

# Loyalist Township Staff Report Water and Sewer Rate Study - Draft By-laws and Update Regular Council Meeting

Report Number: SR- 1200

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<b>Meeting:</b>	Regular Council - 28 Oct 2019
<b>Type:</b>	Regular Council
<b>Department:</b>	Business Services Department
<b>Report Date:</b>	October 23, 2019
<b>Author:</b>	Brianne MacNevin
<b>Attachments:</b>	Yes
<b>Number of Attachments:</b>	5

## **Executive Summary:**

The Township is currently undertaking a water and sewer rate study, which includes the completion of water and wastewater financial plans. The Township's water financial plan must be submitted to the Province in order to retain its drinking water license. The overall objective of the rate study is to develop a model that was considered fair and equitable for all users of the water and sewer system while achieving long-term financial sustainability.

The purpose of this report is to address the following resolutions by Council on October 15, 2019:

1. That Council direct staff to bring a draft by-law reflecting the proposed connection charges;
2. That Council direct staff to bring two draft by-laws for consideration, reflecting the following user rate scenarios brought to public consult:
  - a. Status quo 60:40 fixed/consumption cost recovery with annual increases outlined in the scenario as presented
  - b. Transitional 40:60 fixed/consumption cost recovery over the planning period with annual combined increases/decreases as outlined in the scenario as presented

These recommendations are further discussed in Staff Report-1171.

Furthermore, two additional motions were brought forward:

1. That staff bring a report back to Council regarding bulk water rates, with a comparison of the Township rates to other surrounding municipalities; and
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2. That staff bring a report back to Council that outlines options for large families regarding water and sewer rates and how relief might be provided to residents with large families

**Recommendation:**

That the report from the Senior Financial Analyst, October 23, 2019 re: Water and Sewer Rate Study - Draft By-laws and Update, be received and the following be adopted:

1. That staff are directed to bring a final version of connection charges by-law to November 12 meeting;
2. That staff are directed to bring a final version of user rate by-law to November 12 meeting reflecting one of the following:
  - a. status quo structure (60:40 fixed/consumption) with annual rates as outlined in Appendix A of this report; **OR**
  - b. transition to 40:60 fixed/consumption over 10 years with annual rates as outlined in Appendix A of this report
3. That bulk water rates remain at status quo with annual increases correlating with general user rates;
4. That staff be directed to post public notice for comment to occur on November 12

**Background:**

Overall background is discussed in detail regarding the history of connection charges, user rates and the rate study in Staff Reports 1083 and 1171.

Bulk water rates:

Mr. Ben Findlay is a registered hauler at the bulk water hauler facility adjacent to the blue storage tank at County Road 6 and Taylor Kidd Boulevard. He presented to Council a request for reduction in bulk water rates in 2012 and as such, the rates were reduced to \$1.85 per cubic meter, representing an approximate 23% discount compared to the overall consumption rate to produce water of the Township. Since that time, rates were increased annually on the same basis as general user rates, which is now \$3.38 per cubic meter.

Mr. Findlay presented to Council again in March 2019 requesting a further discount on bulk water rates of \$2.16 per cubic meter. In response to this, Staff Report-973 was prepared which outlined the overall shortfall in revenue as a result of this reduction. Council resolved that rates remain the same pending Council's approval of new water and sewer rates from the upcoming rate study.

As noted, further background can be found in Staff Report-973.

**Status:**

Draft by-laws for connection charges and user rates are attached to this report. In order to conform with past staff reports and the rate models, the following updates were made to the draft by-laws:

Connection charges:

- Section 1(c) has been removed. This was previously the definition of Amherstview sewer impost fees reserve fund and would have no longer been relevant after harmonization. Current reserve fund records are for Fairfield water, Bath water, Loyalist East sewer, and Bath sewer
- Section 1(d) has been removed. This was previously the definition of "Apartment dwelling", which is now covered under multi-residential units
- Section 1(g), (l), (ff), and (oo) have been removed to conform with harmonization and thus replaced by sewage works and water works charges in sections (ggg) and (lll)
- Sections 1(i), (j), (dd), (q), and (ll), Sections 3, ,5, 15, and 17 have been updated to conform with harmonization
- Sections 4 and 16 have been removed to conform with harmonization
- Section 1(v) has been removed. This was previously the definition of "Duplex", which is now covered under multi-residential units
- Section 1(x) was removed as it is not relevant to the by-law
- Section 1(ss) was added to define multi-residential units
- Section 1(ccc) was updated to reflect multi-residential units and secondary units
- Section 1(ddd) was added to define secondary units
- Section 46 has been updated to conform with consistency of staff reports and history of charges
- Section 47 has been updated to reflect exemption of new secondary units as resolved by Council
- Sections 49 and 50 were removed as they related to charges payable if gross floor area exceeds existing unit, which is covered in Section 48
- Section 51 was updated to reflect inflationary increases to future growth portion of charges only

User rates:

- Section 1.5 has been added to define a dwelling unit
- Section 1.6 now includes multi-residential units
- Section 1.9 has been added to define multi-residential units
- Section 1.13 has been added to define secondary units
- Sections 3.4, 3.5, 3.7, 3.8, 4.3, and 4.4 now reflect overall flat rate for multi-residential to be based on equivalent residential units ("ERUs") as resolved by Council
- Section 3.6 has been added to differentiate multi-residential units and secondary units

Upon review of these by-laws, it was determined that circumstantial updates are required in the connection charges by-law that are not incumbent to the rate study. Staff

will be reviewing these updates in the new year with legal counsel and bring a by-law amendment to Council, if changes arise. These areas in the by-law include agreements with specific developers, developer credit allowances and specific property charges found on the related schedules, and harmonization of reserve funds between water and sewer works in accordance with the current and past rate models.

The overall timeline to complete the rate study, impose new connection charges and user rates, and submit the water financial plan as legislated is as follows:

Jul 29, 2019	draft connection charge and user rate results presented to council. Draft connection charges and two out of four user rate scenarios were to be brought to the consultation period
Aug 26, 2019	draft connection charges presented to developer community
Sept 23, 2019	draft user rate scenarios presented to public
Oct 15, 2019	results of consultation period reported to council
Oct 28, 2019	draft by-laws presented, responses to additional Council motions as noted, public notice to be submitted
Nov 12, 2019	final bylaws presented, public comments presented on connection charges and user rates
Nov 25, 2019	final bylaws passed, and financial plans approved by Council
Dec 1, 2019	submission of water financial plan
Jan 1, 2020	new connection charges in effect
Jan 15, 2020	new user rates in effect on this billing date for Odessa, Harewoods, Brooklands, and Bath users
Feb 15, 2020	new user rates in effect on this billing date for Amherstview users

Bulk water rates:

Staff Report-1171 proposed that bulk water rates remained at status quo discount going forward and that annual increases will be inflationary on the same basis of general user rates.

