

**TOWN OF COMOX**

**BYLAW NO. 1681**

**A BYLAW IMPOSING A PARCEL TAX TO PAY FOR THE COSTS OF THE LANCASTER HEIGHTS SANITARY SEWER LIFT STATION LOCAL AREA SERVICE**

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WHEREAS the Community Charter empowers the Town to impose a parcel tax, by bylaw;

AND WHEREAS the Town has adopted the Lancaster Heights Sanitary Sewer Lift Station Local Area Service Bylaw, 2008 which established a Local Area Service for the operation, repairs, maintenance, amortization, capital expenditures, and contributions to reserves for the Lancaster Heights sanitary sewer lift station, and also stated that the cost of the local area service would be recovered by a parcel tax on the parcels in the area;

AND WHEREAS the lift station was constructed and is now in operation servicing homes in the area at an estimated cost of twenty thousand dollars per year;

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw may be cited as "Lancaster Heights Sanitary Sewer Lift Station Local Area Service Parcel Tax Bylaw, 2011"

**2. Establishment of Parcel Taxes**

- (1) A parcel tax shall be levied annually within the Lancaster Heights Sanitary Sewer Lift Station Local Area Service in order to pay for the operation, repairs, maintenance, amortization, capital expenditures, and reserve contributions for the Lancaster Heights sanitary sewer lift station starting in 2012.
- (2) The parcel tax roll used to levy this parcel tax shall be the "Lancaster Heights Sanitary Sewer Lift Station Local Area Service Parcel Tax Roll".
- (3) The parcel tax shall be imposed upon the basis of a single amount for each parcel in the Local Area Service.
- (4) The parcel tax rate shall be One Hundred Sixty Five (\$165) dollars per parcel.

**3. Adoption**

- (1) READ A FIRST, SECOND AND THIRD time this 2<sup>nd</sup> day of March, 2011
- (2) THIRD READING RESCINDED this 4<sup>th</sup> day of May, 2011
- (3) READ A THIRD as amended time this 4<sup>th</sup> day of May, 2011
- (4) ADOPTED this 18<sup>th</sup> day of May, 2011

*"Paul Ives"*  
MAYOR

*"Richard Kanigan"*  
CORPORATE OFFICER

**TOWN OF COMOX**

**CONSOLIDATED BYLAW NO. 1591**

(Consolidated to March 5, 2014)

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**Please note:** This is a consolidated bylaw prepared for  
Convenience only and is not a certified copy.

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**A BYLAW TO ESTABLISH A LANCASTER HEIGHTS SANITARY  
SEWER LIFT STATION LOCAL AREA SERVICE**

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WHEREAS the Council of the Town of Comox may establish a Local Area Service that Council considers will provide a particular benefit to part of the Municipality;

AND WHEREAS the sole owner of two properties in District Lot 144 who wishes to build a sanitary sewer lift station in order to provide sanitary sewer service to a proposed subdivision on their properties has petitioned Council to establish a Local Area Service to pay for the future costs of that lift station after the responsibility for it is transferred to the Town (upon registration of subdivision);

NOW THEREFORE the Council of the Town of Comox, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw may be cited for all purposes as the “Lancaster Heights Sanitary Sewer Lift Station Local Area Service Establishment Bylaw, 2008”.

**2. Local Area Service Establishment**

- (1) The Town hereby establishes the “Lancaster Heights Sanitary Sewer Lift Station Local Area Service” to finance:
  - (a) Operation, repairs, maintenance and amortization of the Lancaster Heights sanitary sewer lift station,
  - (b) Capital expenditures for the Lancaster Heights sanitary sewer lift station,
  - (c) Contributions to reserves for the Lancaster Heights sanitary sewer lift station (including reserves for future capital upgrades, replacement, or decommissioning of it).
- (2) The boundaries of the local area service are shown in Schedule “A” attached to and forming part of this bylaw.
- (3) The cost of this local area service shall be recovered by a parcel tax on the basis of a single amount of tax levied on all the taxable properties in the local area service in accordance with section 202 (2) (a) of the *Community Charter*.

