

DATE: April 1, 2020

FILE: 5340-03

TO: Chair and Members
Comox Valley Sewage Commission

FROM: Russell Dyson
Chief Administrative Officer

Supported by Russell Dyson
Chief Administrative Officer

R. Dyson

RE: Holding Tank Waste Disposal User Rate and Bylaw 71 Update

Purpose

To implement a holding tank waste disposal rate and update tipping rates for septage.

Recommendations from the Chief Administrative Officer:

1. THAT Bylaw No. 71, being the “Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010”, be amended to include rates for the disposal of wastewater from Comox Lake cabin holding tanks for the purpose of watershed protection and;
2. THAT Bylaw No. 71, being the “Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010”, be amended to include updated septage tipping rates for 2020-2022.

Executive Summary

- In October 2018, the Comox Valley Regional District (CVRD) purchased 113 acres of land from the Comox Lake Land Corporation (CLLC) for the purpose of watershed protection. The purchase agreement required each cabin on the CLLC’s remaining portion of land to have their on-site wastewater treatment systems upgraded in line with the provincial Sewerage System Regulations.
- Some of the cabins (approximately four) are not able to meet the requirements of the regulation in terms of ground disposal field size and as an alternative owners may elect to instead utilize a holding tank for domestic wastewater (also permitted within the regulation).
- Cabin owners requested that the CVRD develop a holding tank waste disposal user rate specifically for the purpose of treating domestic wastewater from holding tanks. The rate is lower than the septage rate to reflect the lower treatment requirements – lower concentration and less solids.
- The holding tank waste disposal user rate is based on the cost of treatment per unit volume, not including transmission mains and pump stations. This will ensure full cost recovery for any wastewater treated under the rate.
- The implementation of a reduced rate for holding tanks is specific to cabins associated with the property purchased as part of the watershed protection plan, and will not be available to properties with holding tanks elsewhere in the region.
- Additionally, to keep the septage tipping charges in line with the rising costs of the sewer service, staff recommend increasing the septage tipping rates by six per cent per year until 2022 to remain consistent with the increases to annual requisition.

Prepared by:

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Government Partners and Stakeholder Distribution (Upon Agenda Publication)

Village of Cumberland, CAO	✓
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Background/Current Situation

The CVRD currently accepts trucked septage at the Comox Valley Water Pollution Control Centre (CVWPCC) for treatment. This service is provided to the community mainly for the safe treatment of rural septage from septic tanks in the regional district as well as septic hauling from within the municipalities. The rates charged for septage tipping are provided in the CVRD’s Bylaw No. 71, being the “Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010”. The CVRD also accepts domestic wastewater from holding tanks but does not currently offer a reduced rate.

In the summer of 2018 the CVRD purchased approximately 113 acres of land adjacent to Comox Lake from the Comox Lake Land Corporation (CLLC). As part of the purchase agreement the regional district held back \$625,000 (25 cabins x \$25,000 each) in exchange for the upgrade of each cabins on-site septic system on the portion of land that the CLLC retained ownership of. The holdback is released in increments of \$25,000 based on certification from a Registered Onsite Wastewater Practitioner (ROWP) that each cabins system has been updated in compliance with the provincial Sewerage System Regulations.

It has been determined that some of the cabins (approximately four) within the CLLC property are not able to meet the requirements of the regulation in terms of ground disposal field size. As an alternative to the installation of a ground disposal field, cabin owners may elect to instead utilize a holding tank for domestic wastewater. Holding tanks are also permitted within the Sewerage System Regulations as an acceptable method of domestic wastewater management but only in cases where a septic system is not viable.

As part of their investigation into utilizing a holding tank for domestic wastewater, cabin owners had requested that the CVRD consider developing a special holding tank waste disposal user rate specifically for the purpose of treating domestic wastewater from holding tanks. This was brought to the Board for recommendation in July 2019.

The holding tank rate is lower than the septage rate in order to make the use of a holding tank more practical and affordable. A comparison of rates to the Regional District of Nanaimo can be seen in the table below.

Table No. 1 - Comparison of Rates

Type of Waste	2020 Disposal Rate	
	RDN	CVRD (proposed)
Septage	\$0.26/ Imperial gallon	\$0.23/ Imperial gallon
Domestic holding tank waste	\$0.01/ Imperial gallon	\$0.01/ Imperial gallon

Septage tipping rates were last updated in 2017. To keep the septage tipping charges in line with the costs of the service and comparable to surrounding regional districts, staff recommend increasing the septage tipping rates by six per cent per year until 2022 to remain consistent with the increases to annual requisition

Policy Analysis

Bylaw No. 71, being the “Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010”, provides the policy and rates for the treatment of wastewater and septage.

