

City of Chilliwack

Bylaw No. 2704

A bylaw to provide for fees for the use of the Eastern Hillside sanitary sewer

WHEREAS, Section 363 of the *Local Government Act* provides that Council may impose a fee in relation to a service provided by the City;

AND WHEREAS the City is providing the service of a trunk sanitary sewer for the Eastern Hillside area of the City;

THEREFORE the Council of the City of Chilliwack in open meeting assembled, enacts as follows:

1. This bylaw may be cited as **“Eastern Hillside Sanitary Sewer Fee Bylaw 2000, No. 2704”**.

2. **INTERPRETATION:**

In this bylaw:

“Commercial Use” means office, retailing, restaurant, personal service and professional service uses; (AB #2735)

“Connection” means a sewage disposal line which connects a parcel to the Eastern Hillside Sewer either directly or through other sewer lines or mains;

“Dwelling Unit” means a self-contained residential unit with a cooking facility, designed or used for the accommodation of only one person or family;

“Eastern Hillside Area” means all land that is located within the area that is outlined in black and shaded on the plan attached as Schedule “A” to this Bylaw;

“Eastern Hillside Sewer” means the trunk sanitary sewer works (including associated sewer treatment plant upgrades) constructed by the City to serve the Eastern Hillside Area and specifically described in Schedule “B” to this Bylaw;

“Fee” means the fees levied under Section 3 and 4 of this Bylaw;

“Gross Floor Area” means the combined area of all floors within a building, including any basement or cellar, measured to the inside surface of the exterior walls of the building, but excluding areas used only for vehicle parking, elevator shafts, stairwells and heating and ventilating fixtures, and crawl spaces less than 1.5 metres in height;

“Industrial Use” means manufacturing, production, assembly, testing, warehousing, distribution or storage of products (including information technology) and materials;

“Institutional Use” means a non-profit cultural, recreational, social religious, governmental, public hospital or educational use, and also includes a use in any building or structure that is served by Eastern Hillsides Sewer and which is not a residential, commercial or industrial use; (AB #2735)

“Parcel” includes a parcel under the Land Title Act and a strata lot under the Strata Property Act.

SEWER SERVICE FEE

- 3.** *The Owner of every parcel within the Eastern Hillsides Area which is connected to the Eastern Hillsides Sewer, directly or indirectly, shall pay the City a fee of:*
- (1) \$3,684.00 for each dwelling unit that exists on the parcel or is authorized by a building permit that has been issued in respect of the parcel;*
 - (2) \$8.18 for each square metre of gross floor area that exists on the parcel or is authorized by a building permit that has been issued in respect of the parcel, and which is used or will be used for Commercial or Institutional Use; and,*
 - (3) \$4.68 for each square metre of gross floor area that exists on the parcel or is authorized by a building permit that has been issued in respect of the parcel, and which is used or will be used for Industrial Use. (AB #3553)*

SERVICE CONNECTION FEE

- 4.** *In addition to the Sewer Service Fee as described above, any property connecting to the Eastern Hillside Sanitary Sewer shall pay to the City a service connection fee as established in the Sanitary Sewer System Regulation Bylaw, in force from time to time. (AB #2838)*

SEWER SERVICE FEE AFTER CONNECTION

- 5.** *When an additional building is constructed on a parcel after the parcel is connected to the Eastern Hillsides Sewer and payment of the fee imposed by Section 3, or the gross floor area of a building is increased after the parcel is connected, a further fee *calculated on the same basis* as the fees imposed by Section 3 shall be paid in respect of the new construction. (AB #2735)*

PAYMENT OF FEE

- 6.** *The fee imposed by Section 3 shall be paid prior to the issuance of a Building Sewer Permit or prior to the installation of a Connection to the parcel, whichever comes first. The fee imposed by Section 4 shall be paid prior to the issuance of a building permit for a new building or an addition to an existing building.*

NON-PAYMENT

7. If the Fee is not paid in full when due, the unpaid balance of the Fee shall be added to the property taxes on December 31 of the year when the Fee is due, and shall be collected as taxes in arrears.

PURPOSE OF THE FEE

8. The Fee shall be used by the City to pay the capital costs of the Eastern Hillsides Sewer, including the costs of borrowing associated with the provision of the Eastern Hillsides Sewer.

OTHER REGULATIONS

9. The Eastern Hillsides Sewer shall form part of the City’s sanitary sewer system and all regulations related to the use of that system shall be applicable.

“Eastern Hillsides Sanitary Sewer Fee Bylaw 2000, No. 2704” adopted on the 14th day of November, 2000.

Amendment Bylaw No. 2735 adopted on the 15th day of January, 2001.

Amendment Bylaw No. 2838 adopted on the 3rd day of June, 2002.

