

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

A BYLAW TO REGULATE CONNECTIONS TO THE STORM DRAIN SYSTEM

Consolidated to include the following bylaws:

Bylaw No.	Adopted	Name	Purpose
939	01-Nov-1989	Comox Storm Drain Connection By-Law Amendment 1989	Replace Schedule 'A'.
1173	07-Jun-1995	Comox Storm Drain Connection By-Law Amendment No. 2, 1995	Replace Schedule 'A'.
1500	15-Feb-2006	Comox Storm Drain Connection By-Law Amendment No. 3, 2006	Replace Schedule 'A'.
1742	05-Dec-2012	Comox Storm Drain Connection By-Law Amendment No. 4, 2012	Replace Schedule 'A'.
1921	20-Oct-2021	Comox Storm Drain Connection Amendment Bylaw, No. 1921	Northeast Comox Amendments
892.06	18-Mar-2026	Storm Drain Connection Amendment Bylaw No. 892.06	Move Schedule A to Fees and Charges Bylaw (No. 2058)

WHEREAS the Municipal Act provides for the regulating and imposition of fees for the connection of drainage pipes from houses and other buildings to a common storm drainage system.

AND WHEREAS the existing storm drain connection by-law needs updating.

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

1. TITLE:

Title replaced, Bylaw 892.06, Mar 18 2026

This bylaw may be cited as the "Storm Drain Connection Bylaw No. 892".

2. DEFINITIONS:

(a) "BUILDING STORM DRAIN" means the storm drain pipe extending from the



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property line of the parcel of land being serviced to the building situated thereon and joining the storm drain connection to the drainage system of the building.

- (b) "COMMON DRAIN" means the storm drain system under the control of the Town which is intended for public use.

Definition added, Bylaw 1921, Oct 20, 2021

- (c) "NORTHEAST COMOX" means the area shown shaded on Schedule 'B'.

Definition added, Bylaw 1921, Oct 20, 2021

- (d) "RESIDENTIAL ZONE" means a zone listed as such in s. 4.1 of Comox Zoning Bylaw 1850 and, for certainty, does not include any multi-family residential zone.

Definition added, Bylaw 1921, Oct 20, 2021

- (e) "ROOF LEADER" means a pipe installed to drain and dispose of water from roof gutters or eavestroughs.

- (f) "STORM DRAIN CONNECTION" means the storm drain extending from the common drain to the property line to the parcel of land being serviced.

- (g) "TOWN" means the Town of Comox.

Definition added, Bylaw 1921, Oct 20, 2021

- (h) "WORKS AND SERVICES BYLAW" means Town of Comox Subdivision and Development Servicing Bylaw No. 1261 and any replacement bylaw enacted under s. 506 of the Local Government Act

Section 2.1 added, Bylaw 892.06, Mar 18 2026

2.1 SANITARY SEWER BYLAW NO. 2057

The following sections of the Sanitary Sewer Bylaw No. 2057 apply to this Bylaw:

- (a) Section 4 [Right of Entry], and
- (b) Section 5 [Prohibited Discharges].

Section 3 replaced, Bylaw 1921, Oct 20, 2021

3. PROPERTY TO BE CONNECTED:

- (a) The owner of every parcel of land on which is located a building occupied by one or more persons, that abuts a street, lane or right of way on or which is laid a common drain, shall connect such building with the common drain in the manner provided in the Works and Services Bylaw.
- (b) In Northeast Comox on parcels in residential zones, roof leaders installed after the date of adoption of Comox Storm Drain Connection Amendment Bylaw, No. 1921 shall not be connected to the common drain but shall be arranged and installed so as to discharge, either directly or indirectly via a rain barrel or splash pad, to a



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landscaped area on the parcel permitting the absorption of drainage, as indicated schematically in Schedule 'C'.

4. APPLICATION AND FEE CHARGES - STORM DRAIN CONNECTION:

Section 4 replaced, Bylaw 892.06, Mar 18 2026

Prior to connecting to the common drain, the owner or occupier of the building or land to be serviced, or their agent, must make application to connect and pay the fees as specified in SCHEDULE H of the Fees and Charges Bylaw.

5. INSTALLATION OF STORM DRAIN CONNECTION:

Upon receipt of the application and the fee required under Section 4 above the Town shall cause to be laid (unless already laid) a storm drain connection extending from the common drain to the applicant's property line.

