

**A G E N D A**  
**for**

**REGULAR COUNCIL MEETING**  
**June 10, 2024**

**COUNCIL CHAMBERS 7:00 PM**

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

**ADOPTION OF AGENDA**

**COUNCIL MEETING MINUTES**

May 27, 2024 Council Meeting Minutes

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

**NCRD Board Highlights May 2024**

**PETITIONS AND DELEGATES**

**RCMP Quarterly Report**

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

**BYLAWS**

**Bylaw No. 670 Public Notice Bylaw**

**NEW BUSINESS**

**NB-1 Business Façade Improvement Program - Allocation Meeting for 2024**

**NB-2 Zoning Bylaw Amendment**

**NB-3 Pump Repair**

**PUBLIC QUESTION PERIOD**

**ADJOURNMENT**

Village of Masset Regular Council Meeting of May 27, 2024

Minutes of the Regular Council Meeting held May 27, 2024 in the Council Chambers.

Present:	Councillors:	J. Currie, T. Carty, B. Johnston, B. Pages
	CAO:	J. Humphries
	CFO:	J. Brown
Absent:	Mayor:	S. Disney

**CALL TO ORDER**

The Village of Masset acknowledges the un-ceded traditional territory of the Haida Nation on which this meeting is held.

The meeting was called to order at 7:04 pm.

**ADOPTION OF AGENDA**

Moved by Councillor Johnston, seconded by Councillor Currie to adopt the agenda as presented.

CARRIED

**COUNCIL MEETING MINUTES**

**Council Meeting Minutes May 13, 2024**

Moved by Councillor Currie, seconded by Councillor Johnston that the May 13, 2024 Council meeting minutes be adopted as presented.

CARRIED

**Special Council Meeting Minutes May 14, 2024**

Moved by Councillor Carty, seconded by Councillor Currie that the May 14, 2024 Special Council meeting minutes be adopted as presented.

CARRIED

**MINUTES AND REPORTS OF OTHER ORGANIZATIONS**

**Emergency Planning**

Moved by Councillor Johnston, seconded by Councillor Carty that the Emergency Planning report be received and filed.

CARRIED

**VERBAL REPORTS OF COUNCIL/CAO/CFO**

Councillor Johnston attended a Gwaii Trust allocation meeting.

Councillor Carty attended a Gwaii Trust allocation meeting.

CFO Brown has been working on property taxes, the LGDE report and Harbour Day.

CAO Humphries has been working on Harbour Day, an Asset Management workshop, attended a Haida Gwaii Accessibility meeting and will attend a BC Ferries community event on June 12.

Councillor Pages attended a NCRD meeting, a NWRHD meeting and Harbour Day.

Moved by Councillor Johnston, seconded by Councillor Currie that the verbal reports be accepted as presented.

CARRIED

**BYLAWS**

**Bylaw No. 670 Public Notice Bylaw 2024**

Moved by Councillor Johnston, seconded by Councillor Currie that Bylaw No. 670 – Public Notice Bylaw be read a first time.

CARRIED

Moved by Councillor Carty, seconded by Councillor Currie that Bylaw No. 670 – Public Notice Bylaw be read a second time.

CARRIED

Moved by Councillor Currie, seconded by Councillor Johnston that Bylaw No. 670 – Public Notice Bylaw be read a third time.

CARRIED

**NEW BUSINESS**

**NB-1 Masset Paving Contract**

Josh reported that the Village of Masset put out an NRFP for the project and received one bid from Terus Construction Ltd. in the amount of \$8,169,200.00. The paving will be done over the next two years from June to September 2024 and June to September 2025.

Moved by Councillor Carty, seconded by Councillor Johnston that the Masset Paving Contract be awarded to Terus Construction Ltd. in the amount of \$8,169,200.00 as presented.

CARRIED

**NB-2 Masset Paving Contract Administrative Services**

The Village of Masset received a proposal from Rob Shearer for \$12,472.00 for project management of the Masset Paving Contract. The Village of Masset will work with the consultant along with Public Works and the Public Works Superintendent.

Moved by Councillor Johnston, seconded by Councillor Carty that the Masset Paving Contract administration services be awarded to Rob Shearer in the amount of \$12,472.00.

CARRIED

**NB-3 AP Cheque Listing March 1<sup>st</sup> – 31<sup>st</sup> 2024**

Moved by Councillor Johnston, seconded by Councillor Currie that the cheque listing for March 1<sup>st</sup> to March 31<sup>st</sup>, 2024 be approved.

CARRIED

**NB-4 AP Cheque Listing April 1<sup>st</sup> – 30<sup>th</sup> 2024**

Moved by Councillor Carty, seconded by Councillor Johnston that the cheque listing for April 1<sup>st</sup> to April 30<sup>th</sup>, 2024 be approved.

CARRIED

**PUBLIC QUESTION PERIOD**

- Q Is the Village of Masset excited about finally getting paving work?  
A Yes  
Q Where was the funding from?  
A RBA and Northern Capital Planning Fund and VOM reserves.  
Q Emergency Planning – When is the switch from EPACT to Voyant happening?  
A Should be in mid-July.

**ADJOURNMENT/TO CLOSED MEETING**

Moved by Councillor Johnston seconded by Councillor Currie the meeting be adjourned at 7:41 pm to a closed session.

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Certified Correct, Administrator



## Board Highlights

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May 2024

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### Delegation:

The BC Parks delegation consisting of David Brown, Regional Director and Kara Palangio, Area Supervisor provided an update on exploring camping and day use expansions and planned improvements, including plans for improvements to the Diana Lake Park and plans to engage a consultant to scope out potential new park sites. The Board asked questions and Ms. Collison and Ms. Wilson responded accordingly. The Chair of the Board thanked Mr. Brown and Ms. Palangio.

The Council of Haida Nation and the Ministry of Indigenous Relations and Reconciliation delegation consisting of Gaagwiis, President, Council of Haida Nation, Heinz Dyck, Chief Negotiator, Coast Area, Ministry of Indigenous Relations and Reconciliation, Percy Crosby, First Nations Liaison, Ministry of Indigenous Relations and Reconciliation, and Courtney Kirk, Ministry of Indigenous Relations and Reconciliation, provided an update on the Gaayhllxid/Gíihlagalgang "Rising Tide" Haida Title Lands Agreement. The delegation shared that new legislation affirming Haida title had been passed. The Board asked questions and Gaagwiis, Mr. Dyck, Mr. Crosby, and Ms. Kirk responded accordingly. The Chair of the Board thanked the delegation.

