 25,000 diversify and strengthen their economies.

Funding of \$25 million per year is available in four categories:

- Community capacity building
- Workforce development
- Community and economic development and
- Business sector development.

Local governments, not-for-profit organizations and First Nations are all eligible to apply.

Single applicants can apply for up to \$100,000 for community-driven projects and must contribute at least 20% of the total project cost. Partnerships involving more than one eligible applicant can apply for up to \$500,000, and must contribute 40% of the total project cost.

Applicant contributions can include in-kind contributions of up to 10%.

A project development funding stream will provide up to \$10,000 to help communities with limited capacity build business cases and feasibility assessments to support the development of strong projects and future project applications.

Downloadable application forms, program guidelines, as well as detailed instructions on how to apply will be available as of April 4, 2016 when the new Rural Dividend website goes live:  
[www.gov.bc.ca/ruraldividend](http://www.gov.bc.ca/ruraldividend)

The criteria for the Rural Dividend was designed with input from the Rural Advisory Council, which was formed in March 2015.

#### **Quotes:**

#### **Premier Christy Clark –**

“We promised to help manage the effects of rapid growth and share the wealth that comes from rural B.C. more fairly with the communities that create it. And thanks to the hard work of Donna Barnett and the Rural Advisory Council, we’re keeping that promise.”

**Minister of Forests, Lands and Natural Resource Operations Steve Thomson –**

“These funds will assist rural communities and organizations diversify their economies and build and retain their workforce.”

**Parliamentary Secretary to the Minister of Forests, Lands and Natural Resource Operations for Rural Development Donna Barnett –**

“Over the past year, we’ve worked closely with the Rural Advisory Council in designing this program that will benefit rural British Columbians.”

**Learn More:**

Rural Dividend: [www.gov.bc.ca/ruraldividend](http://www.gov.bc.ca/ruraldividend)

Rural Advisory Council: [www2.news.gov.bc.ca/news\\_releases\\_2013-2017/2016flnr0040-000473.htm](http://www2.news.gov.bc.ca/news_releases_2013-2017/2016flnr0040-000473.htm)

**Media Contacts:**

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Ministry of Forests, Lands and Natural  
Resource Operations  
250 356-5261

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Connect with the Province of B.C. at: [www.gov.bc.ca/connect](http://www.gov.bc.ca/connect)

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## VILLAGE OF TAHSIS

### WATER REGULATIONS AND RATES BYLAW NO. 581, 2016

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**A BYLAW TO AUTHORIZE THE SUPPLYING OF WATER TO INHABITANTS OF THE VILLAGE, TO FIX THE RATES, FEES, CHARGES, CONDITIONS AND TERMS UNDER OR UPON WHICH WATER MAY BE SUPPLIED, PROTECTED AND USED. AND TO REQUIRE THAT PROPERTY OWNERS CONNECT THEIR BUILDINGS AND STRUCTURES TO THE MUNICIPAL WATER SERVICE**

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THE COUNCIL OF THE VILLAGE OF TAHSIS, in open meeting assembled, ENACTS AS FOLLOWS:

**Part 1 - Citation and Definitions**

1. This bylaw may be cited as the "Water Regulations and Rates Bylaw, No 581, 2016".
2. In this bylaw the definitions set out in the British Columbia Building Codes 2012 and the following definitions shall apply:
  - a) "Apartment building or multiple dwelling" means any building, not being a lodging house or hotel, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied, as the home or residence of three or more families living independently or each other and doing their own cooking within their apartment or suite.
  - b) "Bed and Breakfast" means a private residence in which one or more sleeping rooms are rented out, whether or not meals are provided.
  - c) "Boarding House" means any building or place used primarily for sleeping quarters but does not include a Bed and Breakfast, hotel, or motel.
  - d) "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, and shall include all premises in which any service, professional or otherwise is provided, given or made available and for which any fee, charge, rent or commission is payable,

and without limiting the foregoing shall include auto courts, hotels, lodging houses, boarding houses, offices, places of entertainment or amusement, tent camping grounds, marinas and mobile home parks but does not include home based business or industrial premises

