

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

**DRAFT** By-Law No. 2007-

BEING A BY-LAW TO IMPOSE WATER CHARGES AND SEWER CHARGES

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WHEREAS the Water By-law provides for the operation of the water system, the requirements for the supply of water to properties, the installation of water meters on properties, the imposition of rates and charges for the supply of water to properties and other water related matters;

WHEREAS sections 9, 11 and Part XII of the *Municipal Act, 2001*, as amended, (the *Act*) and the *Regulations* thereto enable a municipality to impose by by-law fees or charges on persons for the supply of water and the use of a sewage system;

AND WHEREAS *Ontario Regulation 581/06* provides that fees or charges imposed for the supply of water and the use of a sewage system under the Act and added to the tax roll under subsection 398(2) of the Act have priority lien status as described in section 1 of the Act;

AND WHEREAS the Council deems it necessary, to impose upon the owners water charges for the supply of water to pay the costs of providing the water system and supplying water to the owners;

AND WHEREAS the Council deems it necessary, to impose upon the owners sewer charges for the use of the sewage system to pay the costs providing the sewage system for the use of the owners;

AND WHEREAS the Town has held a public meeting before passing this by-law and has provided notice of the public meeting and its intention to pass this by-law and made available to members of the public information with respect to the water charges and the sewer charges.

NOW THEREFORE the Council of the Corporation of the Town of The Blue Mountains hereby enacts as follows:

**Definitions**

1. In this by-law, including the recitals thereto:

“Act” means the *Municipal Act, 2001*, S.O. 2001, c.25, as amended;

“charges” means the water charges or the sewer charges or both and includes late payment charges;

“Council” means the Council of the Corporation of the Town of The Blue Mountains;

“land” includes buildings and structures;

“owner” or “property owner” means the a person who is the registered owner of an estate in fee simple of a property;

“person” includes a corporation and the heirs, executors, administrators, successors, assigns or other legal representatives of a person to whom the context can apply according to law;

“potable water” means water that is fit for human consumption;

“property” means a separately assessed parcel of land connected to or fronting on the water system or the sewage system or both and includes a condominium unit in a condominium corporation and the common elements in a condominium corporation:

“sewage system” means the Town’s municipal sewage system which includes works for the collection, transmission, treatment and disposal of sewage

“sewer charges” means the sewer use rates and the sewer related charges imposed on the owners by this by-law for the use of the sewage system at the rates and in the amounts set out in Schedule “B”;

“sewer related services” means the sewer related services described in Schedule “B”;

“Town” means the Corporation of the Town of The Blue Mountains;

“Treasurer” means the person holding the title of Director of Finance (Treasurer) for the Town or designate;

“water” shall mean potable water supplied by the Town:

“Water By-law” means the Town’s by-law for the regulation of the water supply in the Town in force at any given time;

“water charges” means the water supply rates and the water related charges imposed on the owners by this by-law for the supply of water at the rates and in the amounts set out in Schedule “A”;

“water meter” means the water meter supplied and owned by the Town or a water meter owned by an owner and approved by the Town used to measure the quantity of water supplied to the owner;

“water related services” means the water related services described in Schedule “A”;

“water system” means the Town’s municipal drinking-water system as defined in the Safe Drinking Water Act, 2002, S.O. 2002, c.32, as amended and includes works for the collection, production, treatment, storage, supply and distribution of water;

Unless the context otherwise requires in this by-law, words importing the singular include the plural and vice versa.

### **Water and Sewer Charges**

2. The water charges set out in Schedule “A”, which are all charges for the supply of water and the sewer charges set out in Schedule “B”, which are all charges the use of the sewage system, are approved and imposed on the owners commencing July 1, 2007.

### **Water Supply Rates and Sewer Use Rates**

3. The rates for the water supplied to all properties and the rates charged for the use of the sewage system shall be charged to the owners on a per cubic meter basis measured by the water meter on the property, a flat rate basis or a minimum rate basis as the case may be at the rates shown on Schedules “A” and “B” respectively.