6. OWNER - FAILURE TO MAKE A CONNECTION:

If an owner of premises or land fails to connect to the common drain, pursuant to provisions of this Bylaw the Town may serve on the owner an order to install a connection to the common drain within thirty (30) days of receipt of the order. Failure of the owner to comply with the order shall constitute an infraction of this Bylaw.

In the event an owner fails to install a connection to the common drain within the thirty (30) day period, the Town may enter upon the property and cause the connection to be made. The total cost and expense of making the connection including the installing of the storm drain connection and building storm drain shall be charged against the owner of the property. A certificate of cost entailed in making the connection shall be prepared and certified by the Town's Public Works Superintendent and filed with the Town's Treasurer and Collector who shall add the amount so certified to the taxes levied against the property and shall be treated in all respects as taxes receivable.

Section 7 added, Bylaw 1921, Oct 20, 2021

7. OWNER – DISCONNECTION OF ROOF LEADERS

- (a) If an owner of premises in Northeast Comox connects any roof leader to a building perimeter drainage system in contravention of Section 3(b) or otherwise causes roof drainage to enter a common drain, the Town may serve on the owner an order to disconnect the roof leader so as to discharge to an on-site landscaped area as described in Section 3(b) within thirty (30) days of receipt of the order.
- (b) Failure of the owner to comply with the order shall constitute an infraction of this bylaw and the Town may enter upon the premises, disconnect the roof leader and direct the roof drainage as described in Section 3(b).



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- (c) The total cost and expense of disconnecting the roof leader including the installing of a suitably landscaped disposal area on the premises may be charged against the owner of the premises.
- (d) A certificate of cost entailed in performing the work shall be prepared and certified by the Town's Public Works Superintendent and filed with the Town's Treasurer and Collector who shall add the amount so certified to the taxes levied against the premises and such amount shall be treated in all respects as taxes receivable.

8. INSPECTION AND TESTING OF BUILDING STORM DRAIN:

On completion of a building storm drain installation, but prior to backfilling, the owner shall notify the Public Work's Superintendent so that he or his delegate can inspect the work and carry out any required tests.

No backfilling of the building storm drain shall take place until the person authorized to carry out the inspection has signified that the installation is to his satisfaction. If the installation is found to be defective the owner shall have the defects corrected and request a further inspection.

*Section 9 updated, Bylaw 1921, Oct 20, 2021
Section 9 replaced, Bylaw 892.06, Mar 18 2026*

9. OFFENCES:

Any person who contravenes any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is guilty of an offence and is liable, upon summary conviction, for penalties of up to \$50,000 as prescribed by this Bylaw or by the Offence Act, R.S.B.C. 1979, Chapter 304 and amendments thereto.

Section 10 added, Bylaw 1921, Oct 20, 2021

10. BYLAW INFRACTION – MUNICIPAL TICKET INFORMATION

- (a) This bylaw may be enforced by means of a ticket in the form prescribed for the purposes of s. 264 of the Community Charter.
- (b) Bylaw enforcement officers and members of the Royal Canadian Mounted Police are designated to enforce this bylaw pursuant to s. 264(1)(b) of the Community Charter.
- (c) Authorization is hereby delegated to the Bylaw Enforcement Officer, Corporate Officer or Deputy Corporate Administrator to refer tickets issued with respect to this bylaw to the Provincial Court for hearing pursuant to section 269(1) of the Community Charter.
- (d) The words and expressions set forth in Column 1 of Schedule 'D' of this bylaw are



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authorized pursuant to s. 264(1)(c) of the Community Charter to designate the offence committed under the bylaw section number appearing in Column 2 opposite the respective words or expressions.

- (e) The amounts appearing in Column 3 of Schedule 'D' of this bylaw are the fines established by Council pursuant to s. 265(1)(a) of the Community Charter for the corresponding offence designated in Column 1.

11. REPEALMENT:

The following Bylaws are hereby repealed:

By-law No. 527 "Comox Storm Drain Connection By-law, 1979"

By-law No. 545 "Comox Drain Connection Fee Amendment By-law, 1979"

12. ADOPTION:

READ A FIRST AND SECOND time this 7th day of September ,1988.

READ A THIRD time this 7th day of September ,1988.

RECONSIDERED AND ADOPTED this 28th day of September ,1988.