- e) "Commercial Unit" means any business which is operated separately from any other business on or within commercial premises.
- f) "Connection Charge" means the amount due and owing to the Village for the installation and construction of a service connection as set out in Schedule "D" to this Bylaw.
- g) "Council" means the Council of the Village of Tahsis.
- h) "Director of Infrastructure and Operations" means the Director of Infrastructure and Operations or his or her appointed delegates, assistants or representatives.
- i) "Dwelling Unit" means one or more habitable rooms which constitute one self-contained unit used or intended to be used for living and sleeping purposes for which is provided:
  - 1. cooking equipment or the facilities for the installation of cooking equipment; and
  - 2. one or more bathrooms with a toilet, wash basin and shower or bath
- j) "Guest House" shall mean a single family residence which is rented for accommodation, but shall not include a Bed and Breakfast, hotel, motel, or boarding house.
- k) "Home based business" means an occupation, business, craft, or profession conducted for profit, which is carried on as an accessory use in a dwelling unit or accessory building to the dwelling unit.
- l) "Hotel" means a building occupied as the temporary accommodation of individuals who are lodged there with or without meals and in which there are more than five (5) sleeping rooms with no cooking equipment or facilities in the rooms.
- m) "Industrial premises" means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods, materials or things.

- n) "Independent Mobile Home" means a mobile home equipped with a toilet and a bathtub or shower, waste from both of which is disposed directly into a sewer through a drain connection.
- o) "Inspector" means the Building Inspector of the Village or his or her delegate.
- p) "Metered Service" means a service having attached to it a meter or other measuring device for determining the quantity of water used or supplied through the service.
- q) "Mobile Home" means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections;
- r) "Mobile Home Park" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures, homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for the mobile home park.
- s) "Motel" means a group of furnished rooms or separate buildings providing sleeping and parking accommodation for tourists and commonly known as tourist cabins or motor courts, as distinguished from furnished rooms in an existing residential building.
- t) "Normal Use" means water used for essential purposes including household sanitation, human consumption and food preparation and water needed for commerce and industry, other than that required for firefighting purposes. "Other" shall mean all categories as listed in "Schedule A" of this bylaw, but not including Residential 1.
- u) "Owner" means an owner of a parcel or real property including:
- the registered owner of an estate in fee simple;
  - the tenant for life under a registered life estate;
  - the registered holder of the last registered agreement for sale; and
  - the holder or occupier of land in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter* and amendments thereto
- v) "Rate" means the price or sum of money to be paid by any consumer for any water supplied or made available.

- w) "Service Connection" means the connecting pipe and appurtenances between any water main and the property line of the premises served and shall include the necessary Village valves and meters.
- x) "Water System" means all waterworks and all appurtenances, including water mains, service connections, pumping stations, wells, water storage facilities and treatment plants, and owned, controlled, maintained and operated by the Village or by agreement between the Village and others.

**Part 2 - General Provisions**

- 3 Council may from time to time amend this bylaw in whole or in part and may without limiting the generality of the foregoing establish or amend policies, criteria, rates and fees
- 4. The Schedules attached are an integral part of this bylaw

**Applicability**

- 5. This bylaw shall apply to the water system owned and operated by the Village

**Role of the Director of Infrastructure and Operations**

- 6. The Director of Infrastructure and Operations shall have charge of rating of all buildings and premises supplied with the water and also have charge and control of all properties and works in connection with the water system and of all connected engineering and mechanical work.

**Supply of Water throughout the Village**

- 7. It shall be lawful for the Village to supply water to the inhabitants of the Village who can be served from the Village's water mains and the provisions of the bylaw shall extend to and be binding upon all persons so served.

**Purpose of the Water System**

- 8. The water supplied by the Village is for normal use and fire service.

**Village not Liable for Failure of Water Supply**

- 9. The Village shall not be liable for the failure of the water supply due to an accident or damage to the water system or for excessive pressure or lack of pressure or any temporary stoppage an account of alterations or repairs, whether the failure arises from the negligence of any person in the employ of the Village or any other person or through natural deterioration or obsolescence of the Village's system.



### **Part 3 - Establishment of the Water System**

#### **Work on the Service Connection**

10. No work of any kind connected with the service connection, either for the laying of new, or repairing of existing service connections shall be permitted within road rights-of-way or statutory rights-of-way by any person other than an employee or agent of the District and no person shall make any connection to the waterworks system whatsoever without permission in writing from the Village.

#### **Interference with Service Connection**

11. No person all in any manner interfere with the service connection or make any addition or alteration in or about or turn on or off any Village curb stop valve or meter without permission in writing from the Village.

#### **Application for Installation of Service Connection**

12. All applications for the installation of service connections shall be made at the Village office by the owner(s) who shall at the time complete an agreement with the Village in the form established by the Village.
13. When an application for a service connection accompanies a building permit with a construction value greater than \$100,000 or where a parcel is being redeveloped, and the connection is 30 years old or older; a replacement or new service is required. All costs associated with the requirements of the application(s), as determined by the Village, shall be the responsibility of the owner.