### Board Business:

1. The Board resolved to approve the [Draft 2023 NCRD Audited Financial Statements](#).
2. The Board resolved to send a letter to the Minister of Housing regarding including all electoral areas in the Secondary Suite Incentive Program and to advise of the resolution passed at the 2024 AGM & Convention of the Association of Vancouver Island and Coastal Communities concerning this issue.
3. The Board resolved to send a letter to the Minister of Fisheries, Oceans and the Canadian Coast Guard in support of expediting dredging to take place within the Oona River Harbour.
4. The Board resolved to request meetings at the 2024 UBCM Convention with the Minister of Health, Minister of Transportation and Infrastructure, Minister of Forests, Minister of Environment and Climate Change Strategy, Minister of Indigenous Relations and Reconciliation, Minister of Housing, and Northern Health.
5. The Board adopted the [North Coast Regional District Accessibility Plan](#).
6. The Board provided second reading to the [Sandspit-Moresby Island Interim Zoning Amendment Bylaw No. 691, 2024](#).



7. The Board provided first reading to the [Graham Island Interim Zoning Amendment Bylaw No. 692, 2024](#).
8. The Board resolved to provide a letter of support to the Prince Rupert Curling Club for grant funding towards an accessibility ramp.

***For complete details of NCRD Board meetings, the Agenda and Minutes are posted online at [www.ncrdbc.com](http://www.ncrdbc.com).***

# Village of Masset

**\*\*Hand deliver original to Mayor and Council\*\***

## Community Policing Report

<b>To:</b> Mayor and Council Village of Masset 1668 Main Street P.O. Box 68 Masset, BC V0T 1M0	<b>From:</b> Sgt. Damon MacDonald Masset RCMP-GRC 2042 Collison Avenue P.O. Box 39 Masset, BC V0T 1M0	<b>Month of</b> January 2024 to March 2024
		<b>Date Prepared:</b> 2024-04-26
		<b>Phone No.</b> (250) 626-3991

### OFFENCES REPORTED AND/OR COMMITTED IN THE VILLAGE OF MASSET

<b>A) Criminal Code</b>		<b>C) Liquor</b>	
1. Sexual Assaults	6	1. Liquor offences	25
2. Assaults – Spousal/Other	11	2. Prevention efforts	4
3. Wilful Damage/Vandalism	24	<b>D) Traffic</b>	
4. Break & Enter & Theft	1	1. Accidents	3
5. Theft	10	2. Charges	10
6. Impaired Operation	3	<b>E) Assistance/Services</b>	
7. Disturbing the Peace	8	1. Missing Persons	0
8. Harassing Communications	13	2. Sudden Deaths	0
<b>B) Drugs</b>		3. Assistance-General Public	0
1. Possession of Drugs	0	4. Town By-laws	2
2. Trafficking	0	5. Other	0

Sgt. Damon MacDonald  
 Detachment Commander

Mayor Sheri Disney  
 Mayor and Council

2024-04-26  
 Date



## NARRATIVE INTERPRETATION OF ABOVE STATISTICS

### **1. Crime trends / problems:**

Masset Detachment responded to 271 calls for service within the community of Masset between January 1<sup>st</sup> and March 31<sup>st</sup>, 2024. This call volume appears typical for this time of year (299 calls during same time period in 2023). Calls for service are monitored to identify any developing trends or issues.

During the fourth quarter the detachment investigated ten occurrences involving impaired driving. Members encountered these situations through proactive efforts and community engagement. Some of these investigations saw the members use an approved roadside screening device and driving prohibitions being issued.

Alcohol abuse continues to be the single largest issue facing the Village of Masset with a regular group of individuals consuming liquor in the 'downtown core'. These abuse issues are typically an aggravating factor in other criminal code offences.

There were no missing persons reported to the Masset Detachment during the fourth quarter.

During the fourth quarter the detachment continued their proactive traffic enforcement initiatives. These initiatives resulted in numerous vehicles being stopped to ensure that the vehicles were insured and that the drivers were sober and properly licenced. These efforts were conducted through a checkstop program and roving patrols. Verbal and written warnings, formal written violation tickets and roadside suspensions were all issued during these checkstops and patrols.

Other significant investigations included:

2024-01-08 – Masset RCMP were conducting proactive patrols of the community when a vehicle with no exterior lighting and driving at an unusually low rate of speed was observed operating on the roadway. The vehicle was stopped and officers developed a suspicion of impaired driving. Members issued a demand provide samples of breath into a roadside device. The driver complied and subsequently tested a "Fail" on the roadside device. A 90-day driving prohibition was issued and the vehicle towed and impounded.

2024-02-16 – Masset RCMP were dispatched to a report of a break and enter. The property representative advised that they had been on vacation and returned home to find that their shed and house had been broken into. Two speakers, a sewing machine and gaming console were stolen. Members investigated and identified two suspects who were subsequently charged with this offence. This matter is before the Court.

2024-03-30 – Masset RCMP responded to a complaint of a domestic assault. Investigation revealed that a male victim was sleeping when his female partner punched him in the ribs multiple times. The victim was taken to the hospital and assessed by medical staff. The female assailant was later located, arrested and warned. Due to a level of intoxication the female was held in custody until sober. This matter is currently before the Court.

## **2. Crime Prevention Initiatives:**

Numerous visits to schools have been made and members are actively engaged with the youth. Masset Detachment facilitated two virtual information sessions surrounding bullying and online safety.

Detachment members conduct proactive traffic enforcement when feasible and use these initiatives not only for enforcement efforts but also as educational opportunities.

Masset RCMP have continued their downtown foot patrols during the fourth quarter in an attempt to curb the public consumption of alcohol. Members have become very familiar with the usual crowd and often intervene early by giving the offenders rides home.

Curfew checks continue to be done by the detachment membership as part of our Offender Management Program.

## **3. Feed Back from Community Consultative Groups / Justice Committees / Community Leadership:**

The Village of Masset does not have a CCG or a Justice Committee.

Sgt. MacDonald continues to have regular contact with Village CAO. There have been no policing issues brought to Sgt. MacDonald's attention from Community Leadership. Community Leadership have been actively

involved in creating Village By-laws and have shared these with Sgt. MacDonald, however, the Village is still awaiting ticket booklets.

**4. Other Significant Issues:**

Masset RCMP is currently under-staffed 1 member and 1 member is off-duty on PAT leave. Our full compliment is 1 Sgt, 1 Cpl and 7 Csts with 2 of those positions being assigned to the IPS.

**5. Document Feedback and indicate delivery method:**

Report hand delivered to Village of Masset office by Sgt. Damon MacDonald.

**6. APP update to community:**

Traffic enforcement and abuse of alcohol were identified as priorities after consultation with leadership. Update on these priorities are as follows:

1. Traffic Enforcement / Impaired Driving

10 # of MVA VT's  
3 # of impaired drivers

2. Crime Reduction Strategy

0 # of CDSA charges  
4 # of foot patrols

**7. Community Familiarization:**

A familiarization package is available at the detachment and is reviewed by all new incoming members.