### **Water Related Charges and Sewer Related Charges**

4. The water related charges for the water related services and the sewer related charges for the sewer related services applicable to a property shall be charged to the property owner in the amounts shown on Schedules “A” and “B” respectively.

### **Charges Due and Payable**

5. The charges imposed by this by-law are due and payable:
  - (a) upon the due date specified in any invoice issued by the Town to any owner in connection with a charge imposed by this by-law; or
  - (b) at the time of the transaction for which a charge is imposed by this by-law.

### **Late Payment Charges on Payments in Default**

6. A late payment charge of 5% as shown on Schedules "A" and "B", respectively, shall be added on all charges which are in default on the day following each due date.

### **Non-payment of Charges**

7. The charges imposed by this by-law constitute a debt of the owner to the Town, may be added by the Treasurer to the tax roll for the owners property and collected in the same manner as municipal taxes in accordance with subsection 398(2) of the Act. The charges added to the tax rolls under subsection 398(2) of the Act have priority lien status as described in section 1 of the Act.
8. The Treasurer is hereby authorized to add the charges which are in default to the tax rolls for properties to which the water was supplied or which used the sewage system.
9. On all charges which are in default and added to the tax roll by the Treasurer in accordance with section 8, a penalty of 1.25% per month will be added on the first day of each and every month the default continues until December 31 in the current year. On all charges in default on January 1 of the following year, interest will be added at the rate of 1.25% per month for each month or fraction thereof of default.
10. The Town may in accordance with section 81 of the Act shut off the supply of water to a property if the water charges or the sewer charges or both payable by the property owner are overdue and in default.

### **Application to the Ontario Municipal Board**

11. No application shall be made to the Ontario Municipal Board under clause 71(c) of the *Ontario Municipal Board Act* on the grounds that the water charges imposed under this by-law are unfair or unjust.

### **Capital Water Charges**

12. The water charges and the sewer charges imposed by this by-law are in addition to any capital water charges or capital sewer charges which have been imposed by the Town or may imposed by the Town in the future to pay the capital costs of the water system or the sewage system or any parts thereof.

### **Administration**

13. This by-law shall be administered and enforced by the Town.

### **Schedules**

14. Schedules "A" and "B" are hereby declared to form part of this by-law.

**By-law in Force**

15. The water charges and the sewer charges imposed by this by-law shall come into force and take effect on the 1<sup>st</sup> day of July, 2007.

**ENACTED AND PASSED** this 9th day of July, 2007.

The Corporation of the Town of The Blue Mountains

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Mayor

.....  
Clerk

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-Law No. 2007 -

Schedule "A"

(Page 1 of 2)

**WATER SUPPLY RATES**

**Rates to be reviewed and potentially adjusted**

**Rates shown are rates adopted by By-Law No. 2007-38**

	<b>Rate</b>	
<b>Fixed Charge Per Month</b>		
<b>Meter Size</b>		
5/8"	\$ 25.00	per month
3/4"	\$ 28.00	per month
1"	\$ 36.00	per month
1 1/2"	\$ 46.00	per month
2"	\$ 74.00	per month
3"	\$ 280.00	per month
4"	\$ 356.00	per month
6"	\$ 534.00	per month
<b>Tiered Incremental Rates Per m<sup>3</sup> Per Two Month Period</b>		
0 – 30 m <sup>3</sup>	\$ 0.907	per m <sup>3</sup> per two month period
31 – 60 m <sup>3</sup>	\$ 1.057	per m <sup>3</sup> per two month period
61 – 90 m <sup>3</sup>	\$ 1.207	per m <sup>3</sup> per two month period
over 91 m <sup>3</sup>	\$ 1.357	per m <sup>3</sup> per two month period
Bulk water sales	\$ 1.50	per m <sup>3</sup>
Unconnected Water Rate (temporary disconnection, unconnected service)	same as "Fixed Charge Per Month"	
Flat Rate Charge (no meter installed - newly constructed building)	\$ 35.00	per month, 5/8" meter equivalent unit
Minimum Water charge (water service shut off for non-payment, temporary removal of water meter)	same as "Fixed Charge Per Month"	