### **Part 4. Discontinuance of Water Service**

#### **Discontinuance of Water Service**

14. It shall be lawful for the Village to reduce the quantity of water supplied to, or to entirely discontinue the service to any consumer who has violated any of the provisions of this Bylaw, or when, in the opinion of the Council, the public interest requires such action.
15. Any consumer wishing to have the water service discontinued either temporarily (not greater than a twelve-month period from the delivery of notice) or permanently, shall deliver a written notice to the Village and pay the fees set out in Schedule "D" to this Bylaw. In the case of permanent termination, the consumer shall give the Village not less than five (5) working days notice of the

discontinuance of the service. The notice shall be provided in writing and shall be delivered together with the fee for turning off the service to the Village office. The burden of proof of delivery of the notice shall be upon the consumer. Every consumer shall be liable for the full amount of rates chargeable for the service for five (5) days after the notice has been delivered to or received at the Village office. If no notice is provided, the rates shall be charged until a notice is given and the water turned off.

16. When a flat rate water service is discontinued upon request by a consumer in the manner described in section 15 the Village shall allow a rebate of the flat rate proportionate to the remaining portion of the current billing period, and shall cause the rebate to be entered upon the current year's water rates charges, provided that the Village shall apply the rebate first against arrears of charges owing by the owner under this Bylaw.
17. Prior to starting any demolition work the holder of a demolition permit shall apply for and pay the fees set out in Schedule "D" to this Bylaw, to temporarily or permanently discontinue the water service connection. Failure to make application shall be subject to the fines prescribed in this Bylaw.

#### **Reconnection of Service Connection**

18. When any service has been discontinued from any parcel for non-payment of rates or violation of any of the provisions of this Bylaw, the Village may, before reconnection is made to the parcel, require payment of the fees set out in Schedule "D" to this Bylaw and all service charges owing by the owner under this Bylaw as well as the monthly flat rate prescribed in Schedule "A", if applicable. The Village shall allow a reduction of the fee proportionate to the remaining portion of the current year at the date of the reconnection. The Village shall cause the flat rate, or part thereof, together with service charges, to be entered in the current year's water rates roll.
19. When any service has been discontinued from any parcel for reasons not requiring a plumbing permit, at the request of the consumer, the Village may, before reconnection is made to the parcel, require payment of the fees set out in Schedule "D" to this Bylaw and all service charges owing by the owner under this Bylaw as well as the annual flat rate service fee prescribed in Schedule "A". The Village shall allow a rebate of the fee proportion to the remaining portion of the current year expired at the date of the application for reconnection. The Village shall cause the flat rate or part thereof, together with service charges, to be entered in the current year's water rates roll.
20. No person shall turn on any service which has been turned off by the Village and should any service be turned on by any person other than an employee of

the Village, fines, as prescribed in this Bylaw shall apply. Further, the service shall be deemed to have been continued from the date it was turned off and the owner shall be liable accordingly for payment of the user rates from that date. Any resulting damage from the service being turned on shall be the responsibility of the owner.

## **Part 5 - Responsibilities of the Public, Owner and Consumer**

### **Obstruction or Destruction of the Water System**

21. No person shall destroy, or damage in any manner any hydrant, standpipe, meter, valve or other fixture or any property of the systems.
22. No person shall obstruct, at any time, or in any manner, the access to any hydrant, standpipe, valve, meter or other fixture connected with the water system, by placing thereon or in the vicinity thereof, any lumber, timber, wood, brick, stone, gravel, sand or other material or thing. The Village or any employee or agent of the Village may remove the obstruction and the expense of the removal shall be charged to and paid by the offending person in addition to any other penalty imposed by this Bylaw.
23. No person shall bury, cover or obstruct the water shut off and/or meter to a parcel. The Village will take reasonable efforts to locate a shut-off and/or meter. The Village may remove the obstruction and the costs associated with the removal and reinstatement of the water shut off and meter shall be charged to and paid by the owner.

### **Maintenance of Private Water Service**

24. It is the duty of every consumer to ensure that all taps, fittings and appurtenants connected with the service within the existing parcel of land are good and sufficient and installed and connected in accordance with the requirements the Village. The Village or any agent or employee of the Village shall refuse to turn on the water to any existing premises and may discontinue service to any existing premises should the provisions not be complied with to the satisfaction of the Village. All persons shall maintain in good order and repair the service pipes, valves, meters, and meter boxes, plumbing and other fixtures located on the parcel.
25. Every consumer shall provide for each service connection to the consumer's parcel of land a strainer and a pressure-reducing valve upon the Village's request.