## VILLAGE OF MASSET

### PUBLIC NOTICE BYLAW NO. 670, 2024

#### WHEREAS:

A. Pursuant to Section 94.2 of the *Community Charter*, Council may provide for alternative means of publication with respect to issuing notice; and

B. Council of the Village of Masset has determined alternative means to provide public notice, which it considers to be reliable, suitable and accessible, as prescribed by the *Public Notice Regulation B.C. Reg. 52/2022*;

**NOW, THEREFORE**, the Council of the Village of Masset in open meeting assembled enacts as follows:

#### **1. Name of Bylaw**

This Bylaw may be cited for all purposes as "*Public Notice Bylaw No. \_\_\_\_\_, 2024.*"

#### **2. Definitions**

In this Bylaw, unless the context otherwise requires:

- (a) "Bylaw" means this bylaw.
- (b) "Online Newspaper" means a community-oriented online publication that contains items of news and advertising and is accessible to residents of the Village, such as the Haidi Gwaii Observer ([www.haidagwaiiobserver.com](http://www.haidagwaiiobserver.com)) or similar online publication.
- (c) "Village" means the Village of Masset.
- (d) "Village's Facebook Page" means the official Facebook page of the Village of Masset, [www.facebook.com/VillageOfMasset](http://www.facebook.com/VillageOfMasset).

#### **3. Alternative Methods of Publishing a Notice**

Any notice required to be given or published in accordance with section 94 of the *Community Charter* must be published by the following methods:

- (a) electronically by publishing the notice in an Online Newspaper; and

(b) electronically by publishing the notice on the Village's Facebook Page.

**4. Severability**

If any section, subsection, clause or phase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME THIS 27<sup>th</sup> DAY OF MAY, 2024

READ A SECOND TIME THIS 27<sup>th</sup> DAY OF MAY, 2024

READ A THIRD TIME THIS 27<sup>th</sup> DAY OF MAY, 2024

FINALLY CONSIDERED AND ADOPTED THIS 10<sup>th</sup> DAY OF JUNE, 2024

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Chief Administration Officer

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Mayor

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Certified a true copy of Bylaw No. 670  
CAO

**Village of Masset**  
**Business Facade Improvement Program**  
**Assessment form**

**Applicant:** Pacific Wind

**Address:** 2072 Collison Ave.

**Application Date:** April 3, 2024

**Project Total:** \$5,200.00

**Amount requested:** 5,200.00

**Roll No:** 443000

**Status:** Current

**Business Licence Acct:** N/A

**Status:**

**Utilities Acct:** 103/577

**Status:** Current

**Building Permit Received:** N/A

**Status:**

**Start and End Date within Calendar Year:** Yes

**Photos of existing conditions:** Yes

**All expenses eligible:** No – Rear of building not eligible

**Eligible for Funding (subject to verification):** \$2500.00

**Presented to Council for Approval:** June 13, 2024

**Approved/Rejected:**

**Agreement Letter signed by Applicant:** Yes

**After Photos Submitted:**

**Signage Displayed:**

**Reimbursement Amount Approved:**

**Date Paid/ ck#:**

**Village of Masset**  
**Business Facade Improvement Program**  
**Assessment form**

**Applicant:** Clint Murdaugh of Sam's Place

**Address:** 1586 Main Street

**Application Date:** April 2, 2024

**Project Total:** \$26,495.00

**Amount requested:** \$26,495.00

**Roll No:** 393000

**Status:** Current

**Business Licence Acct:** 474

**Status:** Current

**Utilities Acct:** 601

**Status:** current

**Building Permit Received:** N/A

**Status:**

**Start and End Date within Calendar Year:** Yes

**Photos of existing conditions:** Yes

**All expenses eligible:** Yes

**Eligible for Funding (subject to verification):** \$2,500.00

**Presented to Council for Approval:** June 13, 2024

**Approved/Rejected:**

**Agreement Letter signed by Applicant:** Yes

**After Photos Submitted:**

**Signage Displayed:**

**Reimbursement Amount Approved:**

**Date Paid/ ck#:**

**admin@masset.ca**

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**From:** cao@masset.ca  
**Sent:** June 7, 2024 8:58 AM  
**To:** admin@masset.ca  
**Subject:** FW: Masset Zoning Bylaw Amendments  
**Attachments:** 2024-06-06 Zoning Bylaw No. 422 Amendments.docx; DRAFT - 2024 to amend Zoning Bylaw No. 422 - Secondary Suites - Option 2.doc; DRAFT - 2024 to amend Zoning Bylaw No. 422 - Secondary Suites - Option 3.doc

We need to put this on the agenda

Joshua Humphries  
Chief Administrative Officer  
Village of Masset | Box 68, Masset BC, V0T 1M0  
T: 250.626.3995 | F: 250.626.3968 | email: [cao@masset.ca](mailto:cao@masset.ca)

**Wings. Waves. Wilderness – [www.massetbc.com](http://www.massetbc.com)**

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**From:** Anna Sokolowski <asokolowski@urbansystems.ca>  
**Sent:** Thursday, June 6, 2024 3:55 PM  
**To:** cao@masset.ca  
**Cc:** Brittany Tuttle <btuttle@urbansystems.ca>; Andrew Cuthbert <acuthbert@urbansystems.ca>  
**Subject:** Masset Zoning Bylaw Amendments

Hi Josh,

Please find attached a memo to Council outlining three options for compliance of the Zoning Bylaw with the SSMUH legislation. Based on Council's direction, you may require one of the attached amending bylaws.

We have realized that should Council choose to proceed with making Zoning Bylaw amendments (choosing option 2 or 3), Council will not be able to give readings to the preferred option at the meeting scheduled on June 10<sup>th</sup>. Prior to the readings, the Village will need to give public notice of 1st reading of the amendments as per section 467 of the Local Government Act. 1st, 2nd, and 3rd readings and subsequent adoption could then occur at the June 24<sup>th</sup> Council meeting, in time for the June 30<sup>th</sup> deadline. This can be disregarded if Council chooses to proceed with no changes to the Zoning Bylaw (option 1).

Let us know if you have any questions.