Mr. Ben Findlay presented to Council on October 15 requesting further discounts be provided to bulk water suppliers than are being proposed as part of this rate setting process. Council moved that further analysis be completed to investigate bulk hauler

rates being charged in surrounding municipalities. Staff have compiled bulk water rates of neighboring municipalities and provided analysis on the overall cost of producing water and factors that should be considered that may not allow for competitive rates unless a discount is provided.

Incentives and assistance for large families:

The proposed user rate scenarios reflect overall, a fair and equitable rate structure, whereby all users are required to pay the same fixed and consumption rates to receive water and sewer services. Both scenarios are mainly driven by overall consumption by the user. Any deviation from this would result in a shift of revenue to be recovered from other user groups.

Although not directly related to large families, the Township currently provides indoor and outdoor tips to conserve water on its website. Additionally, a seasonal outdoor water usage restriction is in place from May 1 to September 30 according to property address. This restriction assists with managing peak flows and thus helps defer future treatment plant expansions.

**Analysis:**

Bulk water rates:

2019 bulk water rates for both neighboring municipalities and comparable municipalities are as follows:

<b>Municipality</b>	<b>Min. charge req'd (\$)</b>	<b>Monthly charge req'd (\$)</b>	<b>Consumption rate/m3 (\$)</b>
Kingston	N/A	598.33	0.96 (Note)
Napanee	49.03	N/A	2.25
Belleville	N/A	N/A	2.42
Quinte West	N/A	N/A	2.60
Loyalist	N/A	N/A	3.38
Prince Edward County	20.00	N/A	4.13

Note: Overall monthly charge required imputes an average consumption rate ranging between \$1.44 to \$1.96 per cubic meter, discussed in more detail below.

Overall fluctuations in bulk rates are correlated with the uniqueness of each municipality. These factors would include general demographics (cost recovery allocations and weightings, and urban versus rural populations), state of infrastructure, operational costs, current debt levels, reserve fund levels, and other sources of revenue in larger municipalities. The pricing information above does not describe the ratio of current demand by water haulers and available capacity of any particular municipal system. For some municipalities this ratio may be relatively low and the sale of bulk water is strictly a marketing exercise. For the Fairfield system in summertime, excess

capacity may not always be in abundance due to both seasonal and operational demands.

Currently, the overall equivalent consumption rate to produce harmonized water for the average user is \$4.39 based on the current rate structure. As costs are continuing to rise and the Township is required to contribute to its reserve funds to better manage its assets, the overall projected consumption rate in 2020 under both scenarios is approximately \$4.85. This is simply calculated using the overall net revenue requirement for water and the total projected consumption. All water rate calculations are based on this key aspect to develop a water and sewer rate revenue model.

Although it is staff's opinion that all costs relating to water are relevant to bulk water haulers as this group is using capacity that could otherwise be allocated to other consumers, it may be argued that not all costs are specific to providing this optional service. With that said, an analysis was completed that segregated projected operating costs specific to Fairfield water entirely, and capital costs specific to the Fairfield treatment plant and Fairfield booster station from the model. These results, in conjunction with the overall portion of projected consumption to come from areas treated in Fairfield, yielded an approximate consumption rate of \$4.68. Since Township rates are harmonized, debt issuances from the model proportioned to capital costs planned for the Fairfield treatment plant and booster station were incorporated. Additionally, transfers to reserve funds for the purpose of this analysis used the annual requirement from the Township's asset manager database relating to these assets. This annual requirement is a factor of overall replacement cost and useful lives, and not a simultaneous rate smoothing mechanism as outlined in the actual rate model. This consumption rate is still higher than what bulk water haulers are currently paying.

A second analysis was completed that excluded operating costs from Fairfield distribution and compared this to overall volume of water produced and volume of water billed in Fairfield. Overall operating and capital costs average to be approximately \$2.3 million annually, yielding an overall rate based on projected volume billed averaging \$4.10. This is still above the rate that water haulers are currently paying since the majority of operating expenditures are attributable to the treatment plant.

Bulk water consumption has averaged approximately 25,000 cubic meters annually from 2016 to 2018 and will generally vary based on overall weather trends. Upon review of consumption patterns from 2011 to 2018, fluctuations conclude that there is no clear indication that usage is a direct result of the bulk water rate itself.

When comparing municipal rates found in the above table, it is important to note that the flat monthly fee charged by the City of Kingston would represent the equivalent of an additional \$0.50 to \$1.00 per cubic meter for a total of \$1.44 to \$1.96 per cubic meter based on the observed demands of Mr. Findlay's tankers.

Incentive programs for large families:

Hemson has compiled a list of municipalities and their various rebate/incentive programs for comparability and was not able to identify any incentives or assistance offered to large families. Attached to this report is this compilation with details relating to rebates and incentives that are offered. Most of these programs are geared towards low income and senior citizens, but there are also conservation incentives such as installing high efficiency appliances, toilets, and showers. These rebate programs appear to be minimal with rebates ranging between \$50 and \$100 but may be increasingly beneficial for multi-residential units.

Furthermore, the Town of Bancroft has experienced significant increases in their water and sewer rates in order to ensure financial sustainability and future repair and replacement of their treatment plants. As such, an assistance program was developed that is administered by Hastings County but funded by the town up to \$20,000. There is no specific eligibility criteria for applicants but is available to pay one consumer's bill every 18 months. Staff have reached out to the Town of Bancroft for further detail and was noted that the program is very rarely used. Had the reserve fund been fully utilized this would have been an increase of approximately \$18 per service address per year, based on the number of users of the system to fund.

Any consumer assistance program specific to number of persons in a household would require ongoing administration and inherent risk mitigation to the Township. For example, it may be possible to incorporate a nominal portion of the rate going to such a program, however, large families would be required to apply every year to ensure relevancy and would require a minimum volume threshold for eligibility. The program would ideally be capped at the budgeted revenue this program generates each year, and as a result, it may be possible that not all families would benefit from this depending on the number of applicants each year. Overall, any program that accommodates large families, beyond a normal rebate program to encourage conservation, would generally contradict the overall motivation to shift rates to a more consumption-based rate approach to assist low-volume users.

Should Council seek to introduce a rebate program, ideally it would relate to conservation in an effort to reduce overall flows and peak flows, instead of providing relief that is only available to specific user groups. Such a program would require a funding source.

As articulated in earlier reports, it is evident that a transition from the current 60:40 to a 40:60 fixed/consumption billing ratio will result in a significant increase on the water and sewer bills of higher volume consumers. If Council is concerned about the impact to high volume users, such as large families, then maintaining the current 60:40 fixed/consumption ratio would be a preferred alternative for the Township.

