

City of Powell River



Sewage Treatment and Disposal System

Bylaw 2732, 2023

Adopted: October 19, 2023

Office Consolidation

This document is an office consolidation of Sewage Treatment and Disposal System Bylaw 2732, 2023 with subsequent amendments adopted by the City of Powell River. All persons making use of this consolidation are advised that it has no Council sanction and amendments have been incorporated only for convenience of reference. For all purposes of interpretation and application, the original bylaws should be consulted. The City of Powell River will, in no event, be liable or responsible for damages of any kind arising out of the use of this Office Consolidation.

This is not the official version of Sewage Treatment and Disposal System Bylaw 2732, 2023, as amended, nor is it admissible in a court of law. For such purposes, official certified copies of the original bylaws can be obtained from City Hall by contacting Administrative Services in advance at: legislativeassistant@powellriver.ca

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted or In Force
2791		Clarifies definitions and amends rates	March 19, 2026

CITY OF POWELL RIVER
BYLAW 2732, 2023

A bylaw to establish frontage tax rates for the repayment of construction costs and operation costs of the City of Powell River Sewage Treatment and Disposal System

The Council of the City of Powell River in an open meeting assembled enacts as follows:

1. This Bylaw may be cited as "Sewage Treatment and Disposal System Bylaw 2732, 2023".
2. For the purposes of this bylaw:
 - (a) "Assessor" and "Collector" means the persons appointed to these offices by Council and shall include any person or persons for the time being acting as such.
 - (b) "Council" means the Council of the City of Powell River.
 - (c) "City" means the City of Powell River.
 - (d) "Mobile Home Pad" means a portion of a Mobile Home Space, designated, designed and prepared for the support and anchoring of a mobile home.
 - (e) "Mobile Home Park" means land used or occupied for the purposes of providing spaces for the accommodation of mobile homes.
 - (f) "Mobile Home Space" means an area of land for the installation of one mobile home with permissible additions.
 - (g) "Owner" means the registered owner of an estate in fee simple or the holder of a registered agreement for sale.
 - (h) "Sewage Treatment and Disposal System" means all capital improvements, capital and non-capital equipment, personnel and systems required for sewage treatment and disposal within the Sewage Treatment and Disposal Area¹.
 - (i) "Sewage Treatment and Disposal Area" means the entire area of the City².
3. There shall be raised, levied and collected, an annual tax per foot frontage on all rateable land or real property within the City sewage treatment and disposal area³ which is served or capable of being served by the sewage treatment and disposal system⁴ provided however, that corner lots shall be deemed to have the frontage of their shorter road boundary, notwithstanding that services may, for convenience, be given to a point on the longer road boundary. Where the rateable land comes into existence before the annual tax roll is struck, it will be levied and charged the annual fee, and where the rateable land comes into existence after the tax roll is struck, the charges will be levied for the year immediately following. The rates are as follows.

Annual Tax per Foot of Frontage	2026⁵
\$/Foot of Frontage	\$3.88

¹ Amendment Bylaw 2791
² Amendment Bylaw 2791
³ Amendment Bylaw 2791
⁴ Amendment Bylaw 2791
⁵ Amendment Bylaw 2791

4. Where the frontage of any lot (with exceptions) is less than sixty (60) feet the said frontage shall be calculated on a minimum of sixty (60) feet, and where any lot (with exceptions) has a greater frontage than one hundred twenty (120) feet, the said frontage shall be calculated on a maximum of one hundred twenty (120) feet.
5. Notwithstanding Sections 3 and 4 above:
 - (a) Where a lot has improvements of not less than two (2) dwelling units but not more than four (4) dwelling units, either strata-titled or rental accommodation, the frontage for each unit is sixty (60) feet;
 - (b) Where the lot has improvements that are strata-titled and has more than four (4) dwelling units, the frontage for each unit is fifty (50) feet;
 - (c) Where the lot has improvements of more than four (4) dwelling units and those improvements provide rental accommodation, including lots used as a Mobile Home Park, the frontage for each unit is twenty (20) feet.
6. The Assessor shall prepare a frontage tax assessment roll for the Sewage Treatment and Disposal Area⁶, setting forth in respect of every parcel assessed:
 - (a) The name of the Owner;
 - (b) The actual foot frontage;
 - (c) The taxable foot frontage.
7. The proceeds of the special annual charges or rates levied by this bylaw shall be set aside and shall not be deemed or taken to be a part of the revenue for the general purposes of the City and shall not be intermingled with any other funds of the City.
8. The said funds shall only be paid out and used for the following purposes:
 - (a) Payment of interest and the repayment of the principal of the debt created for sewage treatment and disposal purposes in the sewer area;
 - (b) Payment of the cost of operating and maintaining the said sewage treatment and disposal facilities;
 - (c) Repayment of any funds advanced by the City from the general reserve fund;
 - (d) Payment of the construction of, or extension to, the said sewage treatment and disposal facilities.
9. Any charge or rate remaining unpaid on December 31 of each year shall be deemed to be taxes in arrears in respect of the property in which the consumer dwells and shall be forthwith entered on the real property tax roll by the Collector as taxes in arrears.
10. If any section, subsection, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
11. This bylaw comes into effect on October __, 2023, and City of Powell River Sewage Treatment and Disposal System Charge Bylaw 2615, 2020, and its amendments are repealed effective that date.

⁶ Amendment Bylaw 2791

READ A FIRST TIME the 5th day of October 2023.

READ A SECOND TIME the 5th day of October 2023.

READ A THIRD TIME the 5th day of October 2023.

ADOPTED the 19th day of October 2023.

Ron Woznow, Mayor

Chris Jackson, Corporate Officer