Thank you,  
Anna

**ANNA SOKOLOWSKI, BA, MUP Community Planner (she/her)**

**URBAN**  
SYSTEMS

550-1090 Homer Street | Vancouver, BC V6B 2W9  
t 778-370-7219 | c 647-880-4840  
w [urbansystems.ca](http://urbansystems.ca)

Respectfully residing, working and recreating on the unceded territories of the x̱məθḵəy̱əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and Səḻílwətaʔ/Selilwitulh (Tsleil-Waututh) Nations



# URBAN SYSTEMS MEMORANDUM

DATE: June 6, 2024  
TO: Josh Humphries  
CC: Anna Sokolowski; Brittany Tuttle RPP, MCIP  
FROM: Andrew Cuthbert RPP, MCIP  
FILE: 3995.0006.01  
SUBJECT: Village of Masset Zoning Bylaw Update

## 1.0 INTRODUCTION

All municipalities across BC are required to make updates to their Zoning Bylaws, Housing Needs Reports and Official Community Plans to align with new provincial legislation as outlined in Bill 44: Housing Statutes (Residential Development). The timeline for implementing changes is as follows:

June 30, 2024	Zoning Bylaw Update ~ single-family zones, duplex zones, and off-street parking provisions
December 31, 2024	Interim Housing Needs Report
December 31, 2025	Official Community Plan Update

The Village of Masset is currently undertaking a comprehensive Zoning Bylaw update to ensure alignment related to small-scale, multi-unit housing (SSMUH) initiatives by the June 30<sup>th</sup> deadline. This will be followed by updates to the Village's Community Housing Needs Report (2020) as well as corresponding strategic updates to the Integrated Official Community Plan (2017).

## 2.0 CONTEXT

### 2.1 EXISTING BYLAW

To ensure the Village of Masset's Zoning Bylaw complies with provincial legislation, secondary suites and/or accessory dwelling units (e.g. carriage homes) must be permitted in all zones where residential densities are limited to single-family and two-family dwellings. The legislation refers to these zones as 'Restricted Zones'. In the Village, Restricted Zones include the Rural Residential (RR-1), Residential 1 (R-1), and Residential 2 (R-2) zones. All Restricted Zones in Masset permit both single-family and two-family dwellings.

The Zoning Bylaw currently refers to secondary suites as 'Accessory Suites'. These uses are listed as a permitted accessory use in all Restricted Zones. Despite this, s. 210 Accessory Suite (included in the bylaw's General Regulations) prohibits suites from being located in two-family dwellings in sub-section (2) (see Figure 1 below).

**URBAN SYSTEMS** MEMORANDUM

DATE: June 6, 2024 FILE: 3995.0006.01 PAGE: 2 of 6  
 SUBJECT: Village of Masset Zoning Bylaw Update

**210 Accessory Suite**

- (1) Not more than one (1) Accessory Suite shall be permitted in a single-family residential dwelling.
- (2) An Accessory Suite shall not be permitted in a two-family or multiple residential dwelling.
- (3) An Accessory Suite shall have a gross floor area of not more than 30% of the gross floor area of the single-family residential dwelling in which it is situated up to a maximum of 93 m<sup>2</sup>.

Figure 1: Existing regulations for Accessory Suites in Zoning Bylaw No. 422

**2.2 PROVINCIAL POLICY MANUAL & SITE STANDARDS GUIDANCE**

The Ministry of Housing released the Provincial Policy Manual & Site Standards (the Manual) to guide local governments in complying with the new SSMUH legislation. The Manual includes a series of site standard packages for the varying levels of SSMUH compliance. Site Standards Package A provides guidance on compliance with the two-unit requirement for local governments, such as the Village, that do not meet the criteria for providing 3-6 units on lots in Restricted Zones. This package provides recommended standards for: setbacks, building height, lot coverage, and off-street parking. Table 1 below provides an overview of the Village's existing regulations for the RR-1, R-1, and R-2 zones in comparison to the standards included in Package A.

Table 1: Existing regulations for RR-1, R-1, and R-2 zones against Policy Manual Package A Site Standards

Standard	Provincial Policy Manual	RR-1	R-1	R-2
Front Setback (Min.)	5-6 m	10 m	6m	4.6 m
Rear Setback (Min.)	6 m – principal		9 m	3 m
Side Setback (Min.)	1.2 m		Interior – 0.5 m Exterior – 3 m	Interior – 1.5 m Exterior – 3 m
Height (Max.)	11 m	12 m	11 m	12 m
Lot Coverage (Max.)	25-40%	n/a	33%	33%
Parking	1 per dwelling unit	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

## URBAN SYSTEMS MEMORANDUM

DATE: June 6, 2024  
SUBJECT: Village of Masset Zoning Bylaw Update

FILE: 3995.0006.01

PAGE: 3 of 6

### 3.0 OPTIONS FOR COMPLIANCE

Village Council has three options to consider for ensuring compliance of the Zoning Bylaw with provincial legislation. Each proposed option proposes to vary from the Manual, and therefore rationale for such variation to demonstrate that the Manual has been considered must be provided. This justification has been provided in section 4.0.

#### 3.1 OPTION 1: PERMIT ACCESSORY SUITES IN SINGLE-FAMILY DWELLINGS (NO CHANGE)

The Village may wish to proceed with the Zoning Bylaw as-is by continuing to permit accessory suites in single-family dwellings only with no changes to the bylaw. No changes to the Zoning Bylaw are necessary if this option is pursued.

#### 3.2 OPTION 2: PERMIT ACCESSORY SUITES IN TWO-FAMILY DWELLINGS

The Zoning Bylaw may be amended to permit accessory suites in two-family dwellings in accordance with the existing site standards of the RR-1, R-1, and R-2 zones. An amendment to s. 210 Accessory Suite will be necessary to facilitate this change (see Attachment 1 – Amending Bylaw Option 2).

#### 3.3 OPTION 3: PERMIT ACCESSORY SUITES IN TWO-FAMILY DWELLINGS AND UPDATE LOT LINE SETBACKS

The Zoning Bylaw may be amended to permit accessory suites in two-family dwellings and standards for rear and side lot setbacks of the R-1 and R-2 zones to align with those outlined in Package A of the Manual (see Attachment 2 – Amending Bylaw Option 3).

### 4.0 JUSTIFICATION FOR VARIATIONS

#### 4.1 OPTION 1: PERMIT ACCESSORY SUITES IN SINGLE-FAMILY DWELLINGS (NO CHANGE)

Should Council wish to pursue Option 1, accessory suites will continue being permitted only in single-family dwellings. The Village may wish to proceed with this option due to the rural nature of Masset and the potential for servicing constraints that may arise if accessory suites were permitted in two-family dwellings.

#### 4.2 OPTION 2: PERMIT ACCESSORY SUITES IN TWO-FAMILY DWELLINGS

Should Council wish to pursue Option 2, accessory suites will be permitted in both single-family and two-family dwellings and all site standard regulations for RR-1, R-1, and R-2 zones will remain the same.

For both Option 1 and Option 2, all site standard regulations for RR-1, R-1, and R-2 zones will remain the same. Keeping the regulations the same will allow the Village to accommodate more housing units per lot without changing neighbourhood character and configuration of residential development. This will allow for consistency

**Commented [BT1]:** Assumption by USL that this could pose challenging - Village to confirm / revise if necessary

## URBAN SYSTEMS MEMORANDUM

DATE: June 6, 2024

FILE: 3995.0006.01

PAGE: 4 of 6

SUBJECT: Village of Masset Zoning Bylaw Update

of new development with existing residential uses and ease of implementation of the bylaw for Staff, while allow for increased housing supply.