### **Financial Considerations:**

While the above-noted financial implications of reducing the bulk water rate are considered insignificant, it should be noted that overall revenue losses resulting from the spread in rates would vary from year to year depending on the group's consumption

levels. Further reductions in rates based on specific expenditures to Fairfield would contradict the overall work completed in harmonizing the water rates. The current reduced bulk water rate is subsidized by other user groups that also pay and receive benefits from the water and sewer system. Council could consider setting a policy criterion with respect to reduced water hauler rates and the rationale behind this.

A rate assistance program for large families would result in a shift in revenue requirement from other user groups and will vary depending on the level of funding desired under this program.

A rebate program to encourage conservation would require budgeted expenditures based on how many rebates occur each year, however, it may be advantageous to implement a rebate program on the basis that the system may have a net long-term savings if the need for expansion of capacity and related expenditures can be suitably deferred. More analysis would be required prior to establishing this type of program. Some larger multi-residential units may be motivated to install high-efficiency appliances, toilets, and showers given that fixed charges are proposed to be based on ERUs, therefore both fixed and consumption rates are consumption driven. Rebates are likely to be significant to these users depending on number of units.

A rebate program for senior citizens and low-income users would vary from year to year depending on the volume of applicants. Considering the demographic of Loyalist and growth forecasts, this program may be significant from a financial perspective. As outlined in past rate study presentations, the transitional rate structure scenario (40:60 fixed/consumption), would provide some relief if they are considered a low-volume user.

As noted, any rebate program would require ongoing staff time to administer.

### **Options:**

#### Bulk water rates:

1. Establish new bulk water hauler rates based on maintaining the existing discount rate, being 23%, and the proposed rates for consumption only billing **(Recommended)**;
2. Reduce bulk water hauler rates to median of neighboring municipalities, being \$2.51, representing a 48% discount of the harmonized rate and resulting in a revenue loss of approximately \$22,000 based on current consumption patterns, to be recovered by other users or reserve funds annually;
3. Reduce bulk water hauler rates by some lesser amount lower than current rate, but still higher than Kingston, to be recovered by other users or reserve funds annually; or
4. Move bulk water rates to the same rates as other commercial users

### **Consultation:**



The Director of Business Services, the Chief Engineer, the Director of Economic Growth & Community Development, and the Utilities Manager have reviewed the contents of this report.

The Township completed its formal public consultation with developers on connection charges, and public on user rates on August 26 and September 23 respectively. These comments/questions are summarized with staff and Hemson's responses in Staff Report-1171.

**Regulatory/Policy Compliance Implications:**

A financial plan is required to be submitted by the Township to meet its drinking water license as per Ontario Regulation 453/07 prior to December 15, 2019.

There is no legislated requirement to provide potable water to the rural community. Water that is provided from this facility must meet all provincial water quality regulations.

There is no legislated requirement to provide incentive or assistance programs to water and sewer users.

**Link to Strategic Plan:**

Address the Township's Municipal Infrastructure Needs, Provide a Well-Managed and Effective Municipal Government, Strengthen the Township's Financial Position

**Attachments:**

[Resolution #2 - User rate structures](#)

[DRAFT bylaw 2019-xxx - Water and sewer capital works](#)

[DRAFT bylaw 2019-xxx - Water and sewer user charges](#)

[DRAFT bylaw 2019-xxx - Water and sewer user charges - Schedules of rates \(6040 status quo\)](#)

[DRAFT bylaw 2019-xxx - Water and sewer user charges - Schedules of rates \(4060 transition\)](#)

[Municipal Water Incentives - prepared by Hemson Consulting Ltd.](#)

**Approved By:**

Stephen Dickey, Director of Business Services/Treasurer

Steven Silver, Chief Administrative Officer

**Status:**

Approved - 23 Oct 2019

Approved - 23 Oct 2019

## Appendix A - User rate structure scenarios

### Resolution 2(a) - Status quo 60:40 fixed consumption:

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Water rate - fixed	\$ 36.08	\$ 38.24	\$ 40.53	\$ 42.96	\$ 44.68	\$ 46.47	\$ 47.86	\$ 49.30	\$ 50.78	\$ 52.30
		6%	6%	6%	4%	4%	3%	3%	3%	3%
Water rate - consumption	\$ 1.81	\$ 1.92	\$ 2.04	\$ 2.16	\$ 2.25	\$ 2.34	\$ 2.41	\$ 2.48	\$ 2.55	\$ 2.63
		6%	6%	6%	4%	4%	3%	3%	3%	3%
Sewer rate - fixed	\$ 32.03	\$ 33.95	\$ 35.99	\$ 38.15	\$ 39.68	\$ 41.27	\$ 42.51	\$ 43.79	\$ 45.10	\$ 46.45
		6%	6%	6%	4%	4%	3%	3%	3%	3%
Sewer rate - consumption	\$ 1.60	\$ 1.70	\$ 1.80	\$ 1.91	\$ 1.98	\$ 2.06	\$ 2.12	\$ 2.19	\$ 2.25	\$ 2.32
		6%	6%	6%	4%	4%	3%	3%	3%	3%

### Resolution 2(b) - Transition to 40:60 fixed/consumption over planning period

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Water rate - fixed	\$ 28.50	\$ 28.50	\$ 28.50	\$ 28.50	\$ 29.36	\$ 29.94	\$ 30.54	\$ 31.15	\$ 31.46	\$ 31.78
		0%	0%	0%	3%	2%	2%	2%	1%	1%
Water rate - consumption	\$ 2.52	\$ 2.77	\$ 3.05	\$ 3.35	\$ 3.62	\$ 3.80	\$ 3.96	\$ 4.11	\$ 4.24	\$ 4.36
		10%	10%	10%	8%	5%	4%	4%	3%	3%
Sewer rate - fixed	\$ 25.50	\$ 25.50	\$ 25.50	\$ 25.50	\$ 26.27	\$ 27.06	\$ 27.60	\$ 28.15	\$ 28.71	\$ 29.28
		0%	0%	0%	3%	3%	2%	2%	2%	2%
Sewer rate - consumption	\$ 2.05	\$ 2.34	\$ 2.62	\$ 2.85	\$ 3.08	\$ 3.25	\$ 3.43	\$ 3.60	\$ 3.78	\$ 3.95
		14%	12%	9%	8%	5%	6%	5%	5%	4%

**THE CORPORATION OF LOYALIST TOWNSHIP**

**BY-LAW NO. 2019-xxx**

**A BYLAW ESTABLISHING FEES AND CHARGES TO PAY FOR THE CAPITAL COST OF WATER WORKS AND SEWAGE WORKS IN THE FAIRFIELD WATER SERVICE AREA, LOYALIST EAST SEWAGE SERVICE AREA AND BATH SERVICE AREA**

**WHEREAS** the Municipality owns and operates within the Fairfield Water and Loyalist East Sewage Area a water treatment plant and a water pollution control plant, and their appurtenant facilities, equipment and distribution and collection systems;

**WHEREAS** the Municipality owns and operates within the Bath Service Area a water treatment plant and a water pollution control plant, and their appurtenant facilities, equipment and distribution and collection systems;