Options

The Comox Valley Sewage Commission has the following options to consider:

1. Include rates for the disposal of wastewater from holding tanks within the CVRD’s sewage service bylaw and septage tipping rate increases or a combination thereof;
2. To remain status quo and not include holding tanks.

The installation of waste water holding tanks supports protection of the environment and quality of drinking water for the Comox Valley. As such only Option No. 1 is recommended.

Risks of not implementing the holding tank rate, would attribute to larger costs for homeowners with holding tanks and an increased risk to watershed protection due to the higher probability of property owners not using best practices for operation of their holding tanks. A holding tank of 7000L (1540 Imperial Gallon) would equate to a \$15.40 tipping rate to the resident rather than \$354.20, plus the cost of hauling.

Financial Factors

The development of a holding tank waste disposal user rate is based on the actual cost of treatment per unit volume. This ensures full cost recovery for any wastewater treated under the rate. No financial impact to the service is expected.

The proposed septage tipping rates increase by six per cent per year remains consistent with the increases to annual requisition for this service.

Legal Factors

None

Regional Growth Strategy Implications

The CVRD’s Regional Growth Strategy includes several policies towards protection of the environment and protection of water quality from Comox Lake. Supporting the proper operation and maintenance of sewage holding tanks in the watershed by providing appropriate rates and policy is in line with these Regional Growth Strategy objectives.

Intergovernmental Factors

At this time, only cabins on the CLLC property in the Comox Lake watershed would be able to access the reduced tipping rate for holding tanks.