Where the existing regulations differ from the standards recommended in the Manual's Site Standards Package A (shown in red in Table 2), a rationale has been provided for keeping these regulations as-is.

Table 2: Option 2 - Existing Regulations against Policy Manual Package A Site Standards and Rationale

Standard	Policy Manual	RR-1	R1	R2
Front Setback (Min.)	5-6 m	10 m <i>The intent of this zone is to permit several rural uses such as forestry, agriculture, and resource extraction, in addition to residential uses.</i>	6 m	4.6 m <i>The existing setback is more permissive than the Manual.</i>
Rear Setback (Min.)	6 m – principal	<i>Keeping the existing setbacks will retain rural character and avoid conflicts between non-residential and residential rural land uses that may arise from reduced setbacks.</i>	9 m <i>Though less permissive than the Manual, keeping the existing setback will allow for consistency between new and existing development, while allowing for increased housing supply.</i>	3 m <i>The existing setback is more permissive than the Manual.</i>
Side Setback (Min.)	1.2 m		Interior – 1.5 m Exterior – 3 m <i>Though less permissive than the Manual, keeping the existing setback will allow for consistency between new and existing development, while allowing for increased housing supply.</i>	Interior – 1.5 m Exterior – 3 m <i>Though less permissive than the Manual, keeping the existing setback will allow for consistency between new and existing development, while allowing for increased housing supply.</i>
Height (Max.)	11 m	12 m	11 m	12 m

## URBANSYSTEMS MEMORANDUM

DATE: June 6, 2024

FILE: 3995.0006.01

PAGE: 5 of 6

SUBJECT: Village of Masset Zoning Bylaw Update

		<i>The existing standard is more permissive than the Manual. Do not want to reduce height to avoid creating non-conformities amongst existing residences.</i>		<i>The existing standard is more permissive than the Manual. Do not want to reduce height to avoid creating non-conformities amongst existing residences.</i>
Lot Coverage (Max.)	25-40%	n/a	33%	33%
Parking	1 per dwelling unit	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>

### 4.3 OPTION 3: PERMIT ACCESSORY SUITES IN TWO-FAMILY DWELLINGS AND UPDATE LOT LINE SETBACKS

Should Council wish to pursue Option 3, accessory suites will be permitted in single-family and two-family dwellings. This option also includes updates to select regulations for R-1 and R-2 zones to align with the Manual's Site Standards Package A. These standards are shown in blue in Table 3. Where existing standards are proposed to remain as-is and they differ from the Manual's Site Standards Package A (as shown in red in Table 3), a rationale has been provided for keeping these regulations as-is.

Table 3. Option 3 - Existing Regulations against Policy Manual Package A Site Standards and Rationale

Standard	Policy Manual	RR-1	R1	R2
Front Setback (Min.)	5-6 m	10 m <i>The intent of this zone is to permit several rural uses such as forestry, agriculture, and resource extraction, in addition to residential uses. Keeping the existing setbacks will retain rural character and avoid conflicts</i>	6 m	4.6 m <i>The existing setback is more permissive than the Manual.</i>
Rear Setback (Min.)	6 m – principal		9 m > 6 m	3 m <i>The existing setback is more permissive than the Manual.</i>

## URBAN SYSTEMS MEMORANDUM

DATE: June 6, 2024

FILE: 3995.0006.01

PAGE: 6 of 6

SUBJECT: Village of Masset Zoning Bylaw Update

Side Setback (Min.)	12 m	between non-residential and residential rural land uses that may arise from reduced setbacks.	Interior - 1.5 m > 1.2 m Exterior - 3 m > 1.2 m	Interior - 1.5 m > 1.2 m Exterior - 3 m > 1.2 m
Height (Max.)	11 m	12 m <i>The existing standard is more permissive than the Manual. Do not want to reduce height to avoid creating non-conformities amongst existing residences.</i>	11 m	12 m <i>The existing standard is more permissive than the Manual. Do not want to reduce height to avoid creating non-conformities amongst existing residences.</i>
Lot Coverage (Max.)	25-40%	n/a	33%	33%
Parking	1 per dwelling unit	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>	2 per dwelling unit <i>1 space/unit is not sufficient in Masset where other transportation options are not available.</i>

### 5.0 CONCLUSION

We recommend that Village Council pursue Option 2. By permitting accessory suites in two-family dwellings, the Village will be able to accommodate more diverse forms of housing and increase affordability. By maintaining the existing site standards of the RR-1, R-1, and R-2 zones, and opting not to align with the Provincial Policy Manual & Site Standards, the Village ensures consistency amongst current site standards in all residential zones. No changes to existing site standards will also aid developers as requirements for both single-family and two-family dwellings will be streamlined.

#### Attachments:

- Option 2 – Zoning Amendment Bylaw
- Option 3 – Zoning Amendment Bylaw

## VILLAGE OF MASSET

### BYLAW NO. 671, 2024

#### A bylaw to amend Zoning Bylaw No. 422

The Council for the Village of Masset, in open meeting assembled, enacts as follows:

#### Citation

1. This Bylaw is cited as “Zoning Amendment Bylaw No. 671, 2024.”

#### Amendments

Bylaw No. 422, Masset Zoning Bylaw, 1994 is hereby amended as follows:

1. Deleting the definition of **accessory suite** and replacing it with the following:
  - **accessory suite** means a separate dwelling unit which is completely contained within the principal residence.
2. Deleting Division 210 – Accessory Suite subsection (1) in its entirety and replacing with the following:
  - (1) Not more than one (1) Accessory Suite shall be permitted per dwelling unit in a single-family residential dwelling or two-family residential dwelling.
3. Amending Division 210 – Accessory Suite subsection (2) by:
  - a. striking out “two-family or”; and
  - b. inserting “or a double-wide manufactured home” after the word “dwelling”.