### **Right of Inspection**

26. Every person to whom water is supplied under this Bylaw shall at all reasonable times and with reasonable notice allow and permit the Village or agent or employee to enter into and upon premises in respect of which water is supplied, for the purpose of inspecting the water pipes, connections, fixtures, taps, meters and any other apparatus used in connection with the water system.

### **Wastage of Water**

27. Any consumer deliberately wasting water shall be guilty of a violation of this Bylaw.
28. If any consumer on a flat rate service allows water to run to waste, whether willfully or by permitting pipes, taps, toilets or other fixtures and means of distributing or storing water to remain in disrepair, or by any device or for any change in the use of the premises, increases the amount of water consumption or expedites the rate of water usage, the person shall be guilty of a breach of this Bylaw. In addition to the penalty provided for in this Bylaw, it shall be lawful for the Village to require that, as a condition of further and future service, a meter be installed on the service connection at the expense of the Owner and the rates payable by the consumer from the date on which the meter is installed shall be in accordance with Schedule "B" to this Bylaw.
29. If any pipes, connections, fixtures, taps, meters or other fixtures used in connection with the supply of water to premises are found to be leaking or defective, or if any wastage of water is found to exist, notice in writing shall be given by the Village requiring the person owning or using the premises, to remedy the defects or leaks or to stop the wastage. If the requirements are not fulfilled within seventy-two (72) hours from serving the notice, the water supply to the premises may be shut off and the person owning or using the premises shall be guilty of a breach of this Bylaw.

### **Part 6 - Prevention of Contamination**

#### **Contamination, Cross Connection and Backflow Prevention**

30. No person shall allow water, waste water, or any harmful liquid or substance, to enter any part of the waterworks system, including any water service or any fire hydrant or standpipe.
31. No person shall connect, cause to be connected, or allow to remain connected, any piping fixture, fitting, container, appliance or cross connection that could cause or allow drinking water quality, the service, or a private service to become contaminated, degraded or polluted in any way.

## **Part 7 – Water Meters**

### **Water Meter Requirements**

32. Water meters shall be installed on all water services where:
  - (a) a new service connection is made to an existing or new building or premises;
  - or
  - (b) the service connection is temporary.
33. The Council may, whenever it shall deem it advisable, compel the use of water meters by any person using or consuming water supplied by the Village and may refuse to supply water to any premises unless the person requiring the water shall first enter into an agreement to take, use and pay for the water according to the terms and conditions outlined in Schedule "B" to this Bylaw.
34. The Village shall have the right at any time to install a water meter in any existing premises at the expense of the owner and to substitute in lieu of a flat rate (whether already paid or not) a meter rate according to Schedule "B" to this Bylaw.

### **Installation of Water Meters**

35. Meters shall be installed by the Village on all water services in a manner and of such make and design as selected by the Village from time to time.
36. The cost of supplying and installing a meter, meter box, fittings and all appurtenances shall be borne by the Village, except for the installation of meters on industrial and other commercial premises which will be cost shared on an equal basis. Costs will be determined on an "actual cost" basis using the rates in Schedule "D" and the actual cost of the meter.
37. The meter rates are set out in Schedule "B" are the obligation of the owners of real property. These charges will be collected quarterly for the use of the water meters whether installed at the request of the owner or not and whether any water has been consumed in any such billing period.

### **Water Meter Rates and Credit**

38. Every consumer having a metered service shall pay for the full amount of water as registered by the meter, according to the rate applicable to the service.
39. When the Village imposes a meter on the water connection, the Village shall adjust the water rates charges accordingly and a credit shall be allowed to the consumer on the meter rate account for the balance of the flat rate proportionate to the unexpired portion of the year covered by the flat rate

payment. The balance of the meter rate shall be payable from the time the meter is installed whether during any period already paid for by the flat rate or not.

40. If a meter sticks or fails to indicate correctly the quantity of water which is passing or which has passed through it, or if the meter cannot be accessed, the Village shall be entitled to charge for the water according to the average consumption for the twelve (12) months immediately preceding the date upon which the meter was last known to be in order, or based on consumption measured by the new or repaired meter for four

#### **Responsibility for Maintenance of Water Meters**

41. The meter, including its fixtures and appurtenances, is owned and maintained by the Village.
42. The Village shall maintain and repair or replace all meters, regardless of size, when rendered unserviceable through fair wear and tear. Where replacement or repair of any meter is rendered necessary by the act, neglect, or carelessness of the owner or occupant of any premises, any expense caused to the Village shall be charged against and collected from the owner or occupant of the premises.
43. The Owner of a parcel shall maintain full and unobstructed access to the meter and meter chamber to allow the Village to read and maintain the meter.