**3. Adoption**

- (1) PETITION RECEIVED FROM THE SOLE OWNER OF PROPERTY IN THE LOCAL AREA SERVICE this 23<sup>rd</sup> day of January, 2008.
- (2) PETITION CERTIFIED AS SUFFICIENT this 31<sup>st</sup> day of January, 2008.
- (3) READ A FIRST AND SECOND time this 6<sup>th</sup> day of February, 2008
- (4) READ A THIRD time this 6<sup>th</sup> day of February, 2008
- (5) ADOPTED this 20<sup>th</sup> day of February, 2008

*“Ken Grant”*

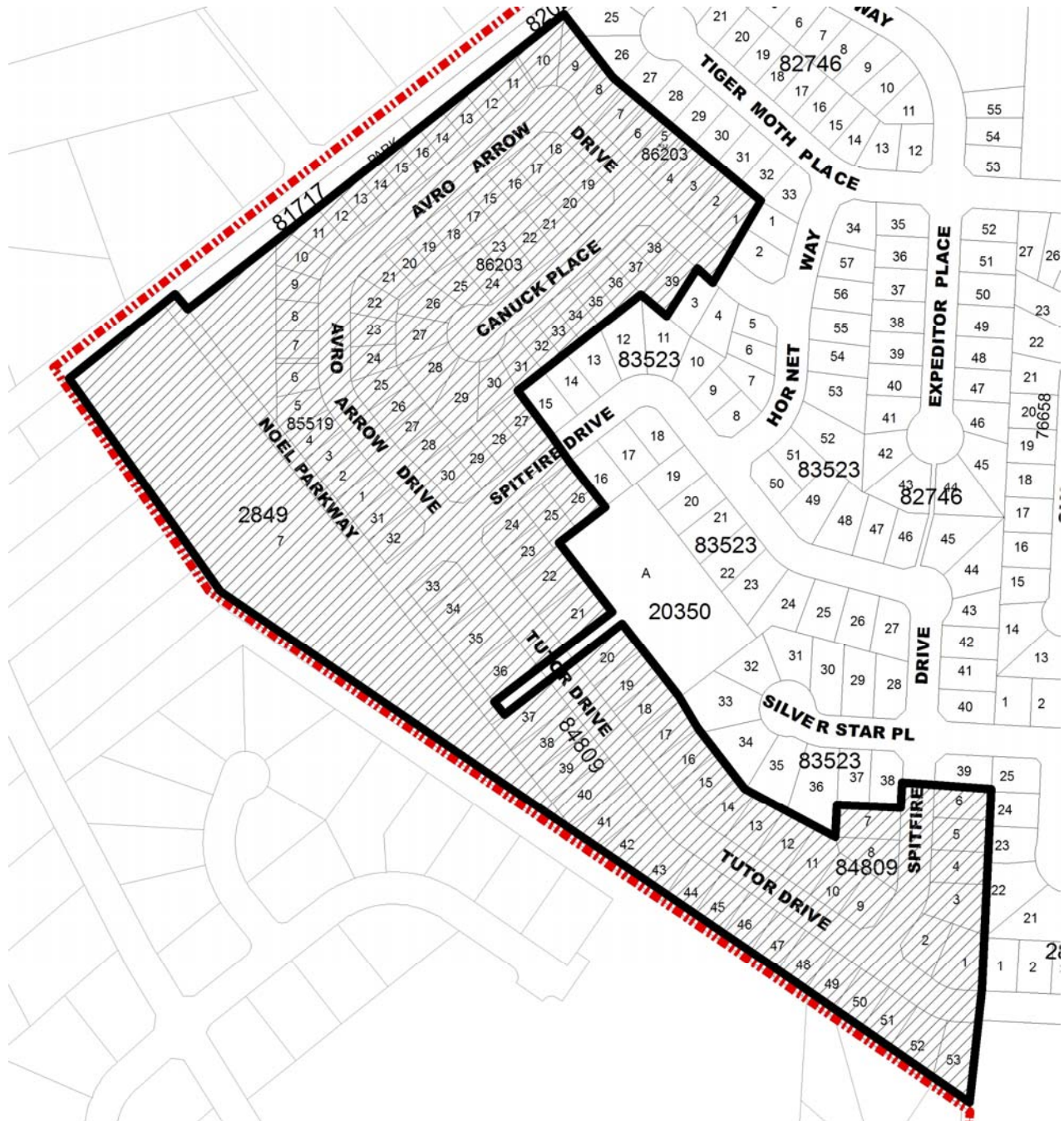
A/MAYOR

*“Richard Kanigan”*

CORPORATE OFFICER

# Schedule “A” – Lancaster Heights Sanitary Sewer Lift Station Local Area Service Boundaries

(Amended, Bylaw No. 1758, 2014)



## Lancaster Heights Sanitary Sewer Lift Station Local Area Service

(shown as outlined in bold on map)