READ A FIRST TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

READ A SECOND TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

READ A THIRD TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

RECONSIDERED AND ADOPTED THIS 24<sup>th</sup> DAY OF JUNE, 2024

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mayor

Certified a true copy of the "Zoning Amendment Bylaw No. 671, 2024"

\_\_\_\_\_  
Administrator

DRAFT



**VILLAGE OF MASSET**

**BYLAW NO. 671, 2024**

**A bylaw to amend Zoning Bylaw No. 422**

The Council for the Village of Masset, in open meeting assembled, enacts as follows:

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2. Deleting Division 210 – Accessory Suite subsection (1) in its entirety and replacing with the following:
  - (1) Not more than one (1) Accessory Suite shall be permitted per dwelling unit in a single-family residential dwelling or two-family residential dwelling.
3. Amending Division 210 – Accessory Suite subsection (2) by:
  - a. striking out “two-family or”; and
  - b. inserting “or a double-wide manufactured home” after the word “dwelling”.
4. Amending Division 303.3 – Minimum Building Setbacks for the Residential 1 (R-1) zone by deleting the table in its entirety and replacing with the following:

<b>Use</b>	<b>Front Lot Line Setback</b>	<b>Rear Lot Line Setback</b>	<b>Exterior Lot Line Setback</b>	<b>Interior Lot Line Setback</b>
Principal Building	6 m (a) (b)	6 m	1.2 m	1.2 m
Accessory Buildings and Structures	6 m	0.5 m	3 m	0.5 m

5. Amending Division 304.3 Minimum Building Setbacks for Residential 2 (R-2) zone by deleting the table in its entirety and replacing it with the following:

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building (Single- Family or Two-Family Dwelling)	4.6 m	3 m	1.2 m	1.2 m
All other Principal Buildings	4.6 m	3 m	3 m	1.5 m
Accessory Buildings and Structures	4.6 m	0.5 m	3 m	0.5 m

READ A FIRST TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

READ A SECOND TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

READ A THIRD TIME THIS 10<sup>th</sup> DAY OF JUNE, 2024

RECONSIDERED AND ADOPTED THIS 24<sup>th</sup> DAY OF JUNE, 2024

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mayor

Certified a true copy of the "Zoning Amendment Bylaw No. 671, 2024"

\_\_\_\_\_  
Administrator

## Pump Repair

### Public Works Briefing Note

Josh,

This is the old well pump that we replaced on an emergency basis. As you recall I had submitted an emergency request to council for ~\$55,000 to do this. I am proposing that we proceed with this rebuild, at a cost of ~\$20,000, and then we can replace the other well pump with this rebuilt pump.

After replacement, this other well pump will go from producing ~65m<sup>3</sup> (65,000 litres) per hour to approximately 85m<sup>3</sup>/hr. This will provide us with some electrical savings over the lifetime of the pump, as it will be almost 25% more efficient, as well as an overall water plant efficiency. (Because this is only one of 2 well pumps, and there are also other pumps in the system, electrical efficiency is only something like 10% greater.)

Sylvan



**PRECISION**

**SERVICE & PUMPS INC.**  
EST. 1992

Ph. 604.850.7010 Fx. 604.850.9666  
www.precision-pumps.com  
1334 Riverside, Abbotsford B.C. V2S 8J2

**VERTICAL TURBINE INSPECTION FORM - INITIAL INSPECTION**

**PUMP INFORMATION:**

MANUFACTURER PEERLESS MODEL NO. 760821A SERIAL NO. 76082LA  
RATED HEAD: \_\_\_\_\_ RATED FLOW: \_\_\_\_\_ STAGES: 5 (MEASURE  
PUMP LENGTH AND COMPLETE DRAWING) PUMP TYPE TURBINE

**HEAD INFORMATION:**

HEAD SIZE: \_\_\_\_\_  
SEAL TYPE: MECHANICAL \_\_\_\_\_ OR PACKING X SEAL SIZE 3/8"  
MOTOR / PUMP COUPLING: THREAD \_\_\_\_\_ FLANGE \_\_\_\_\_ SPACER \_\_\_\_\_ SIZE: TOP (MOTOR) \_\_\_\_\_  
BOTTOM (PUMP) \_\_\_\_\_

**MOTOR INFORMATION:**

MANUFACTURER \_\_\_\_\_ NA \_\_\_\_\_ VHS \_\_\_\_\_ VSS \_\_\_\_\_ HP \_\_\_\_\_ RPM \_\_\_\_\_  
VOLTS \_\_\_\_\_ PHASE \_\_\_\_\_ FRAME \_\_\_\_\_ SERIAL NO. \_\_\_\_\_ CAT # \_\_\_\_\_  
LIST LOOSE ITEMS RECEIVED WITH PUMP \_\_\_\_\_

**SHAFT INFORMATION:**

1. TOP SHAFT: MATERIAL: \_\_\_\_\_ DIAMETER: 1" LENGTH: 25 1/8"  
TOP THREAD:  
THREAD PROFILE: DIAMETER: 1" PITCH: 10 TPI LH/RH RH LENGTH: 4 3/4"  
BOTTOM THREAD:  
THREAD PROFILE: DIAMETER: 1" PITCH: 14 TPI LH/RH LH LENGTH: 1 3/8"  
KEY SIZE: 1/4"

**2. INTERMEDIATE SHAFT**

MATERIAL: 416 DIAMETER: 1" LENGTH: 56 3/4"  
PITCH: 14 TPI LH/RH LH

**3. LINE SHAFT**

QUANTITY: 4 MATERIAL: 416 DIAMETER: 1"  
LENGTH: 2@10' A@5' 1@69" PITCH: 14 TPI LH/RH LH  
SLEEVED: NO SLEEVE DIAMETER: \_\_\_\_\_

CUSTOMER VILLAGE OF MASSET WELL I.D. \_\_\_\_\_  
LOCATION \_\_\_\_\_ W.O. NO. 92809  
INSPECTED BY: CURTIS RICKABY / ROMAN HRYHORCHUK DATE: 18 APRIL 2024



# PRECISION

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**BOWL SHAFT MATERIAL:** 416 PSQ **BOWL SHAFT STICKUP** 12 9/16"

**BOWL SHAFT LATERAL** 1/4"

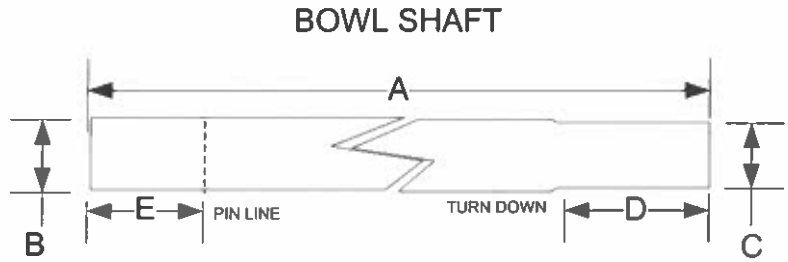
**LENGTH (A)** 47"

**DIA. (B)** 1"

**TOP DIA. (C)** 1"

**TURNDOWN LENGTH (D)** 1 1/8"

**PIN LINE (E)** 121MM **PITCH** 14 TPI



**PUMP INFORMATION:**

**IMPELLER MATERIAL** BRONZE **TRIM** 7H X 13 **CASTING #** 2607921

**IMPELLER STYLE** ENCLOSED **IMPELLER WIDTH** 5 1/2"

**BOWL MATERIAL** CAST **DIA** \_\_\_\_\_ **QTY** 5

**SUCTION STYLE (SCREEN/BELL)** \_\_\_\_\_ **NA THREAD** \_\_\_\_\_ **SIZE** \_\_\_\_\_

**COLUMN INFORMATION**

QTY	SIZE	LENGTH	THREAD/FLANGE
1	5"	66 1/2"	THREAD
1/1	5"	59 5/8" / 59"	THREAD
1/1	5"	19 1/4" / 19 1/2"	THREAD

**CUSTOMER** VILLAGE OF MASSET **W.O. NO.** 92809

**INSPECTED BY:** CURTIS RICKABY / ROMAN HRYHORCHUK **DATE:** 18 APRIL 2024



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**BEARING SIZE INFORMATION (NOMINAL SIZE)**