**AND WHEREAS** the owners of property located within Registered Plan No. 1081 previously entered into an agreement with the former Township of Ernestown for the provision of water and sewage services;

**AND WHEREAS** KoSa Canada Company, Bombardier Inc., and NPIF Kingston Cogen Corporation previously entered into agreements with the Township for the provision of water services;

**AND WHEREAS** Section 391 of the *Municipal Act, 2001*, authorizes Council to pass a by-law imposing fees and charges on any class of persons who derive a benefit from the water and sewer services provided by the municipality, for the purpose of contributing to the capital cost of providing those services;

**AND WHEREAS** Council has determined that every person who owns property in the Fairfield Water and Loyalist East Sewage Area derives, or will derive, a benefit from the municipality's water and sewer works and therefore should contribute to the capital cost of those works when the property is first connected to the works;

**AND WHEREAS** Council has determined that every person who owns property in the Bath Service Area derives, or will derive, a benefit from the municipality's water and sewer works and therefore should contribute to the capital cost of those works when the property is first connected to the works;

**NOW THEREFORE** the Council of the Corporation of Loyalist Township hereby enacts as follows:

1. For the purpose of this by-law
  - (a) "Actual Average Daily Flow Rate" means the actual water flow, measured in cubic meters, supplied to a lot during a calendar year divided by 365;
  - (b) "Alter" includes an increase in gross floor area for a non-residential use building or the non-residential use portion of a mixed-use building and the addition of one or more dwelling units to a residential use building or the residential use portion of a mixed use building, and "alteration" has a similar meaning;
  - (c) Not Used
  - (d) Not Used

- (e) "Bath Service Area" means that area of the Municipality receiving municipal sewer and/or water service from the Bath Sewage works or Bath Water works respectively;
- (f) "Bath Sewage Service Area" means the area of the Municipality receiving sewage services from the Bath Sewage Works
- (g) Not Used
- (h) "Bath Sewage Works" means the sewage treatment plant located in Part Lot 14, Concession Broken Front, being Part 1, Plan 29R5184, and being further described as being located in the geographic area of the former Village of Bath now known as Loyalist Township, including pumping stations, sanitary sewers and force mains, serviced by the Bath Water Pollution Control Plant;
- (i) "Bath Sewer Impost Fees Reserve Fund" means the reserve fund established by the municipality in respect of fees and charges collected to pay for the capital cost of sewage works that relate to growth or past growth;
- (j) "Bath Water Impost Fees Reserve Fund" means the reserve fund established by the municipality in respect of fees and charges collected to pay for the capital cost of water works that relate to growth or past growth;
- (k) "Bath Water Service Area" means that area of the Municipality receiving municipal water from the Bath Water Works;
- (l) Not Used
- (m) "Bath Water Works" means the water filtration plant located in Broken Front Concession, Part of Lots 11 and 16, Plan 77, geographic area of the former Village of Bath and now known as Loyalist Township, including pumping stations, distribution mains and water storage facilities serviced by the Bath Water Treatment Plant;
- (n) "Bedroom" means a habitable room larger than seven square meters, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (o) "Bombardier Agreement" means the agreement between the Township and Bombardier Inc. dated July 9, 2002;
- (p) "Capital Cost" means the cost of constructing sewage works or water works, inclusive of all items of cost usually and properly chargeable to capital account, and where applicable, the interest amounts payable on the debentures to be issued for the works and the imputed interest costs;
- (q) "Charges" means any or all of Water Works Charge and/or Sewage Works Charge
- (r) "Council" means the Council of the Corporation of Loyalist Township;
- (s) "Culinary facility" means facilities designed or intended for the preparation of food, which include any combination of two or more of the following: a sink, counter, storage space, refrigerator, stove, microwave or cooking apparatus dedicated to food preparation;
- (t) "Current Value" means the value established by the Municipality in its sole discretion from time to time;
- (u) "Designated Heritage Property" means a property designated to be of cultural heritage value or interest by the Municipality under Part IV of the, Ontario Heritage Act, R.S.O. 1990, c. O. 18 or a property found within a heritage conservation district designated by the Municipality under Part V of the Ontario Heritage Act.
- (v) Not Used

- (w) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (x) Not Used
- (y) "Estimated Average Daily Flow" means the estimated daily flow of water, averaged over an annual basis, measured in cubic meters, supplied to a lot;
- (z) "Factory Street Works Charges" shall mean the water works and/or sewer works charges calculated in accordance with this by-law;
- (aa) "Factory Street Works Service Area" shall mean those properties listed in schedule "G" to this bylaw and described as Plan 91, Part of Lot 104 and Plan 91, Part of Lots 136 and 139 RP29R-2097 Part 1;
- (bb) "Factory Street Works" shall mean servicing laterals from the water main and sewer mains to the property lines for the benefit of the Factory Street service area;
- (cc) "Fairfield Water and Loyalist East Sewage Service Area" means that area of the Municipality receiving municipal sewer and/or water service from the Loyalist East Sewage System and/or the Fairfield Water Works respectively;
- (dd) "Fairfield Water Impost Fees Reserve Fund" means the reserve fund established by the municipality in respect of fees and charges collected to pay for the capital cost of water works that relate to growth or past growth;
- (ee) "Fairfield Water Service Area" means that area of the Municipality receiving municipal water service from the Fairfield Water Works;
- (ff) Not Used
- (gg) "Fairfield Water Works" means the Fairfield Water Filtration Plant located in part of Lots 40 and 41, Broken Front Concession, geographic area of the former Township of Ernestown and now known as Loyalist Township, and related pumping stations, distribution mains and water storage facilities;
- (hh) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (ii) "Historic flow demand" means non-residential uses and the non-residential portion of mixed uses, the average daily flow of water, measured in cubic meters, supplied to a lot measured over the most recent past 60 months from when flow measurements taken by the Township are available, or the average daily flow of water measured during the highest occupancy period at the lot by the Township where the lot has not been fully occupied within the most recent 60 month period;
- (jj) "KoSa Agreement" means the agreement between the Township and KoSa Canada Limited dated July 3, 2002;
- (kk) "Lot" means a parcel of land, including land exempt from taxation under the Assessment Act that is under distinct and separate ownership, is separately assessed according to the most current Assessment Roll, and the title to which may be transferred without contravening the Planning Act;
- (ll) "Loyalist East Sewage Impost Fees Reserve Fund" means the reserve fund established by the municipality in respect of fees and charges collected to pay for the capital cost of sewage works that relate to growth or past growth;
- (mm) "Loyalist East Sewage Service Area" means that area of the Municipality receiving municipal sewer service from the Loyalist East Sewage System;