#### **Testing of Water Meters**

44. When any consumer notifies the Village, in writing, that an account for service for any past time is excessive the Village shall arrange to have the meter tested at the consumer's expense.
45. Before making a test outlined in Section 44, the consumer requesting the test shall pay the fee in accordance with Schedule "D".

#### **Refunds on Water Meter Charges Due to Inaccuracy of Water Meter**

46. The Village will consider refunds, adjustments and/or meter repair or replacement only when the meter is registering at least a five percent (5%) inaccuracy, otherwise the meter is considered accurate.
47. If the test outlined in Section 44 shows an error in favour of the consumer, the meter testing fee shall be refunded to the consumer, the water meter will be replaced or repaired, and the consumer's account for service shall be adjusted accordingly.
48. If the test outlined in Section 44 shows an error in favour of the Village, the meter

testing fee shall be retained by the Village.

### **Part 8 - Fire Service**

49. All fire services shall be installed so that water used or which could be used for other than fire purposes, shall be metered and all costs shall be borne by the owner. The meter shall be fire rated.
50. All meters used on fire services shall be of a make and design approved by the Village.
51. For all new construction, where a fire service water main is required, a dedicated main for the sole purpose of fire fighting shall be provided by the owner with no connection to any domestic service.

### **Part 9 - Rates, Fees and Charges**

#### **Establishing Water Rates, Fees and Charges**

52. It shall be lawful for the Council from time to time to fix water rates to be paid by consumers of water for the water supplied from the works.
53. The rates which shall be payable in respect of existing flat rate services shall be in accordance with Schedule "A" to this Bylaw.
54. The rates which shall be payable in respect of metered services shall be in accordance with Schedule "B" to this Bylaw.
55. The rates types which shall be applicable in respect of designated uses shall be in accordance with Schedule "C" to this Bylaw.
56. The fees which shall be payable for requests for turning off and on of water services and water meter testing and removal shall be in accordance with Schedule "D" to this Bylaw.
57. The fees which shall be payable in respect of all service connections shall be in accordance with Schedule "D" to this Bylaw.

#### **Water Rates, Fees and Charges**

58. The rates, fees and charges enumerated in Schedules "A", "B", "C", and "D" are hereby imposed and levied for water supplied or ready to be supplied by the Village and for connections to the water mains of the Village. All rates, fees and

charges shall form a charge on the parcels of the respective owners using the water and may be recovered in the same manner and by the same means as overdue taxes including unpaid fees, rates and charges levied under Bylaw 542.

59. The Village may waive part of the connection fees if the cost is deemed excessive.
60. No rebate, refund or credit whatsoever of any moneys paid or payable for water service shall be made except as provided in this Bylaw.
61. No prepayment for any service shall prevent the amount of any increase being charged to and collected from any consumer.
62. The Village shall furnish to any consumer or ratepayer, on request, one copy of a statement showing the rates, fees and charges for the time being in force for each type of service.
63. For all new construction of strata buildings or premises to which a service connection is made during any year, the applicable user rate chargeable for that year according to Schedule "A" shall be one-half (1/2) of the full annual rate per dwelling unit. This charge will be applied at the building permit stage and will be non-refundable. The amount collected will be applied as a credit to the strata property's metered utility account.

## **Part 10 - Offences and Penalties**

### **Offences**

64. Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act, or who violates any of the provisions of this Bylaw shall be deemed to be guilty of an infraction and liable to the penalties imposed in this Bylaw.

### **Penalties**

65. Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable, on summary conviction, to a fine of not less than the sum of One Hundred Dollars (\$100.00), but not exceeding the sum of Ten Thousand Dollars (\$10,000.00).



66. Where there is an offence that continues for more than one day, separate fines may be issued for each day or part thereof in respect of which the offence occurs or continues.
67. Any person who contravenes any provision of this Bylaw is liable to the Village and must indemnify the Village from all costs, expenses, damages and injuries resulting from the contravention. This does not in any way limit any other provision or any other remedy the Village may have under this Bylaw or otherwise at law.
68. The Village may enforce compliance with the stipulations within this Bylaw or nonpayment of fines by shutting off the provision of water services being supplied to the user or discontinuing the service thereof.
69. Nothing in this Bylaw limits the Village from utilizing any other remedy that is otherwise available to the Village at law.