	QTY	ID	OD	LENGTH
PACKING GLAND	1	1"	1 1/4"	3"
OTHER				
DISCHARGE 1	1	1"	1 1/4"	4"
DISCHARGE 2	1	1"	1 1/4"	3"
BOWL	4	1"	1 1/4"	1 1/2"
RUBBER BUSHINGS (IF APPLICABLE)				
SUCTION 1	1	1"	1 1/4"	5"
SUCTION 2				

**SPIDERS**

**SPIDER DIMENSIONS:**

(A) OUTSIDE DIA. 5 1/4"

(B) INSIDE DIA. 3"

(C) BORE LENGTH 3 1/8"

(D) RING THICKNESS 3

QUANTITY 4

COLUMN COUPLERS: FLANGED \_\_\_\_\_ THREADED X

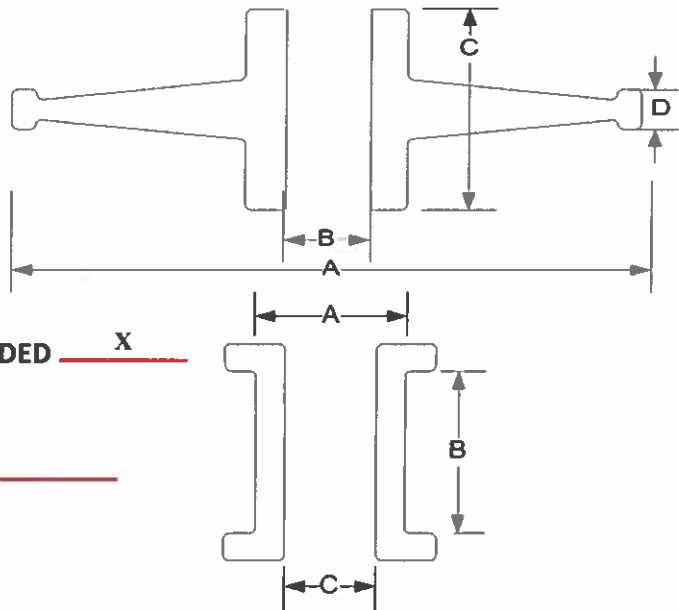
**SPIDER BUSHING DIMENSIONS:**

STYLE: FLANGED \_\_\_\_\_ CLIPPED \_\_\_\_\_

(A) OUTSIDE DIA. 2"

(B) BORE LENGTH 3"

(C) INSIDE DIA. 1"



CUSTOMER VILLAGE OF MASSET W.O. NO. 92809

INSPECTED BY: CURTIS RICKABY / ROMAN HRYHORCHUK DATE: 18 APRIL 2024



**CLEARANCE MEASUREMENTS**

	BUSHING/SHAFT CLEARANCE				IMPELLER/BOWL CLEARANCE			
	DISCHARGE END				DISCHARGE END			
	BUSHING	SHAFT	DIFF	SPEC.	BOWL	IMPELLER	DIFF	SPEC.
1	1.009	1.00	.009		4.007	3.981	.026	
2	1.007	1.00	.007		4.001	3.989	.012	
3	1.007	1.000	.007		4.010	3.987	.023	
4	1.007	.998	.009		4.005	3.987	.018	
5	1.006	1.00	.006		4.019	9.988	.023	
6	1.006	0.998	.008					
7								
8								
9								
10								
11								
12								
		<b>BUSHING</b>	<b>SHAFT</b>		<b>DIFF.</b>	<b>SPEC.</b>		
<b>PACKING GLAND</b>		1.009	1.00		.009			

**CUSTOMER** VILLAGE OF MASSET **W.O. NO.** 92809  
**INSPECTED BY:** CURTIS RICKABY / ROMAN HRYHORCHUK **DATE:** 18 APRIL 2024



**FASTENERS**

		QTY	DIA	LENGTH	THREAD	MATERIAL
MOTOR MOUNT	BOLT					
	NUT					
	FW					
	LW					
MOTOR COVER	BOLT					
	NUT					
	FW					
	LW					
TOP NUT LOCK	BOLT					
	LW					
DISCHARGE FLANGE	BOLT					
	NUT					
PACKING RETAINER	T-BOLT	2	3/8"	2 1/2"	N/C	C.S.
	BOLT					
	NUT	2	3/8"		N/C	C.S.
	FW	2	3/8"		N/C	C.S.
PACKING GLAND	BOLT	4	7/16"	1 3/4"	N/C	C.S.
	FW					
DISCHARGE HEAD BASE	BOLT					
	NUT					
	FW					
COLUMN FLANGE ADAPTER	BOLT					
	FW					
COLUMN FLANGES	BOLT					
	NUT					
PUMP FLANGE ADAPTER	BOLT					
BOWL	BOLT	THREAD				