- (nn) "Loyalist East Sewage System" means that area of the Municipality receiving municipal sewer service from the Loyalist East Sewage Works;
- (oo) Not Used
- (pp) "Loyalist East Sewage Works" means the water pollution control plant (sewage treatment plant) located in Part Lot 37, Concession 1, being Part 1 on Plan 29R6932, and being further described as being located in the geographic area of the former Township of Ernestown now known as Loyalist Township, including pumping stations, sanitary sewers and force mains serviced by the Amherstview Water Pollution Control Plant;
- (qq) "Mixed-use" means a building or structure that uses water and sewer services for both residential and non-residential uses.
- (rr) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, secondary units, and multi-residential units;
- (ss) "Multi-Residential Unit" means residential units where there is more than one fully serviced dwelling unit on an individual property and excludes secondary units as defined by the Development Charges Act as amended.
- (tt) "Municipality" means The Corporation of Loyalist Township;
- (uu) "Non-Residential Uses" means lands, buildings or structures or portions thereof used, or designed or intended for any use other than for residential uses;
- (vv) "NPIF Kingston Cogen agreement" means the agreement between the Township and NPIF Limited Partnership and NPIF Kingston Cogen Corporation dated August 14, 2007;
- (ww) "Odessa Trunk Water Service Area" means those lots within the municipality described as "Eligible" in Schedule "D" to this by-law, the owners or occupants of which derive or will or may derive a benefit from the Fairfield Water Works;
- (xx) "Odessa Trunk Water Works Charge" shall mean the water works charge calculated in accordance with this by-law;
- (yy) "Odessa Trunk Water Works" shall mean the transmission water mains, water booster pumping station, drain chambers, diversion chambers and appurtenances constructed by the municipality and approved in Ministry of the Environment and Energy Certificate of Approval Water #7-0006-96-006, dated February 21, 1996, the location of which is more particularly described in Schedule "D" to this by-law;
- (zz) "Owner" means every person who is a registered owner of land located with the Fairfield Water Service Area, Loyalist East Sewage Service Area and Bath Service Area and any reference in this by-law to an owner in the singular shall be deemed to include the plural, where applicable;
- (aaa) "Parrott's Bay West Water Works" means the portion of the Fairfield Water Works located along Highway 33 west of Parrott's Bay;
- (bbb) "Plan 1081 Agreement" means the agreement dated October 1, 1975 between Loyalist Farms and the former Township of Ernestown as may be amended from time to time;
- (ccc) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multi-residential unit, a secondary unit, and the residential portion of a mixed-use building or structure;
- (ddd) "Secondary Units" shall mean additional units developed in existing buildings or ancillary structures consistent with the definition for Secondary Units as per the Development Charges Act, as amended,
- (eee) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (fff) "Single detached dwelling" means a completely detached building

- containing only one dwelling unit;
  - (ggg) Sewage Works Charge means a charge on account of the capital cost of the Fairfield Water Works or Bath Water Works imposed in accordance with this by-law;
  - (hhh) "Timmerman Street Service Area" means those properties listed in Schedule "F" to this By-law and described as Part 1 to 5 of plan 29R768 and Part 1 of 29R2853 and Part 1 of 29R329 connected to either the Fairfield Water Works and/or the Loyalist East Sewage Works as defined by 'bb' and 'b' respectively;
  - (iii) "Timmerman Street Works Charge" shall mean the water works charge calculated in accordance with this by-law;
  - (jjj) "Timmerman Street Works" shall mean the water main, sanitary sewer main and related service connections installed by the municipality on Timmerman Street for the benefit of the Timmerman Street Service Area;
  - (kkk) "User fees" means fees charged by the Township on a regular basis for the supply and maintenance of ongoing sewage and water supply operations and non-growth-related capital replacement;
  - (lll) Water Works Charge means a charge on account of the capital cost of the Bath Water Works or the Fairfield Water Works;
  - (mmm) "Works" includes the Bath Water Works, the Bath Sewage Works, the Fairfield Water Works and the Loyalist East Sewage Works.
2. This by-law shall apply to every person who is an owner of property located in Loyalist Township.

**Sewage**

3. Sewage Works Charge, being an amount to pay a portion of the capital cost of the Loyalist East Sewage System and the Bath Sewage Works is hereby imposed on each owner or occupant of a lot in the Loyalist East Sewage Area and the Bath Service Area.
4. Not Used
5. Every person who is an owner of a property located in Loyalist Township shall pay the Sewage Works Charge where the building or structure is altered or where a new building or structure is constructed, in accordance with the following:
1. a residential use building or the residential use portion of a mixed-use building, the Sewage Works Charge shall be calculated by multiplying the number of dwelling units of each type by the corresponding charge for the dwelling unit type, as set out in Schedule "A"; and
  2. for a non-residential use building or the non-residential use portion of a mixed-use building, the Sewage Works Charge shall be calculated by multiplying the Estimated Average Daily Flow of the building by the charge in the Non-Residential column of Schedule "A".
6. Subject to section 57, where an existing residential use building or the residential use portion of a mixed-use building is altered, the owner is entitled to a credit against the Sewage Works Charge equal to the number of dwelling units of each type that existed immediately prior to the alteration multiplied by the corresponding charge for the dwelling unit type, as set out in Schedule "A".
7. Subject to section 57, where an existing non-residential use building or the non-residential use portion of a mixed-use building is altered the owner is entitled to a credit against the Sewage Works Charge equal to the Historic Flow Demand of the building multiplied by the charge in the non-residential column of Schedule "A".
8. Subject to section 57, where an existing building is altered such that all or a portion of the building is converted from residential use to non-residential use

or vice versa, the owner is entitled to a credit against the Sewage Works Charge that is equal to:

1. the number of dwelling unit types, if any, that existed on the day immediately prior to the alteration multiplied by the corresponding charge for the dwelling unit type, as set out in Schedule "A"; and
  2. the Historic Flow Demand, if any, for the non-residential use portion of the building multiplied by the charge in the non-residential column of Schedule "A".
9. Subject to section 57, and despite anything to the contrary in this By-law, where an existing building is altered or converted from residential use to non-residential use or vice versa, and the Actual Average Daily Flow Rate data includes both residential and non-residential flow data that cannot be separated, the credit available to the owner shall be calculated as if the existing use were non-residential in accordance with section 7 above.
10. Despite sections 3 and 5, lots covered by the Registered Plan 1081 Agreement are exempt from the payment of the Sewage Works Charge.
11. Despite sections 3 and 5, lots covered by the KoSa Agreement, the Bombardier Agreement and the NPIF Kingston Cogen Agreement are exempt from the payment of the Sewage Works Charge up to the maximum flow rates assigned to these facilities as per the agreements, as amended.
12. Despite sections 3 and 5, any previously undeveloped vacant lot for which the owner or occupant of the lot has previously paid a sewage connection fee to the Municipality, as documented by the owner or occupant in a form satisfactory to the Treasurer, or has made a payment on account of municipal sewage services under a by-law passed in accordance with the Local Improvement Act is exempt from the Sewage Works Charge unless the Estimated Average Daily Flow exceeds 480 litres per day. The existence of a connection at the property line does not alone justify waiving the Sewage Works Charge applicable pursuant to this By-law.
13. If the Sewage Works Charge calculated in accordance with Schedule "A" based on the Actual Average Daily Flow for any non-residential use property or the non-residential portion of a mixed use property over any 12 month period is greater than 115% of the Sewage Works Charge previously paid, the owner or occupant of the property shall pay the difference between the Sewage Works Charge previously paid and the Sewage Works Charge calculated based on the Sewage Works Charge for lot calculated using the historic flow demand.
14. In no circumstance will the Township provide a credit which results in a net payment by the Township to the lot owner.