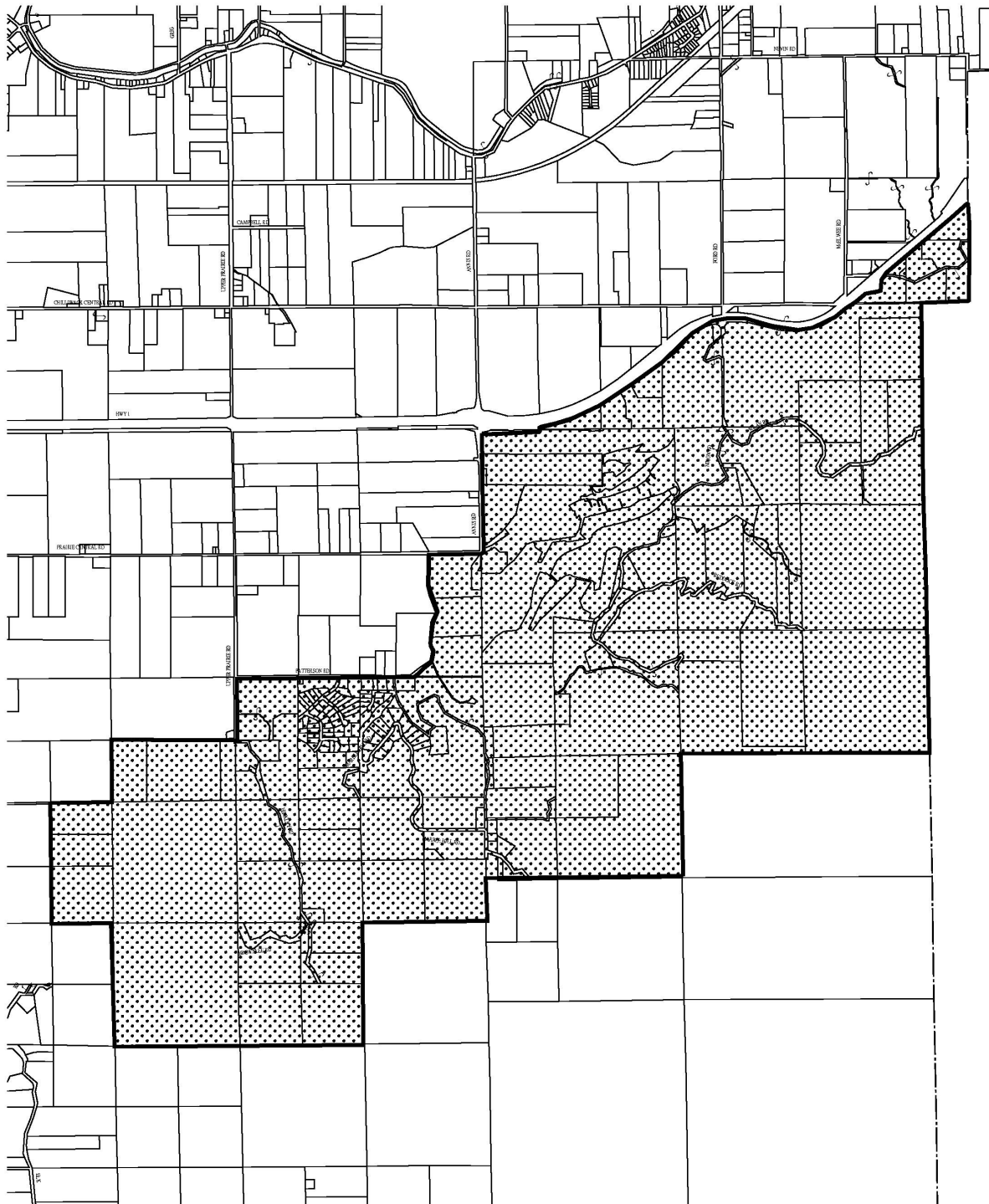
Amendment Bylaw No. 3553 adopted on the 7th day of July, 2008.

“Clint Hames”

Mayor

“D.W. Hampson”

Clerk



CITY OF CHILLIWACK

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SCALE 1: 35000

“Eastern Hillside Sanitary Sewer Fee Bylaw 2000, No.2704”
Schedule “A”

 EASTERN HILLSIDES

“Eastern Hillside Sanitary Sewer Fee Bylaw 2000, No. 2704”

Schedule “B”

1. The Eastern Hillside Sewer includes all force mains, gravity mains, lift stations, and related infrastructure required to extend sanitary sewer services from the City of Chilliwack’s sanitary sewage collection system to the following Eastern Hillside locations:
 - (4) Prairie Central Road and Annis Road;
 - (5) Annis Road in the vicinity of Hackbrown Road; and,
 - (6) 7400 Marble Hill Road.
2. In addition, the proportional share of upgrading costs to the City’s existing “downstream” sanitary sewer collection system and Water Pollution Control Plant is part of the Eastern Hillside Sewer.