MAYOR

MUNICIPAL CLERK



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*Schedule A replaced, Bylaw 939, Nov 1, 1989
Schedule A replaced, Bylaw 1173, Jun 7, 1995
Schedule A replaced, Bylaw 1500, Feb 15, 2006
Schedule A replaced, Bylaw 1742, Dec 5, 2012
Schedule A deleted, Bylaw 892.06, Mar 18 2026*

SCHEDULE 'A'

Storm Drain Connection Bylaw

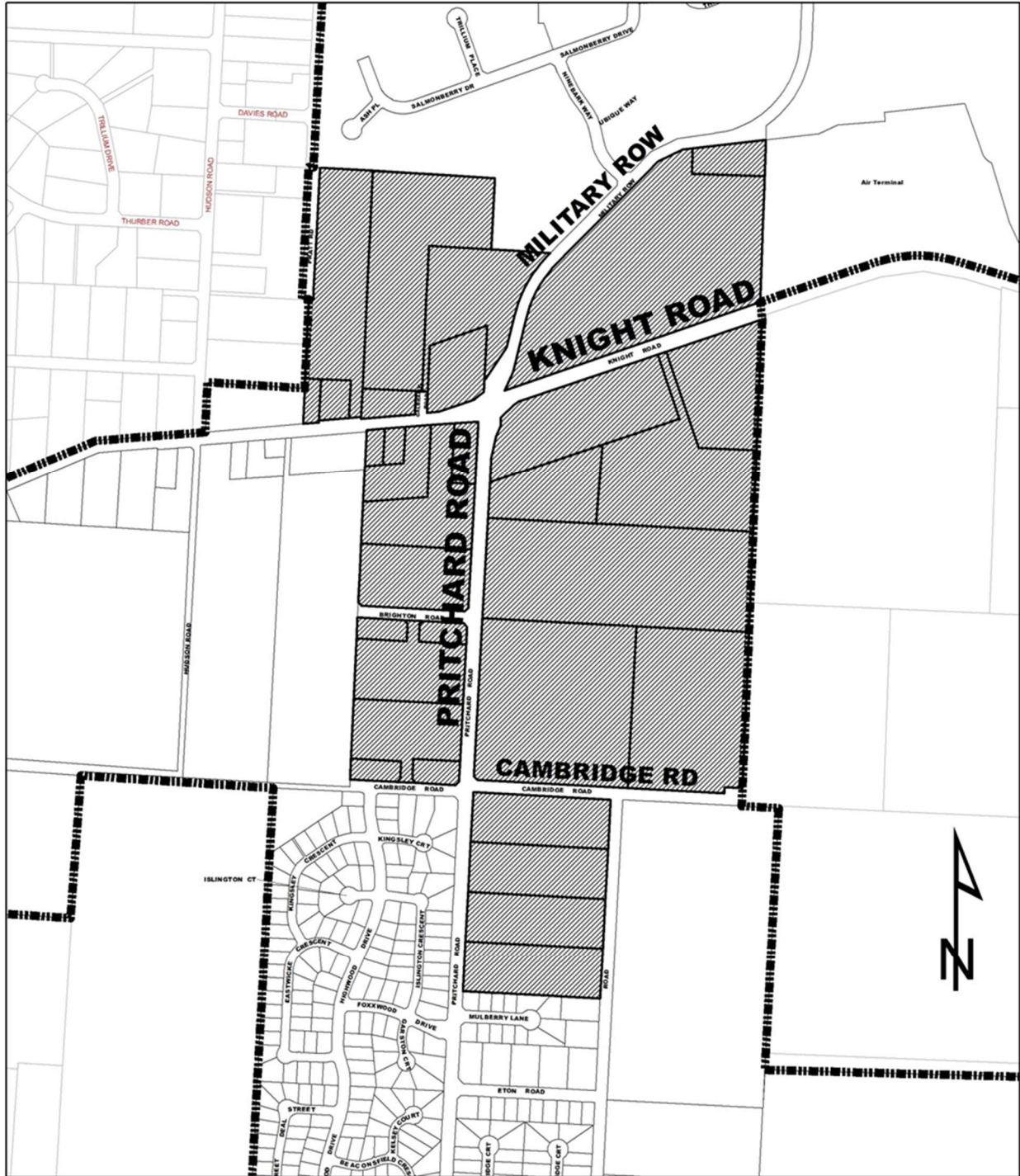


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Schedule B added, Bylaw 1921, Oct 20, 2021

SCHEDULE 'B'