#### **Water**

15. The Water Works Charge, being an amount to pay a portion of the capital cost of the Fairfield Water Works and the Bath Water Works, is hereby imposed on each owner or occupant of a lot in the Fairfield Water Area and Bath Service Area.
16. Not Used
17. Every person who is an owner of a property located in Loyalist Township shall pay the Water Works Charge where the building or structure is altered or where a new building or structure is constructed, in accordance with the following:
1. a residential use building or the residential use portion of a mixed-use building, the Water Works Charge shall be calculated by multiplying the number of dwelling units of each type by the corresponding charge for the dwelling unit type, as set out in Schedule "A"; and



2. for a non-residential use building or the non-residential use portion of a mixed-use building, the Water Works Charge shall be calculated by multiplying the Estimated Average Daily Flow of the building by the charge in the Non-Residential column of Schedule "A".
18. Subject to section 57, where an existing residential use building or the residential use portion of a mixed-use building is altered, the owner is entitled to a credit against the Water Works Charge equal to the number of dwelling units of each type that existed immediately prior to the alteration multiplied by the corresponding charge for the dwelling unit type, as set out in Schedule "A".
19. Subject to section 57, where an existing non-residential use building or the non-residential use portion of a mixed-use building is altered the owner is entitled to a credit against the Water Works Charge equal to the Historic Flow Demand of the building multiplied by the charge in the non-residential column of Schedule "A".
20. Subject to section 57, where an existing building is altered such that all or a portion of the building is converted from residential use to non-residential use or vice versa, the owner is entitled to a credit against the Water Works Charge that is equal to:
  1. the number of dwelling unit types, if any, that existed on the day immediately prior to the alteration multiplied by the corresponding charge for the dwelling unit type, as set out in Schedule "A"; and
  2. the Historic Flow Demand, if any, for the non-residential use portion of the building multiplied by the charge in the non-residential column of Schedule "A".
21. Subject to section 57, and despite anything to the contrary in this By-law, where an existing building is altered or converted from residential use to non-residential use or vice versa, and the Actual Average Daily Flow Rate data includes both residential and non-residential flow data that cannot be separated, the credit available to the owner shall be calculated as if the existing use were non-residential in accordance with section 19 above.
22. Despite sections 15 and 17 lots covered by the Registered Plan 1081 Agreement are exempt from the payment of the Water Works Charge.
23. Despite sections 15 and 17 lots covered by the KoSa Agreement, the Bombardier Agreement and the NPIF Kingston Cogen Agreement are exempt from the payment of the Water Works Charge up to the maximum flow rates assigned to these facilities as per the agreements as amended.
24. Despite sections 15 and 17 any previously undeveloped vacant lot for which the owner or occupant of the lot has previously paid a water connection fee to the Municipality, as documented by the owner or occupant in a form satisfactory to the Treasurer, or has made a payment on account of municipal water services under a by-law passed in accordance with the Local Improvement Act is exempt from the Water Works Charge unless the Estimated Average Daily Flow exceeds 480 liters per day. The existence of a connection at the property line does not alone justify waiving the Water Works Charge applicable pursuant to this By-law.
25. If the Water Works Charge calculated in accordance with Schedule "A" based on the Actual Average Daily Flow for any non-residential use property or the non-residential portion of a mixed use property over any 12 month period is greater than 115% of the Water Works Charge previously paid, the owner or occupant of the property shall pay the difference between the Water Works Charge previously paid and the Water Works Charge calculated based on the Water Works Charge for lot calculated using the historic flow demand.
26. In no circumstance will the Township provide a credit which results in a net payment by the Township to the lot owner.

## **Special Works Charges**

### **Odessa Trunk Service Area**

27. Generally, lots along the County Road 6 between the Canadian National Railway track crossing and Shane Street in Odessa fronting the watermain can only connect to the Fairfield Water Works if there was a dwelling unit on the lot prior to January 1, 1999.
28. For those lots listed in Schedule "D", only those lots identified as "Eligible" may connect to the Fairfield Water Works by paying the appropriate charges.
29. Residential lots along the Parrott's Bay West Water Works watermain can only connect to the Fairfield Water Works if there was a dwelling unit on the lot prior to January 1, 2002 and the existing supply of water to the lot does not meet the standards in the Safe Drinking Water Act, 2002, as amended.
30. Loyalist Township By-law 99-45 (Odessa Trunk) and By-law 99-61 (Harewood Brooklands) included an additional construction cost relating to the installation of water laterals to properties and those properties were assessed an additional construction cost charge. Schedule "E" lists the properties and their respective works charges to recover the construction costs.
31. The Odessa Trunk Water Works Charge as set out in Schedule "E" to this By-law, being an amount sufficient to pay a portion of the capital costs of the Odessa Trunk Water Works, is hereby imposed upon each owner or occupant of an eligible lot in the Odessa Trunk Service Area as set out in Schedule "D" to this By-law.
32. If a new lot is created within an existing eligible lot lying south of the CNR mainline in the Odessa Trunk Service Area, the new lot shall be deemed to be an eligible lot and the owner or occupant of the new lot shall be liable for and pay the Odessa Trunk Water Works Charge.

### **Timmerman Street Service Area**

33. The construction of Timmerman Street included an additional construction cost relating to the installation of water and/or sewer laterals to properties and those properties were assessed an additional construction cost charge. Schedule "F" lists the benefitting properties and their respective works charges to recover the construction costs.
34. A Timmerman Street Water Works and Timmerman Street Sewage Works charge sufficient to pay a portion of the capital costs of the Works shall be imposed upon the owner or occupant of each lot in the Timmerman Street Service Area to which this by-law applies.
35. If a new lot is created within an existing lot in the Timmerman Street Service Area, including within an existing lot to which this by-law does not apply, the owner or occupant of the new lot shall be liable for and pay a Timmerman Street Water Works Charge and a Timmerman Street Sewage Works Charge equal to the charge in Schedule "F."

### **Factory Street Service Area**

36. For those lots listed in Schedule "G" related to "Factory Street service area" only these specific charges noted apply as these lots were previously serviced prior to the 2009 re-construction of Factory Street. This charge is for construction costs relating to the installation of new water and sewer laterals to the properties listed on the schedule. Charges on schedule "A" do not apply to these lots.