#### **Part 11 - Administration**

70. This bylaw hereby repeals "Village of Tahsis Water Regulations and Rates Bylaw No. 542-1, 2012 and all amendments thereto.
71. This bylaw shall come into effect upon its adoption.

This bylaw shall become effective on the \_\_\_ day of \_\_\_\_\_, 2016, upon which date Bylaw No. 542-1, 2012 shall be repealed.

READ for the first time this 5th day of April, 2016

READ for the second time this 5th day of April, 2016

READ for the third time this \_\_\_\_ day of \_\_\_\_\_, 2016

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CHIEF ADMINISTRATIVE OFFICER AND SEALED WITH THE SEAL OF THE VILLAGE OF TAHSIS.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 581 duly passed by the Council of the Village of Tahsis on the \_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Chief Administrative Officer

## VILLAGE OF TAHSIS

### SEWER REGULATIONS AND RATES BYLAW NO. 582, 2016

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**A Bylaw to regulate connections, and use of the sanitary sewerage system and to impose connection charges, inspection fees, user rates and maintenance charges for the use of sewers**

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THE COUNCIL OF THE VILLAGE OF TAHSIS, in open meeting assembled, ENACTS AS FOLLOWS:

#### **Part 1 - Citation and Definitions**

1. This bylaw may be cited as the "Sewer Regulations and Rates Bylaw, No 582, 2016".
2. In this bylaw the definitions set out in the British Columbia Building Codes 2012 and the following definitions shall apply:
  - a) "Apartment building or multiple dwelling" means any building, not being a lodging house or hotel, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied, as the home or residence of three or more families living independently or each other and doing their own cooking within their apartment or suite.
  - b) "Bed and Breakfast" means a private residence in which one or more sleeping rooms are rented out, whether or not meals are provided.
  - c) "Boarding House" means any building or place used primarily for sleeping quarters but does not include a Bed and Breakfast, hotel, or motel.
  - d) "Building sanitary sewer" means a pipe, including manholes and inspection chambers laid on a property connecting a service connection with a house, building or structure on a property.
  - e) "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, and shall include all premises in which any service, professional or otherwise is provided, given or made available and for which any fee, charge, rent or commission is payable, and without limiting the foregoing shall include auto courts, hotels, lodging houses, boarding houses, offices, places of entertainment or amusement, tent camping grounds, marinas and mobile home parks.

- f) "Commercial Unit" means any business which is operated separately from any other business on or within commercial premises.
- g) "Connection Charge" means the amount due and owing to the Village for the installation and construction of a service connection as set out in Schedule "B" to this Bylaw.
- h) "Council" means the Council of the Village of Tahsis.
- i) "Director of Infrastructure and Operations" means the Director of Infrastructure and Operations or his or her appointed delegates, assistants or representatives.
- j) "Dwelling Unit" means one or more habitable rooms which constitute one self-contained unit used or intended to be used for living and sleeping purposes for which is provided:
  - 1. cooking equipment or the facilities for the installation of cooking equipment; and
  - 2. one or more bathrooms with a toilet, wash basin and shower or bath
- k) "Guest House" shall mean a single family residence which is rented for accommodation, but shall not include a Bed and Breakfast, hotel, motel, or boarding house.
- l) "Hotel" means a building occupied as the temporary accommodation of individuals who are lodged there with or without meals and in which there are more than five (5) sleeping rooms with no cooking equipment or facilities in the rooms.
- m) "Independent Mobile Home" means a mobile home equipped with a toilet and a bathtub or shower, waste from both of which is disposed directly into a sewer through a drain connection.
- n) "Inspector" means the Building Inspector of the Village or his or her delegate.

- o) "Mobile Home" means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections;
- p) "Mobile Home Park" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures, homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for the mobile home park.
- q) "Motel" means a group of furnished rooms or separate buildings providing sleeping and parking accommodation for tourists and commonly known as tourist cabins or motor courts, as distinguished from furnished rooms in an existing residential building.
- r) "Normal Use" means water used for essential purposes including household sanitation, human consumption and food preparation and water needed for commerce and industry, other than that required for firefighting purposes. "Other" shall mean all categories as listed in "Schedule A" of this bylaw, but not including Residential 1.
- s) "Owner" means an owner of a parcel or real property including:
- the registered owner of an estate in fee simple;
  - the tenant for life under a registered life estate;
  - the registered holder of the last registered agreement for sale; and
  - the holder or occupier of land in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter* and amendments thereto
- t) "Rate" means the price or sum of money to be paid by any consumer for any water supplied or made available.
- u) "Sanitary Sewerage System" means all sanitary sewer works, sewage facilities and all appurtenances thereto, including sewer mains, sewage outfalls, service connections, sewage lift stations, force mains, siphons and treatment facilities owned, controlled, maintained and operated by the Village for collecting and transporting waste.
- v) "Service Connection" means a service pipe from the sewer to the property line of a parcel and includes an inspection chamber.