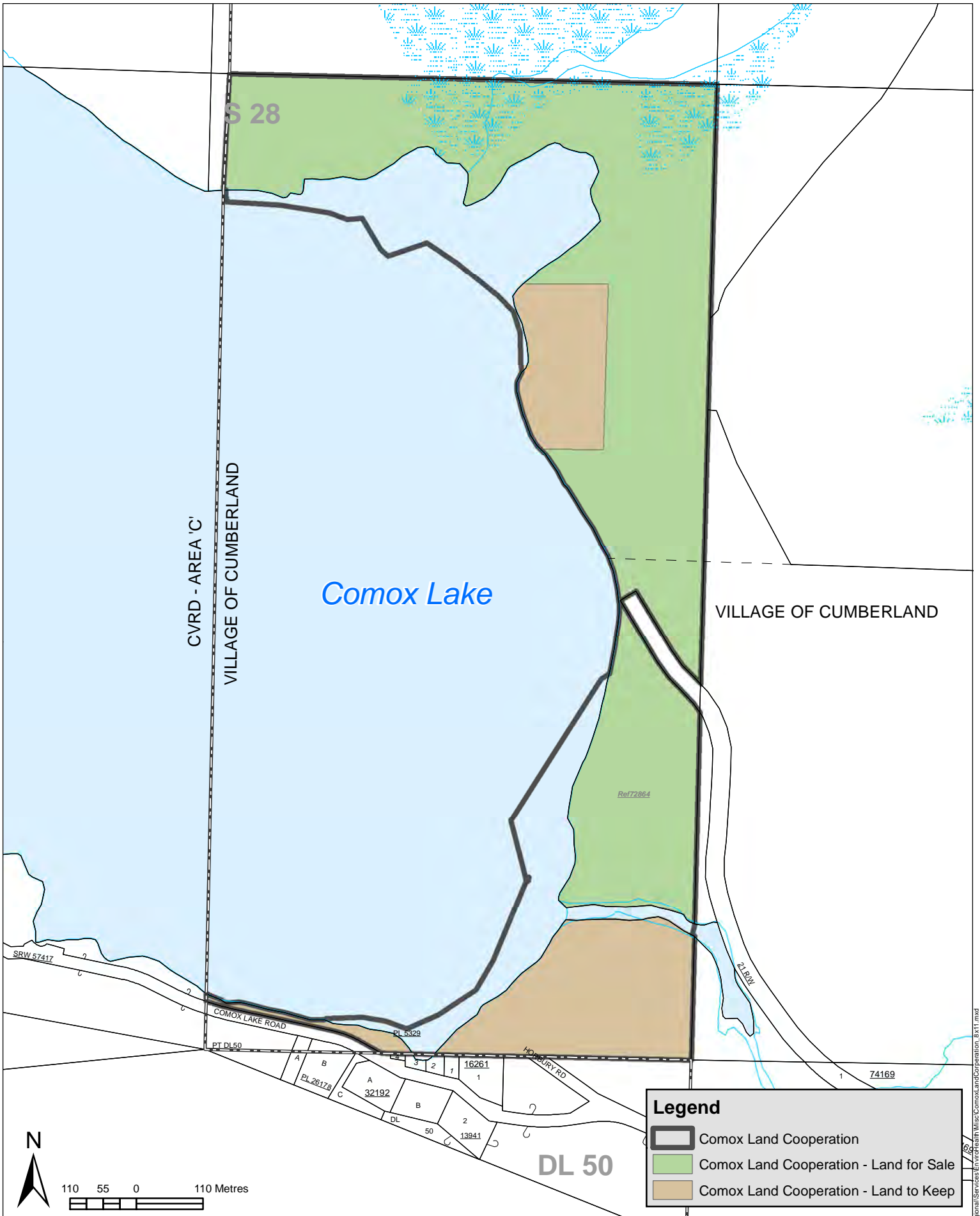
Interdepartmental Involvement

None.

Citizen/Public Relations

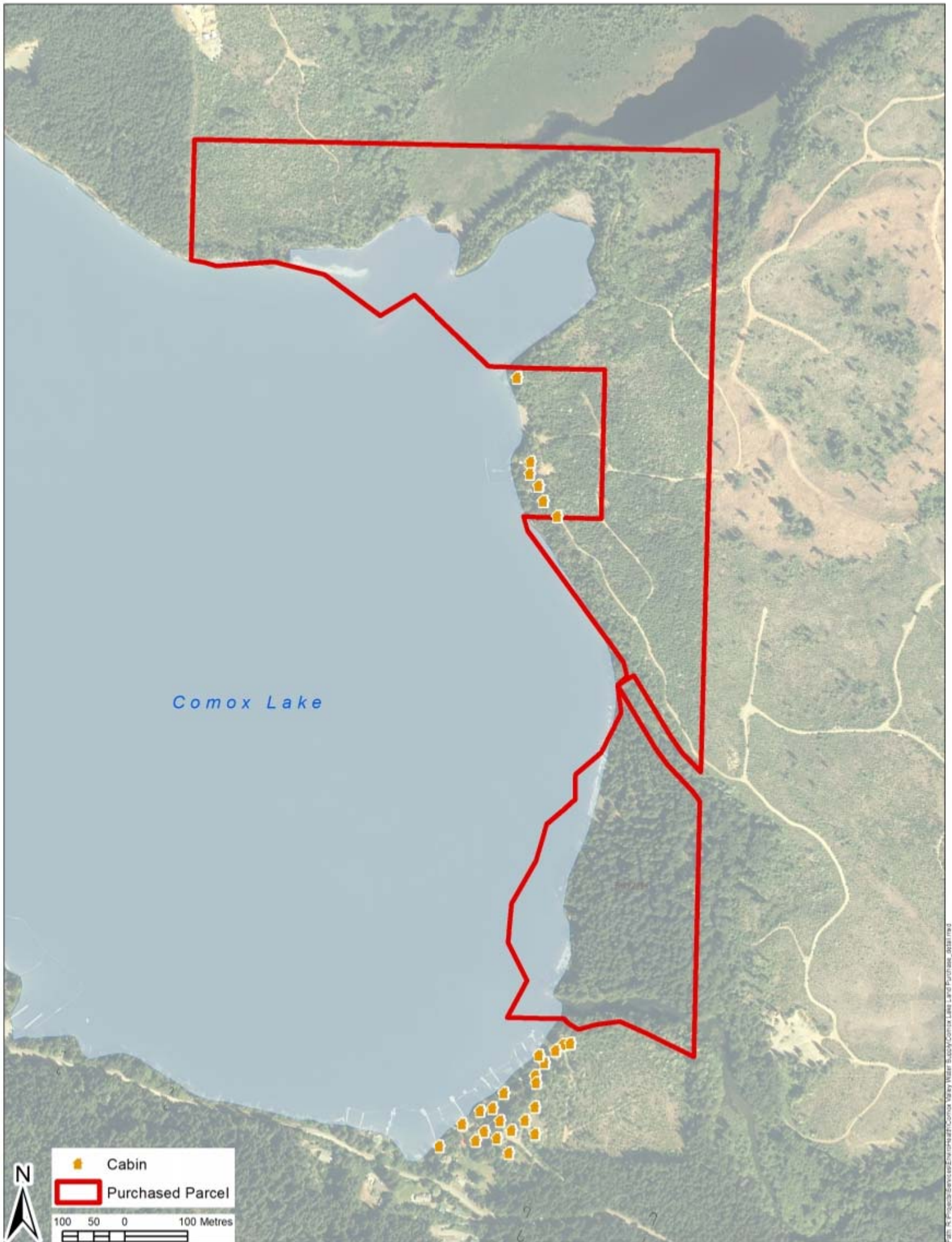
Consideration of a holding tank waste disposal user rate is at the request of homeowners adjacent to Comox Lake. If a rate is implemented the CVRD will work directly with homeowners to present the updated policy and rate. In addition, the updated bylaw will be available on the CVRD website for public review. No other communication is planned as part of this project.