## Schedule "A"

(Page 2 of 2)

### WATER RELATED CHARGES

	<b>Rate</b>
Service connection application/inspection	\$ 50.00 per connection
Service installation re-inspection	\$ 50.00 per each inspection subsequent to the first inspection
Service disconnection charge	\$ 50.00 per connection
Service reconnection charge	\$ 50.00 per connection
Late payment charge on unpaid water billing	5% applied to outstanding balance on current billing
Collection charge - deliver notice of disconnection	\$ 25.00 per connection/billing
Administrative charge - change of ownership or occupant (includes reading meter to final charge)	\$ 30.00 per instance
Temporary removal and reinstallation of meter	\$ 50.00 per removal and reinstallation
Testing meter for accuracy	\$ 50.00 per 5/8" water meter test
Service disconnection inspection	\$ 50.00 per inspection
Hydrant maintenance fee	\$ 96.00 per hydrant per year
5/8" meter and appurtenances	\$ 220.00 per meter
Landscape watering permit (new landscaping only)	\$ 50.00 per permit
Landscape watering deposit (new landscaping only)	\$ 50.00 per permit
Use of water during restricted/prohibited time	
First instance	\$ - written warning
Second instance	\$ 150.00 per instance
Third and each subsequent instance	\$ 300.00 per each subsequent instance
Utility certificate - account status	\$ 30.00 per account
Other utility related services	time + materials basis

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-Law No. 2007 -

Schedule "B"  
(page 1 of 2)

**SEWER USE RATES**

**Rates to be reviewed and potentially adjusted**  
**Rates shown are rates adopted by By-Law No. 2007-38**

	<b>Rate</b>	
<b>Fixed Charge Per Month</b>		
<b>Water Meter Size</b>		
5/8"	\$ 34.00	per month
3/4"	\$ 38.00	per month
1"	\$ 48.00	per month
1 1/2"	\$ 62.00	per month
2"	\$ 99.00	per month
3"	\$ 377.00	per month
4"	\$ 480.00	per month
6"	\$ 720.00	per month
<b>Tiered Incremental Rates Per m<sup>3</sup> Water Per Two Month Period</b>		
0 – 30 m <sup>3</sup>	\$ 1.052	per m <sup>3</sup> water per two month period
31 – 60 m <sup>3</sup>	\$ 1.202	per m <sup>3</sup> water per two month period
61 – 90 m <sup>3</sup>	\$ 1.352	per m <sup>3</sup> water per two month period
over 91 m <sup>3</sup>	\$ 1.502	per m <sup>3</sup> water per two month period
Unconnected Sewer Rate (temporary disconnection, unconnected service)	same as "Fixed Charge Per Month"	
Flat Rate Charge (no meter installed - newly constructed building)	\$ 45.00	per month, 5/8" meter equivalent unit
Minimum Sewer charge (water service shut off for non-payment, temporary removal of water meter)	same as "Fixed Charge Per Month"	
Holding Tank Waste Water (originating in Town of The Blue Mountains)	\$ 4.00	per m <sup>3</sup>
Septage Waste (originating in Town of The Blue Mountains)	\$ 23.00	per m <sup>3</sup>
Holding Tank Waste Water (originating outside Town of The Blue Mountains)	\$ 4.30	per m <sup>3</sup>
Septage Waste (originating outside Town of The Blue Mountains)	\$ 25.40	per m <sup>3</sup>

Schedule "B"  
(Page 2 of 2)

**SEWER RELATED CHARGES**

			<b>Rate</b>
Service connection application	\$	50.00	per connection
Service installation re-inspection	\$	50.00	per each inspection subsequent to the first inspection
Late payment charge		5%	applied to the outstanding balance on current billing
Collection charge (included in water collection charge)			per connection/billing
Administrative charge (included in water admin charge)			per service
Service disconnection inspection	\$	50.00	per inspection