- w) "Sewage" means water carried wastes from residence, business buildings, institutional and industrial establishments, and shall include:
  - a) Industrial waste
  - b) Sanitary waste exclusive of industrial wastes; and
  - c) The discharge of stale swimming pool water

## **Part 2 - General Provisions**

- 3 Council may from time to time amend this bylaw in whole or in part and may without limiting the generality of the foregoing establish or amend policies, criteria, rates and fees.
- 4. The Schedules attached are an integral part of this bylaw.

### **Applicability**

- 5. This bylaw shall apply to the sanitary sewerage system owned and operated by the Village.

### **Role of the Director of Infrastructure and Operations**

- 6. The Director of Infrastructure and Operations shall have charge of rating of all buildings and premises supplied with the water and also have charge and control of all properties and works in connection with the water system and of all connected engineering and mechanical work.

### **Supply of Sewer throughout the Village**

- 7. It shall be lawful for the Village to supply sewer services to the inhabitants of the Village who can be served from the Village's sanitary sewerage system and the provisions of the bylaw shall extend to and be binding upon all persons so served.
- 8. Every owner of real property which abuts a street, lane or other public right-of-way upon or under which there is a sanitary sewerage system, or is within 50m of a sanitary sewerage system, and where this is a building or structure on the property, shall connect the building or structure to the sanitary sewerage system in the manner prescribed by this bylaw.

### **Village not Liable for Failure of Sanitary Sewerage System**

- 9. The Village shall not be liable for the failure of the water supply due to an accident or damage to the water system or for excessive pressure or lack of pressure or any temporary stoppage on account of alterations or repairs, whether the failure arises from the negligence of any person in the employ of the Village or any other person or through natural deterioration or obsolescence of the Village's system.

### Part 3 - Service Connections

#### **Application Process for a Service Connection**

10. All applications for service connections must be made in writing to the Village by the owner(s) in the form established by the Village.
11. Every application for a service connection must be accompanied by the applicable connection charge.
12. The Village will direct the installation and construction of a service connection be commenced within ninety (90) days of approval of the application.
13. When an application for a service connection accompanies a building permit with a construction value greater than \$100,000 or where a parcel is being redeveloped, the following shall apply to the service connection and the building sanitary sewer:
  - a) if either the service connection or the building sanitary sewer is 30 years old or older, a replacement or new service is required;
  - b) all no-corrode, asbestos cement or clay service pipes of any age or condition shall be replaced;
  - c) any shared service connections and building sanitary sewer shall be replaced; and
  - d) all costs associated with the above are the responsibility of the owner.

The Village may waive part of the above requirements if the Village deems the cost of the replacement excessive.

#### **Specific Prohibitions**

14. No person may uncover, connect, or attempt to connect or be allowed to be connected or remain connected to a service connection or to a sewer, parcel or premises otherwise than in accordance with this bylaw.
15. The owner of a parcel that is connected to a service connection or to a sewer without first making the appropriate application to and obtaining approval from the Village or without paying the applicable charges is in contravention of the bylaw. In addition to any penalty that may be applied, the building sanitary sewer may be disconnected and the service stopped or closed. The Village may also establish conditions and requirements which the owner must fulfill before the service can be reinstated.

16. No person shall bury, cover or obstruct, at any time, or in any manner, the access to any manhole, inspection chamber, or other fixture connected with the sanitary sewerage system. The Village may remove the obstruction and the costs associated with the removal and reinstatement of the sanitary sewerage system will be charged to and paid by the owner.
17. No person will accept or emit waste or other material or substances, or, permit them to be brought in or discharged from properties, places or persons other than the waste generated within the property to which the service is provided.
18. Except as otherwise approved by the Village, no work of any kind connected with the sanitary sewerage system is permitted to be done by any person other than an employee or agent of the Village.

#### **Building Sanitary Sewer**

19. Every owner shall construct building sanitary sewers in compliance with the current B.C. Building Code and shall operate and maintain the building sanitary sewer including any blockages.
20. All materials, fixtures or devices used or entering into the construction of plumbing systems or parts must conform to the minimum applicable standard in the BC Building Code unless otherwise provided for in this Bylaw.
21. If after receiving written notice from the Village, the owner does not operate and maintain the building sanitary sewer, an agent or employee of the may enter the parcel to undertake the necessary repairs and /or replacements. The actual cost of this is recoverable by the Village and shall be paid by the owner in full. The Village shall be entitled to recover actual cost from the owner in the same manner as Village taxes.

