



**DISTRICT OF SOOKE**  
**Community Sewer System Charge Bylaw**  
**BYLAW No. 952**

---

A bylaw to provide for charging users of the District of Sooke wastewater system.

---

WHEREAS the District of Sooke has adopted Bylaw 147 establishing a community sewer system;

AND WHEREAS the District of Sooke wishes to impose charges on the users of this system to pay for its operation and maintenance;

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

**1. Citation**

- 1.1. This Bylaw is cited as Community Sewer System Charge Bylaw No 952, 2026

**2. Definitions**

- 2.1. The provisions of this Bylaw are to be interpreted broadly and in a manner that is consistent with the *Local Government Act* and the *Community Charter*.

“**CRD**” means the Capital Regional District

“**District**” means the Corporation of the District of Sooke.

“**EDU**” means Equivalent Dwelling Unit

“**Equivalent Dwelling Unit**” means a notional property intended to reflect the wastewater use of one single family dwelling.

**3. Charges**

- 3.1. The District hereby imposes a charge upon all properties located within the Sooke Core Sewer Specified Area as defined in Bylaw 147 as amended.
- 3.2. The charge imposed under section 3.1 is comprised of a fixed charge per EDU as expressed in Schedule “B” of this Bylaw, and a usage charge per cubic metre of potable water delivered to the property.

- 3.3. The fixed charge per EDU, and the usage charge per cubic metre for each property shall be the values expressed in Schedule "A" of this Bylaw.
- 3.4. The measurement of potable water delivered to the property shall be defined as the potable water delivered to that property by the CRD water system, and measured and billed to that property by the CRD.
- 3.5. Charges billed under section 3.1 must be paid no later than July 2<sup>nd</sup> in each year that the charge is imposed.
- 3.6. A penalty of 10% of the unpaid charge will be added to any amount remaining unpaid after the due date.
  - 3.6.1. Despite section 3.6, this 10% penalty shall not be imposed for bills issued to consumers in the calendar year 2027.
- 3.7. The Director of Finance or designate may establish options for payment schedules at their discretion.
- 3.8. If the charges billed under section 3.1 are not received by the end of the calendar year in which they are due, the unpaid balance including any penalties imposed will be added to the property taxes of the parcel in question under section 258 of the *Community Charter*.

#### **4. Appeals**

- 4.1. If a consumer believes that their sewer charge is inaccurate due to an error in their water meter reading, the consumer may appeal to the Director of Finance and request a reduction.
- 4.2. Any appeal made under section 4.1 must include proof that the consumer has also appealed to the CRD to have their water bill amended.
- 4.3. If a consumer believes that their sewer charge is inaccurate because their water usage does not reflect their sewer usage, the consumer may appeal to the Director of Finance and request a reduction.
- 4.4. Any appeal made under section 4.3 must include proof that the water use measured is being diverted away from, and does not reflect contributions to, the District wastewater system.
- 4.5. If a consumer believes that their sewer charge is inaccurate due to an incorrect property classification, or calculation of EDUs, the consumer may appeal to the Director of Finance and request a reduction.

- 4.6. Any appeal made under section 4.5 must include proof that the property classification or EDU calculation was incorrect.
- 4.7. Any appeal for any ground under section 4 must be made within thirty (30) calendar days of the delivery of the utility bill that they are appealing.
- 4.8. If an appeal is made under any grounds in section 4, the Director of Finance or designate may reduce the charge owing if they are satisfied in their professional opinion that the charge did not accurately reflect the load being placed on the District wastewater system, or was imposed due to an error in administration, property information, property use, or EDU count.
- 4.9. The Director of Finance or designate may not reduce or waive any charge which has been correctly imposed in accordance with this Bylaw.

## **5. Pro-rated fees**

- 5.1. Where a property, dwelling unit, building or other use is subject to subdivision, a change in the number of EDUs on the lot, or any other change which would result in a different bill being issued for the property, the Director of Finance is authorized to issue new bills as appropriate to the affected consumers.
- 5.2. Bills issued under section 5.1 must be paid within 30 calendar days of issuance.
- 5.3. If a property is not connected to the Sooke Community Sewer System for the full calendar year, the fixed charge shall be calculated to the end of December 31 in that year by pro-rating the charge specified to the nearest day based on the earliest of:
  - 5.3.1. The date the occupancy permit is issued
  - 5.3.2. The date the unit is first occupied
  - 5.3.3. The date the unit is connected to and begins using the sewer system.

## **6. Effect**

- 6.1. This Bylaw comes into effect on January 1, 2027.

## **7. Severability**

- 7.1. If any section, subsection, paragraph, clause, phrase or word within this Bylaw is for any reason held to be invalid by the decision of a court of

competent jurisdiction, the offending text shall be severed and removed to the extent of the finding, and such decision does not affect the validity of the remaining portions of this Bylaw.

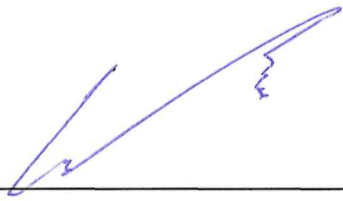
**8. Repeal**

8.1. Bylaw 150, Sooke Core Sewer Specified Area Cost Recovery Bylaw, 2003, is hereby repealed.

Read a first, second, and third time this 8<sup>th</sup> day of September 2026.

Adopted on this 28<sup>th</sup> day of September, 2026.

  
\_\_\_\_\_  
Mayor

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

Schedule "A" Fee Schedule

| <b>Charge per EDU</b> | <b>Charge per cubic metre of water<br/>measured</b> |
|-----------------------|-----------------------------------------------------|
| <b>\$480</b>          | <b>\$1.65</b>                                       |

Schedule "B" EDU Definitions

| <b>Property Type</b>                                  | <b>EDU count</b> |
|-------------------------------------------------------|------------------|
| Single Family Home, with or without<br>internal suite | 1                |
| External suite                                        | 1                |
| Duplex                                                | 2                |
| Triplex                                               | 3                |
| Any additional -plex                                  | +1               |
| Mobile Home Pad                                       | 1                |
| Commercial                                            | 1                |
| Retail                                                | 1                |
| Industrial                                            | 1                |
| Hotel room                                            | 0.5              |