Attachments: Appendix A – “Property Maps”
Appendix B – “Amended Bylaw No.71 Septage Rates and Charges”



Legend

- Comox Land Cooperation
- Comox Land Cooperation - Land for Sale
- Comox Land Cooperation - Land to Keep





Sewerage Service
Regulation, Fees and
Charges Bylaw

The following is a consolidated copy of the Sewerage Service_Regulation, Fees and Charges bylaw and includes the following bylaws:

Bylaw No.	Bylaw Name	Adopted	Purpose
71	Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010	May 30, 2010	To impose regulations, fees and charges for the Comox Valley sewerage service
478	Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010, Amendment No. 1	June 27, 2017	To add a septage tipping charge for cost recovery of staff time when septage dumping is required after hours and to update the compost sales regulations

This bylaw may not be complete due to pending updates or revisions and therefore is provided for reference purposes only. Titles and whereas clauses may be different than in original bylaws to make this consolidated version more clear and identify historical changes and conditions. THIS BYLAW SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. Please contact the corporate legislative officer at the Comox Valley Regional District to view the complete bylaw when required.

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 71

**A bylaw to impose regulations, fees and charges
for the Comox Valley sewerage service**

WHEREAS the Regional District of Comox-Strathcona adopted Bylaw No. 2541 being the "Comox Valley Sewerage Service Establishment Bylaw No. 2541, 2003" to establish the function of acquiring, constructing, equipping, upgrading, and maintaining sewage interception, treatment, and disposal facilities within the City of Courtenay and the Town of Comox;

AND WHEREAS the board of the Regional District of Comox-Strathcona agreed by resolution on January 29, 2002 to accept and process septage generated in Electoral Areas A, B and C at the Comox Valley water pollution control centre until such time as alternate facilities are constructed;

AND WHEREAS under section 363 of the *Local Government Act* the board may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the regional district;

NOW THEREFORE the board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Title

1. This Bylaw No. 71 may be cited for all purposes as the "Comox Valley Sewerage Service Regulation, Fees and Charges Bylaw No. 71, 2010".

Definitions

2. In this bylaw, including the attached schedules, the following definitions apply:

Biosolids mean the residuals remaining from the treatment of sewage, also referred to as sewage sludge;

Holding Tank means a watertight container for holding sewage until the sewage is removed for treatment.

Septage means the liquid, solid and semi-solid material that results from wastewater pre-treatment in a septic tank, cesspool, privy, holding tank or dry pit which must be pumped, hauled treated and disposed of;

Septage disposal facility means the Comox Valley water pollution control centre;

Sewage effluent means the liquid resulting from the treatment of sewage; and

Untreated sewage means domestic sewage, wastewater or liquid waste that has not been processed by an approved treatment system.

User rates

3. The fees and charges set out in schedule 'A' attached hereto are hereby imposed for those services rendered and take effect on the date indicated in schedule 'A'.

Discharge of septage and biosolids

4. (1) Any person wishing to discharge septage or biosolids at the Comox Valley water pollution control centre must make a written application to the regional district in the form set out as schedule 'B' to this bylaw and pay the annual application fee set out in

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schedule 'A'. Applications may be approved or rejected by the manager of wastewater services.