37. The Factory Street Water and Sewage Works Charge shall be imposed upon the owner or occupant of each lot in the Factory Street Service Area to which this by-law applies.

**Developer Credit Allowance (Bath Service Area)**

38. The owners of the properties for which the developers prepaid for Water Treatment pursuant to an agreement dated March 11, 1996 with the predecessor municipality Village of Bath shall be entitled to a credit as outlined in Schedule "B" to this By-law until they have developed units which have a water demand equivalent to the water capacity purchased.
39. The owners of the properties for which the developers prepaid for Sewer Treatment pursuant to an agreement dated February 12, 1990 with the predecessor municipality Village of Bath shall be entitled to a credit as outlined in Schedule "C" to this By-law until they have developed units which have a sewage demand equivalent to the sewage capacity purchased.

**General**

40. Charges payable in accordance with this by-law shall be calculated and paid in full on the date that a building permit is issued in relation to a building or structure to be constructed on the property.
41. Where charges apply to property in relation to which a building permit is required, the building permit shall not be issued until the charges have been paid in full.
42. Despite sections 40 and 41, the Municipality may enter into an agreement with an owner of a Designated Heritage Property that provides for payment of all or part of the Charges payable in accordance with this By-law upon occupancy being achieved in accordance with section 11 of the Building Code Act, 1992, S.O. 1992, c.23, or two years after a building permit is issued with respect to the Designated Heritage Property, whichever date comes first. The agreement shall be to the Municipality's satisfaction and shall include provisions respecting payment of Charges, default provisions, and provisions regarding the payment of interest where payments are not made in accordance with the agreement, amongst other things. A building permit shall not be issued in respect of a Designated Heritage Property until either an agreement is made between the owner and the Municipality in accordance with this section, or Charges have been paid in full in accordance with section 41.
43. Despite sections 37 and 38, every owner of a property outside of the urban area designation of the Township's Official Plan, who meets the criteria defined in the Official Plan for servicing of development outside of the urban area for connection to municipal water supply for remedial or water quality reasons, may elect to pay the applicable works Charge, together with interest at the rate of 8% per annum, calculated semi-annually, in ten (10) equal annual installments of blended principal and interest, in which event the Treasurer shall add the unpaid balance owing to the tax roll of the owner's property and collect each annual payment in the same manner as municipal taxes.
44. Legal fees incurred by the Township, if any, associated with defining the terms and conditions for repayment provided for in section 39 above and for registering the lien against the property shall be included in the cost to be recovered by the property owner. The legal fees shall be repaid on the same terms and conditions elected for the underlying Works Charge.
45. Every owner who elects to pay the applicable works Charge and associated legal fees in accordance with sections 39 and 40 may at any time thereafter commute and pay in cash the outstanding principal balance of the Charge

and legal fees and any accrued and unpaid interest.

46. Charges payable in accordance with this by-law shall be deposited in the Loyalist East Sewage Impost Reserve Fund, the Fairfield Water Impost Reserve Fund, the Bath Sewer Impost Reserve Fund or the Bath Water Impost Reserve Fund respectively and shall be maintained within separate sub-accounts within these Reserve Funds, to be used to cover past growth costs and fund growth related infrastructure capital costs.
47. Where an owner applies for a building permit for the construction of a new single detached dwelling or semi-detached dwelling that is being purpose-built to contain a secondary unit, no charge shall be imposed to the secondary unit provided that:
  - (a) The secondary unit is permitted by and meets the regulations of the applicable zoning by-law; and
  - (b) The secondary unit meets the criteria set out in the Township's Official Plan
48. Notwithstanding Sections 5 and 17 above, no Charge shall be imposed under this by-law with respect to the following:
  - (a) the enlargement of an existing residential dwelling unit;
  - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of each additional unit does not exceed the gross floor area of the existing dwelling unit; or
  - (c) the creation of one additional dwelling unit in any other type of existing residential use building provided the gross floor area of the additional unit does not exceed the gross floor area of the smallest existing dwelling unit already in the building.
49. Not Used
50. Not Used
51. The growth portion of Charges payable in accordance with Schedules "A", and the Charges payable in accordance with Schedules, "D", "E", "F", and "G" shall be adjusted annually without amendment to this by-law, commencing on January 1, 2020 and annually thereafter in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Non-Residential Construction Price Index, Table 18-10-0135.
52. The Charges payable in accordance with Schedules "B" and "C" are updated annually based on the original agreements in place, uncommitted reserve capacity calculations and the most recent Statistics Canada Quarterly, Non-Residential Construction Price Index, Table 18-10-0135-01.
53. The Charges payable in accordance with this by-law shall be paid over and above all other rates or charges as Council may impose by by-law from time to time.
54. The Charges payable by an owner in accordance with this by-law shall constitute a debt of the owner to the Municipality and any amount owing shall bear interest at the rate of 1.25% per month (15% per annum) calculated from the due date to the date of payment in full.
55. In addition to any other remedy available to the Municipality, the Treasurer may add any amount owing on account of the Charges to the tax roll for the property in respect of which the charge was payable and may collect the amount owing in the same manner as municipal taxes.
56. If any provision or requirement of this by-law or the application of this by-law

to any person shall to any extent be held to be invalid or unenforceable, the remainder of the by-law or the application of such provisions or requirements to all persons other than those to which it is held to be invalid or unenforceable, shall not be affected thereby and each provision and requirement of the by-law shall be separately valid and enforceable to the fullest extent permitted by law.

57. Where a previously connected property has not paid water or sewer user rates for a period in excess of 5 years this property will be required to pay the full applicable water and sewer works charges as applicable for that location even if a physical water and or sewer connection exists to the property line despite any exemption that might otherwise be available pursuant to this By-law.
58. Schedules "A", "B", "C", "D", "E", "F", and "G" attached hereto shall form an integral part of this by-law.
59. This by-law may be cited as the "Water and Sewage Works Charges By-law."
60. This by-law repeals By-law 2018-023 and any and all by-laws or portions thereof conflicting with this by-law are hereby repealed.
61. In the event of a conflict between the provisions of this by-law and any other by-law of the municipality, the provisions of this by-law shall prevail.
62. This by-law shall come into force and take effect on November 25, 2019.

