

DISTRICT OF SOOKE
BYLAW NO. 150

**CONSOLIDATED FOR REFERENCE
JUNE 29, 2011**

Bylaw No. 150, Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003

Bylaw No. 243, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-1)*
Bylaw No. 402, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-2)*
Bylaw No. 446, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-3)*
Bylaw No. 484, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-4)*
Bylaw No. 487, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-5)*
Bylaw No. 497, *Sooke Core Sewer Specified Area Cost Recovery Amendment Bylaw (150-6)*.

A bylaw to impose a parcel tax and a sewage generation charge for the years 2006 to 2026 to cover the capital and operating cost of the community sewer system for the Sooke core area.

Under sections 360, 360.1 and 646(4) of the *Local Government Act* a council may, by bylaw, impose a parcel tax within a specified area for the purpose of paying the cost of a specified area service under section 646(1) of the *Local Government Act* and direct the preparation of an assessment roll for the purposes of imposing that parcel tax.

Under sections 363 and 646(4) of the *Local Government Act*, a council may, by bylaw, impose a charge for the purpose of paying the cost of a specified area service under section 646(1) of the *Local Government Act*.

The Council considers it desirable to impose a parcel tax and a charge for the purpose of recovering the cost to the District of Sooke of the construction and operation of the community sewer system authorized by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*.

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This Bylaw is cited as the *Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003*.

Sooke Core Sewer Specified Area Assessment Roll

2. The Director of Finance for the District of Sooke is directed to prepare an assessment roll for the purposes of imposing the parcel tax levied under this Bylaw.

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3. The basis on which the parcel tax is imposed under this Bylaw using the assessment roll under section 2 of this Bylaw is a single amount for each parcel, or group of parcels if such parcels are combined under the *Assessment Act*.

Parcel Tax

4. (1) A parcel tax on the basis of a single amount of \$515 for each parcel is imposed for the years 2011 to 2026 on each parcel within the Sooke core sewer specified area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*; (amended by BYLAW 487, May 9, 2011)
- (2) A parcel tax on the basis of a single amount of \$247.50 for each parcel is imposed for the year 2006 on each parcel within the Sooke core sewer specified area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*. (amended by BYLAW 243 March 6, 2006)

Sewage Generation Charge

5. A charge is imposed for the years 2006 to 2026 on each parcel within the Sooke Core Sewer Specified Area established by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*.
6. The charge under section 5 of this Bylaw is based on the use of a parcel determined on January 15 of each year and as set out in Schedule A to this Bylaw.
7. (1) The charge under section 5 of this Bylaw for the years 2011 to 2026 is \$515 for each dwelling unit equivalent greater than one as set out in Schedule A to this Bylaw.” (amended by BYLAW 487, May 9, 2011)
- (2) The charge under section 5 of this Bylaw for the year 2006 is \$247.50 for each dwelling unit equivalent greater than one as set out in Schedule A to this Bylaw. (amended by BYLAW 243 March 6, 2006)
8. The charge under section 5 must be paid to the District of Sooke on or before July 2 each year for the years 2006 to 2026.
9. If the charge under section 5 of this Bylaw is not paid in full when due, the unpaid balance of the charge shall be added to the property taxes on the parcel in the year when the charge is due, and shall be collected as taxes in arrears.

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General Provisions

10. The parcel tax and charge imposed by this Bylaw are for the purpose of meeting the cost to the District of Sooke of the construction and operation of the community sewer system authorized by Bylaw No. 147, *Sooke Core Sewer Specified Area Bylaw, 2003*.
11. The Council may advance sums required for the repayment of the debt authorized by Bylaw No.148, *Sooke Core Sewer Specified Area Borrowing Bylaw, 2003* and the operating of the community sewer system until the collection of taxes and charges imposed under this Bylaw are received, and may repay the general funds of the District of Sooke as taxes and charges are collected.

Introduced and read a first time the 27th day of October 2003.

Read a second time the 27th day of October 2003.

Read a third time the 10th day of November 2003.

Adopted on the 23rd day of December 2003.

JANET EVANS
Janet Evans
Mayor

TOM DAY
Tom Day
Chief Administrative Officer

Schedule A
SEWAGE GENERATION CHARGE
 (amended by BYLAW NO. 497, June 27, 2011)

PARCEL USE	DWELLING UNIT EQUIVALENT*
Residential	
One Family Dwelling	1.0
One Family Dwelling with One Suite	1.7
One Family Dwelling with Bed and Breakfast	1.0 plus 0.25 per bed and breakfast unit
Two Family Dwelling Unit	2.0
Multifamily (parcel with three or more dwelling units), including townhouse and apartment	1.0 per dwelling unit
Assisted Living, as defined the District of Sooke zoning bylaw	0.7 per living unit
Manufactured Homes	1.0 per pad or dwelling
Institutional	
Hospital	0.85 per bed
Community Care Facility, as defined by the <i>Community Care Facility Act</i>	0.6 per bed
Not for Profit Community Care Facility, as defined by the <i>Community Care Facility Act</i>	1.0 per 750 litres per day of sewage flow as determined by the Municipal Engineer*
Schools	1.0 per 750 litres per day of sewage flow as determined by the Municipal Engineer*
Churches and Community Halls	1.0
Commercial	
Offices, including professional and medical	1.0 per 200 square metres of office area
Shopping Centres (excluding cafes and laundries)	0.8 per 1000 square metres of enclosed sales area
Retail	0.9 per ten workers
Restaurants and Cafes	0.7 per 10 square metres of dining area
Bars and Pubs (liquor primary licence)	1.0 per 10 square metres of customer seating area
Laundries	0.6 per washing machine
Factories	0.6 per 10 workers
Service Stations	0.1 per pump hose
Hotel and Motel	0.43 per room
Other Uses	1.0 per 750 litres per day of sewage flow as determined by the Municipal Engineer*

* Equivalent conversion criteria generally based on *Health Act Sewage Disposal Regulation*. Minimum of 1.00 Dwelling Unit Equivalent per parcel.

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