NORTHEAST COMOX



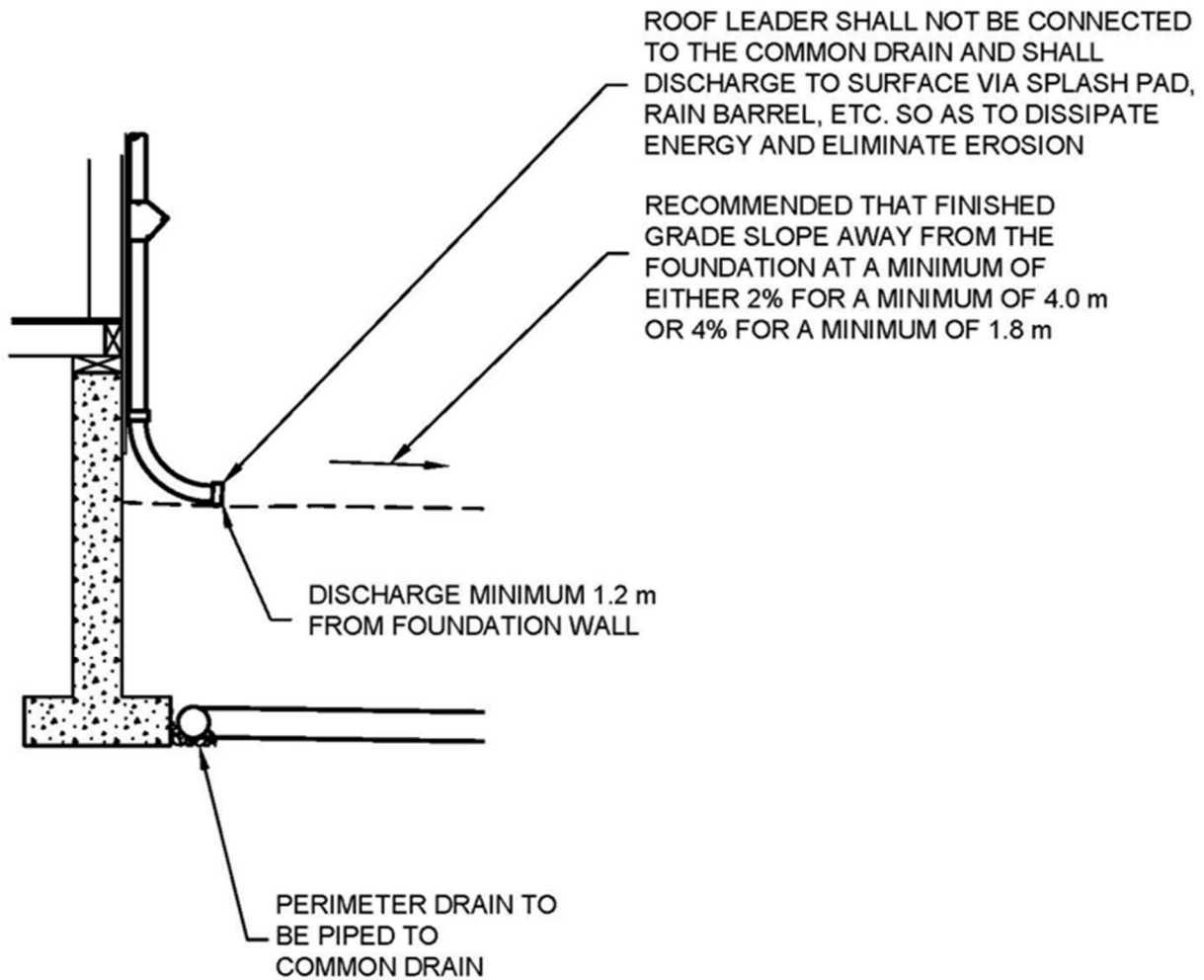


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Schedule C added, Bylaw 1921, Oct 20, 2021

SCHEDULE 'C'

SERVICE CONNECTION WITH DISCONNECTED ROOF LEADERS





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Schedule D added, Bylaw 1921, Oct 20, 2021

SCHEDULE 'D'

MUNICIPAL TICKET INFORMATION DESIGNATIONS

Offence	Bylaw Section No.	Fine
Failure to connect to common drain	3 a)	\$1000
Unlawful roof leader connection	3 b)	\$1000
Failure to comply with disconnection order	6	\$1000