CUSTOMER VILLAGE OF MASSET W.O. NO. 92809

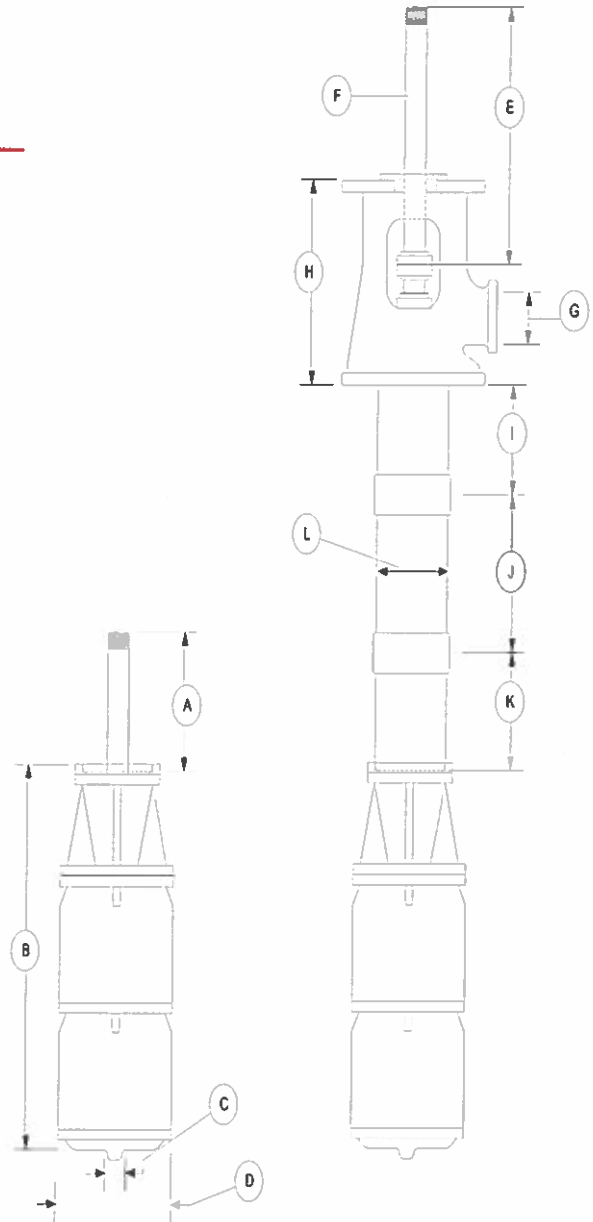
INSPECTED BY: CURTIS RICKABY / ROMAN HRYHORCHUK DATE: 18 APRIL 2024





**RE-ASSEMBLY INSPECTION**

- A. BOWL SHAFT STICK-UP 12 9/16"
  - B. ASSEMBLED PUMP LENGTH 40 3/4"
  - C. BOTTOM DIAMETER \_\_\_\_\_
  - D. BOWL DIAMETER 7"
  - E. TOP SHAFT LENGTH 25 1/16"
  - F. TOP SHAFT DIAMETER 1"
  - G. DISCHARGE DIAMETER 6"
  - H. DISCHARGE HEAD HEIGHT 14"
  - I. TOP COLUMN LENGTH 66 1/2"
  - J. COLUMN PIPE LENGTH 1 X 59 2/8" / 59" X 1
  - K. BOTTOM COLUMN LENGTH 119 1/2" / 119 1/4" X 1
  - L. COLUMN DIAMETER 5"
- 1. TUBE STICK-UP \_\_\_\_\_
  - 2. LATERAL IN BOWLS \_\_\_\_\_
  - 3. SHAFT STICK-UP  
 ABOVE/BELOW HEAD \_\_\_\_\_  
 CORRECT KEYWAY \_\_\_\_\_  
 THREAD LENGTH \_\_\_\_\_
  - 4. TOP NUT SUPPLIED YES



CUSTOMER VILLAGE OF MASSET W.O. NO. 92809  
 INSPECTED BY: CURTIS RICKABY / ROMAN HRYHORCHUK DATE: 18 APRIL 2024



# PRECISION

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### INSPECTION REPORT & NOTES

- #1 & #3 IMPELLERS SPINNING LOOSE, WILL NEED MACHINING/REPAIR & NEW CULLETS
- COLUMN PIPE & HEAD FULL OF DEBRIS
- THREADED BOWLS IN OVERALLY GOOD SHAPE
- PUMP SHAFT THREADS DAMAGED
- INTERMEDIATE SHAFT NEEDS REPLACED
- MOTOR SHAFT EXTREMELY RUSTY
- THREADS ON 1X LINE SHAFT DAMAGED
- WILL NEED TO MACHINE BOWLS/IMPELLERS FOR NEW WEAR RINGS
- COLUMN PIPE/PUMP AND HEAD BOTH HEAVILY CORRODED/NEED EXTENSIVE CLEANING

### PARTS REQUIRED

DESCRIPTION	QTY
NEW CULLETS/MACHINE IMPELLERS	5
REPLACE BOWL SHAFT	1
REPLACE INTERMEDIATE SHAFT	1
ALL NEW SHAFT COUPLINGS S.S.	6
CLEAN/STRAIGHTEN ALL SHAFTS	7
MACHINE IMPELLERS/BOWLS TRUE	5/5
NEW WEAR RINGS	5
NEW 1" FSB SPIDER BUSHINGS	4
NEW PACKING GLAND BUSHING/GASKET	1/1
NEW PACKING 3/8" 1727	42"
NEW T-BOLTS FOR PACKING GLAND (S.S.)	2
NEW S.S. HARDWARE	

CUSTOMER VILLAGE OF MASSET W.O. NO. 92809

INSPECTED BY: CURTIS RICKABY / ROMAN HRYHORCHUK DATE: 18 APRIL 2024



**PRECISION**  
SERVICE & PUMPS INC:  
EST. 1992

1334 Riverside Road  
Abbotsford, BC  
V2S 8J2  
P604-850-7010 F604-850-9666  
www.precision-pumps.com

# Estimate

Date	Estimate #
2024-05-14	58611

Name / Address
VILLAGE OF MASSET PO BOX 68 1686 MAIN STREET MASSET, BC V0T 1M0

P.O. No.	Terms	Rep	Work Order No.
SYLVAN	NET 30	ML	92809

Qty	Description	Rate	Total
	ESTIMATE FOR REPAIRS TO PEERLESS MODEL 760821A 5 STAGE		
8	HOURS, SHOP LABOUR TO STRIP AND INSPECT PUMP, COLUMN AND HEAD	155.00	1,240.00
1	REPAIRS TO BOWL ASSEMBLY >MACHINE NEW SS BOWL SHAFT >REPLACE ALL COLLETS >MACHINE IMPELLERS TRUE >MACHINE BOWLS AND INSTALL BRONZE WEAR RINGS >ASSEMBLE AND PAINT	4,747.96	4,747.96
1	REPAIRS TO COLUMN PIPE, SHAFT AND SPIDERS >CLEAN AND STRAIGHTEN SHAFTS >NEW SS SHAFT COUPLINGS X 6 >NEW RUBBER SPIDER BUSHINGS X 4 >CLEAN COLUMN PIPES	2,563.72	2,563.72
1	REPAIRS TO DISCHARGE HEAD >INSTALL NEW BRONZE BUSHING >CLEAN AND PAINT PARTS >NEW GASKET FOR STUFFING BOX >INSTALL NEW 3/8" PACKING	2,148.83	2,148.83
1	>NEW 6" SCH 40 COLUMN PIPE , EPOXY COATED TO NSF 61 SPEC'S >NEW THREADED COUPLING	6,792.00	6,792.00

<b>Subtotal</b>		CAD 17,492.51
<b>GST/HST</b>		CAD 874.63
<b>PST</b>		CAD 1,224.48
<b>Total</b>		CAD 19,591.62

\*\* This is an estimate only, not a contract. This estimate is for completing the works described above, based upon our evaluation of the work requirements. It does not include allowance for wholesale price increases or for additional labour and materials which may be required due to unforeseen conditions. Quotation valid for 15 days.

NOTE: All of Precision's Certified Pump Installers are Class 1 and 2, as certified by the Canadian Groundwater Association, as well as, Registered under the Water Act as Qualified Well Pump Installers in the Province of British Columbia.



Business Number:  
893380634

Signature \_\_\_\_\_