- (2) No person shall discharge septage or biosolids at the Comox Valley water pollution control centre that does not conform to the "Trucked Waste Code of Practice" set out as schedule 'C' to this bylaw.
- (3) The regional district reserves the right to sample trucked septage and biosolids at any time.
- (4) The manager of wastewater services may suspend or revoke the privileges of any person who does not conform to the "Trucked Waste Code of Practice" set out as schedule 'C' to this bylaw. The manager of wastewater services may reinstate privileges after non-conformities are addressed.
- (5) The ongoing disposal of untreated sewage or sewage effluent from a public or privately operated sewage treatment system, will require approval from the Comox Valley sewage commission, except as provided for in this bylaw. In the event of a system failure, the volume of sewage will be limited to an amount necessary to prevent an unauthorized discharge to the environment until such time as repairs to the system can be carried out. In completing repairs, time is of the essence.

Repeal

5. Bylaw No. 2800 being the "Comox Valley Sewerage Service Fees and Charges Bylaw No. 2800, 2005" and all amendments thereto are hereby repealed.

Schedule "A" – Fees and Charges

Table 1

Service Provided	Rates		
	Effective May 1, 2020	Effective January 1, 2021	Effective January 1, 2022
Septage Tipping	\$0.054/litre (\$0.23/ Imperial Gallon)	\$0.057/litre (\$0.26/ Imperial Gallon)	\$0.061/litre (\$0.28/ Imperial Gallon)
<u>Holding Tank Tipping for the purpose of watershed protection (from FRACTIONAL SECTION 28, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H TOGETHER WITH THAT PORTION OF THE BED OF COMOX LAKE INCLUDED WITHIN THE AREA SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 1983 EXCEPT PARTS IN PLANS 21 RW, 788 RW, 26178, VIP57417 AND EPP82213) PID 006-687-393</u>	<u>\$0.22/100 litre</u> <u>(\$0.01/ Imperial</u> <u>Gallon</u>	<u>\$0.22/100 litre</u> <u>(\$0.01/ Imperial</u> <u>Gallon</u>	<u>\$0.22/100 litre</u> <u>(\$0.01/ Imperial</u> <u>Gallon</u>
Greywater Disposal (from Comox Valley Waste Management Centre with a legal description of LOT A PLAN VIP55123 SECT 27 LNDDST 15 and the Biosolids Compost Facility with a legal description of LOT 1 SECTIONS 26,27,34 AND 35 TOWNSHIP 10 COMOX DISTRICT PLAN VIP69987)		\$0.0175/litre (\$0.08/Imperial Gallon)	
Annual Septage and Biosolids Application Fee		\$20.00 per year	
After Hours Septage Tipping Charge		\$125.00 per callout	

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Table 2

Sale of compost	Rate (per cubic yard)
Less than 12 cubic yards	\$21.00/m ³ (\$16.00/cubic yard)
12 to 21 cubic yards	\$16.00/m ³ (\$12.00/cubic yard)
Greater than 21 cubic yards	\$13.00/m ³ (\$10.00/cubic yard)

Municipal rate (no minimum)	\$10.00/m ³ (\$8.00/cubic yard)
Excess to be removed (as per OMRR regulation)	By competitive process

Schedule "B" – Septage and Biosolids Application Form

A \$20.00 annual application fee is required for processing of this application and must be submitted at time of application.

Applicant

(Should be owner of company)

For Official Use

Name: _____ Approved by _____
Company: _____ Rejected by _____
Address: _____
City: _____
Postal Code: _____
Telephone: _____
Email Address: _____

Truck Information

Please include details such as make, volume, style (e.g. single unit or combo), business type (e.g. owner/operator, limited company).

Septage and Biosolids Information

(Please include details about the type of trucked wasteloads that you will be bringing to the Comox Valley water pollution control centre (e.g. holding tanks, medical waste, private wastewater treatment plants, industrial waste, domestic septage, etc.)

Signature

I hereby make application to utilize the Comox Valley water pollution control centre for discharge of septage and biosolids. I agree to conform to the "Trucked Waste Code of Practice" set out in schedule "C" of this bylaw. I further agree that all persons acting on my behalf will follow the "Trucked Waste Code of Practice".

Signature: _____

Date: _____

Schedule "C" – Septage and Biosolids Code of Practice

Purpose

1. To ensure the safe and responsible discharge of septage and biosolids in a manner that will not negatively impact the environment or the operation of the Comox Valley water pollution control centre.