#### **Right of Inspection**

22. Every owner and occupier of premises to which a service connection has been installed must allow and permit the Village and all associated inspection equipment, to enter into or upon the real property and premises for the purpose of inspecting the premises including the building sanitary sewer and related apparatus to ensure the terms of this bylaw are being complied with.

#### **Part 4 - User Charges**

##### **User Charges**

23. The charges enumerated in Schedule "A" are hereby imposed and levied by the Village to every owner of real property which is directly or indirectly served by the Village's sanitary sewerage system. Every owner of real property which is



served by the Village's sanitary sewerage service must pay a user charge as determined by the Village.

24. The rates, fees and charges enumerated in Schedule "A" is hereby imposed for connections to the sanitary sewerage system of the Village. All rates, fees and charges shall form a charge on the parcels of the respective owners using the sanitary sewerage system and may be recovered in the same manner and by the same means as overdue taxes.

## **Part 5 - Offences and Penalties**

### **Offences**

25. Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act, or who violates any of the provisions of this Bylaw shall be deemed to be guilty of an infraction and liable to the penalties imposed in this Bylaw.

### **Penalties**

26. Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable, on summary conviction, to a fine of not less than the sum of One Hundred Dollars (\$100.00), but not exceeding the sum of Ten Thousand Dollars (\$10,000.00).
27. Where there is an offence that continues for more than one day, separate fines may be issued for each day or part thereof in respect of which the offence occurs or continues.
28. Any person who contravenes any provision of this Bylaw is liable to the Village and must indemnify the Village from all costs, expenses, damages and injuries resulting from the contravention. This does not in any way limit any other provision or any other remedy the Village may have under this Bylaw or otherwise at law.
29. The Village may enforce compliance with the stipulations within this Bylaw or nonpayment of fines by shutting off the provision of sanitary sewerage services being supplied to the user or discontinuing the service thereof.
30. Nothing in this Bylaw limits the Village from utilizing any other remedy that is

otherwise available to the Village at law.

**Part 11 - Administration**

- 70. This bylaw hereby repeals "Village of Tahsis Sewer Regulations and Rates Bylaw No. 543, 2008" and all amendments thereto.
- 71. This bylaw shall come into effect upon its adoption.

This bylaw shall become effective on the \_\_\_ day of \_\_\_, 2016, upon which date Bylaw No. 543 2008 and its amendments shall be repealed.

READ for the first time this 5<sup>th</sup> day of April, 2016

READ for the second time this 5th day of April, 2016

READ for the third time this \_\_\_ day of \_\_\_\_\_, 2016

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CHIEF ADMINISTRATIVE OFFICER AND SEALED WITH THE SEAL OF THE VILLAGE OF TAHSIS.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 582, 2016 duly passed by the Council of the Village of Tahsis on the \_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Chief Administrative Officer

**Village of Tahsis, Sewer Regulations  
and Rates Bylaw**

Categories	Schedule "A" Flat Rates	Annual Fee
	<i>NOTES</i>	
Dwelling Unit		
Dwelling unit per unit single family, duplex unit,, apartment, suites, Guesthouses, condos		240.00
Mobile Home Park per pad with mobile home		240
Bed and Breakfasts, Boarding, Lodging and Rooming Houses		240
plus per room		120.00
Hotels and Motels		240.00
plus per room for rent		120.00
Restaurants, cafes, dining rooms, pubs		816
Churches		240.00
Industrial premises		276
plus per square foot		0.11
Schools		240
plus per classroom		84
Clubs, non-profits		240.00
Home based businesses		240
plus		84
Retail premises		276.00
plus per square foot gross area		0.11
Garage and service station		312.00
Campgrounds per site		36.00
Sani-stations		336.00
Other commercial		312.00

Janet St. Denis

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**Subject:** FW: Thank you to village council and staff

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**From:** Stephanie Olson [REDACTED]

**Sent:** Saturday, March 19, 2016 3:04 PM

**To:** Mark Tatchell

**Subject:** Thank you to village council and staff

Please include this message in the correspondence for the next council meeting.

Dear Mayor, village councilors, staff and crew:

Thank you all ever so much for implementing the maintenance bylaw on March 18 and making some very positive improvements to our village. I was doubtful if it would all happen but am ever so pleased it did. I think there is further work to be done and it is now obvious that the maintenance bylaw can make it happen.

Stephanie Olson