Prohibitions

2. Prohibited waste means:
 - a) Out of District Waste: Waste which originates from outside of the Comox Valley Regional District.
 - b) Industrial Waste: Any waste, other than domestic septage, generated by a business, industry or institution.
 - c) Hazardous Waste: Hazardous waste as defined by the Environmental Management Act of British Columbia and its Regulations, or any legislation that replaces the Environmental Management Act.
 - d) Air Contaminant Waste: Any waste other than sanitary waste which, by itself or in combination with another substance, is capable of creating, causing or introducing an air contaminant outside any septage disposal facility, or is capable of creating, causing or introducing an air contaminant within a septage disposal facility which would prevent safe entry by authorized personnel.
 - e) Flammable or Explosive Waste: Any waste, which by itself or in combination with another substance, is capable of causing or contributing to an explosion or supporting combustion in any sewer or sewage facility, including but not limited to, gasoline, naphtha, propane, diesel, fuel, oil, kerosene or alcohol.
 - f) Obstructive Waste: Any waste which by itself or in combination with another substance, is capable of obstructing the flow of, or interfering with, the operation or performance of any septage disposal facility, including but not limited to earth, sand, gravel, sweepings, gardening or agricultural waste, ash, chemicals, paint, metal, glass, sharps, rags, cloth, tar, asphalt, cement-based products, plastic, wood, waste portions of animals, fish or fowl and solidified fat.
 - g) Corrosive Waste: Any waste with corrosive properties which, by itself, or in combination with any other substance, may cause damage to any sewer or sewage facility or which may prevent safe entry by authorized personnel.
 - h) High Temperature Waste:
 - i. Any waste which, by itself or in combination with another substance, will create heat in amounts which will interfere with the operation and maintenance of a septage disposal facility or with the treatment of waste in a sewage facility.
 - ii. Any waste which will raise the temperature of waste entering any septage disposal facility to 40 degrees Celsius (104 degrees Fahrenheit) or more.
 - i) Biomedical Waste: Any of the following categories of Biomedical Waste: human anatomical waste, animal waste, untreated microbiological waste, waste sharps and untreated human blood and body fluids known to contain viruses and agents listed in "Risk Group 4" as defined in "Laboratory Biosafety Guidelines" published by the Public Health Agency of Canada.
 - j) PCBs/Pesticides/Biocides: Any waste containing PCBs, pesticides or biocides. The latter includes chemical holding tank deodorizer in a quantity that would negatively impact the operation of the Comox Valley Water Pollution Control Centre.
 - k) High Volume and Concentrated Waste: Any waste in sufficient quantities and concentrations that may interfere with the sewage treatment process.

- l) Miscellaneous Wastes: Any waste, other than sanitary waste, which by itself or in combination with another substance:
 - i. constitutes or may constitute a significant health or safety hazard to any person;
 - ii. may interfere with any sewage treatment process;
 - iii. may cause a discharge from a sewage facility to contravene any requirements by or under any B.C. Waste Management discharge permit or any other act, law or regulation governing the quality of the discharge, or may cause the discharge to result in a hazard to people, animals, property or vegetation; or
 - iv. may cause biosolids to fail criteria for beneficial land application in British Columbia as set out in the "Organic Matter Recycling Regulation".

Procedures

3.
 - (1) All tanks and ancillary equipment should be maintained and inspected to ensure safe, spill free operation.
 - (2) Haulers will obey directions from any regional district staff at the Comox Valley water pollution control centre. Use of the facility is on a first come, first serve basis.
 - (3) Parking of haulers' vehicles is only allowed while awaiting discharge.
 - (4) The facility or property is not to be used for vehicle washing or servicing except for required cleanup.
 - (5) Office, telephone and washroom facilities are for use by regional district personnel only.
 - (6) Vehicles transporting trucked liquid waste to a Septage Disposal Facility must be of such width, length, height and capacity so that they can enter the facility building without blocking or hindering other traffic.
 - (7) All hauling vehicles using a Septage Disposal Facility must have connection devices compatible with those of the facility.
 - (8) The discharge of trucked liquid waste shall be conducted with a minimum of spillage. Vehicles should not enter onto a Septage Disposal Facility property with dripping or leaking hoses, valves, tanks or other ancillary equipment.
 - (9) The hauler will be liable for any damage to a Septage Disposal Facility caused by the operation of a hauler's vehicle.
 - (10) The hauler is responsible for connecting and disconnecting hoses from the hauling vehicle to a Septage Disposal Facility discharge coupling and the operation of the equipment associated with the hauling vehicle.
 - (11) In the event of a malfunction of the Septage Disposal Facility, the hauler must notify the regional district staff at the Comox Valley Water Pollution Control Centre immediately.
 - (12) All haulers must complete a credit application before being granted access to the site.