ENACTED AND PASSED THIS 25TH DAY OF NOVEMBER 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**INDEX OF SCHEDULES TO BY-LAW 2019-xxx**

Schedule A Water Works and Sewage Works Charges

Schedule B Credit to Developers for Prepaid Water Treatment

Schedule C Credit to Developers for Prepaid Sewage Treatment

Schedule D Odessa Trunk Service Area Definitions

Schedule E Odessa Trunk, Harewood and Brooklands Additional Works Charges

Schedule F Timmerman Street Additional Works Charges

Schedule G Factory Street Water and Sewage Works Charges

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**BY-LAW 2019-XXX  
SCHEDULE "A"**

**Water Works Charges and Sewage Works Charges  
Effective January 1, 2020**

<b>RESIDENTIAL DWELLINGS</b>				
<b>Service</b>	<b>Single-Detached Dwelling, and Semi-Detached Dwelling</b>	<b>Multi-Residential</b>	<b>Other Multiples</b>	<b>Non-Residential per daily m3</b>
Water – Growth portion	\$4,655	\$2,823	\$3,613	\$9,312
Water – Club fee	\$2,890	\$1,753	\$2,243	\$6,248
<b>Total Water</b>	<b>\$7,545</b>	<b>\$4,576</b>	<b>\$5,856</b>	<b>\$15,560</b>
Sanitary sewer – Growth portion	\$2,032	\$1,232	\$1,577	\$4,067
Sanitary sewer – Club fee	\$3,548	\$2,152	\$2,754	\$7,670
<b>Total Sanitary sewer</b>	<b>\$5,580</b>	<b>\$3,384</b>	<b>\$4,331</b>	<b>\$11,737</b>
<b>Total combined charge</b>	<b>\$13,125</b>	<b>\$7,960</b>	<b>\$10,187</b>	<b>\$27,297</b>

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**BY-LAW 2019-xxx  
SCHEDULE "B"**

**Credit to Developers for Prepaid Water Treatment  
Effective January 1, 2020**

<b>RESIDENTIAL DWELLINGS</b>				
<b>Service</b>	<b>Single-Detached Dwelling, Semi-Detached Dwelling and Duplex</b>	<b>Multi-Residential</b>	<b>Other Multiples</b>	<b>Non-Residential per daily m3</b>
J. A. Pye (Ontario) Ltd.	\$1,668	\$1,308	\$1,476	\$3,870
Loyalist Residential Estates (Kaitlin Group)	\$1,297	\$1,018	\$1,147	\$3,010
<b>Total</b>	<b>\$2,965</b>	<b>\$2,326</b>	<b>\$2,623</b>	<b>\$6,880</b>

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**BY-LAW 2019-xxx  
SCHEDULE "C"**

**Credit to Developers for Prepaid Sewer Treatment  
Effective January 1, 2020**

<b>RESIDENTIAL DWELLINGS</b>				
<b>Service</b>	<b>Single-Detached Dwelling, Semi-Detached Dwelling and Duplex</b>	<b>Multi-Residential</b>	<b>Other Multiples</b>	<b>Non-Residential per daily m3</b>
J. A. Pye (Ontario) Ltd.	\$1,597	\$1,252	\$1,412	\$3,705
Loyalist Residential Estates (Kaitlin Group)	\$1,597	\$1,252	\$1,412	\$3,705
<b>Total</b>	<b>\$3,194</b>	<b>\$2,505</b>	<b>\$2,825</b>	<b>\$7,410</b>

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**BYLAW 2019-xxx  
SCHEDULE "D"**

**ODESSA TRUNK SERVICE AREA  
Effective January 1, 2020**

<b>Bldg.</b>	<b>Eligible</b>	<b>Parcel</b>	<b>Location Description</b>
<b>Part 1 - Hwy #33 (Speers Blvd. to County Road 6)</b>			
<b>North side</b>			
x	x	110401008001500	4595 Bath Road
	x	110401008002001	4621 Bath Road
<b>Part 2 - County Road #6 (Bath Rd. to CNR Tracks)</b>			
<b>East Side</b>			
	x	110401008003100	Con 1 Pt. Lot 35 (vacant)
	x	110401008003000	35 County Rd 6, Con BF Pt. Lot 35
	x	110401008003600	Con 1 Pt. Lot 35(vacant)
	x	110401008017801	Con 1 Pt. Lot 35, E of Cty Rd 6 (vacant)
	x	110401008003800	Con 1 Pt. Lot 35, Cty Rd. 6 E/S
x	x	110401008004000	211 County Rd. 6 N
x	x	110401008004102	4450 Taylor Kidd Blvd, Con 1 Pt. Lot 35
x	x		245 County Rd. 6 N (Water Pumping Station)
<b>West Side</b>			
	x	110401008005100	Vacant
<b>Part 3 - County Road #6 (CNR Tracks to Shane Street)</b>			
<b>East Side</b>			
	Not eligible		Bell Canada Bldg.
	Not eligible	110401008004400	Con 1 Pt. Lot 35 (vacant)
x	x	110401008004300	365 County Rd. 6 N
x	x	110401009012100	559 County Rd. 6 N
x	Not eligible	110401009012601	473 Caton Road
	Not eligible	110401009013700	486 Shane St.
	Not eligible	110401009013301	807 County Rd. 6, Con 3 Pt Lot 33
<b>West Side</b>			
x	x	110401008005002	304 County Rd. 6 N
x	x	110401008005001	320 County Rd. 6 N
x	x	110401008005000	332 County Rd. 6 N
x	x	110401008004600	410 County Rd. 6 N
x	x	110401008012200	434 County Rd. 6 N
x	x	110401009012300	534 County Rd. 6 N
	Not eligible	110401009012310	554 County Rd. 6, Con 2 Pt Lot 34 (vacant)
	Not eligible	110401009012500	Con 2 Lot 34
	Not eligible	110401009013630	Con 3 Pt Lot 33
	Not eligible	110401009013620	Con 3 Pt Lot 32

**BYLAW 2019-xxx  
SCHEDULE "E"**

**ODESSA TRUNK WATERMAIN AND HAREWOOD AND BROOKLANDS  
WORKS CHARGE FOR ADDITIONAL CONSTRUCTION COSTS  
Effective January 1, 2020**

**Odessa Trunk**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Works Charge</b>
365 County Rd 6 N	110401008004300	\$2,628

**Harewood, Brooklands**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Works Charge</b>
4696 Bath Road	110401008005400	\$718
4705 Bath Road	110401008018100	\$1,510
4750 Bath Road	110401008005720	\$604
4754 Bath Road	110401008005900	\$565
4756 Bath Road	110401008006000	\$586
4760 Bath Road	110401008006100	\$909
4787 Bath Road	110401008019400	\$889
4791 Bath Road	110401008019300	\$812
4809 Bath Road	110401008019800	\$775
4825 Bath Road	110401008019890	\$378
4860a Bath Road – severance		\$11,699

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**BYLAW 2019-xxx  
SCHEDULE "F"**

**TIMMERMAN STREET WORKS CHARGE  
FOR ADDITIONAL CONSTRUCTION COSTS  
Effective January 1, 2020**

**Timmerman Street Water Works**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Water Works Charge</b>
3 Timmerman St.	110401009008314	\$2,360
7 Timmerman St.	110401009008312	\$4,349
403 Millhaven Rd.	110401009008310	\$13,665

**Timmerman Street Sewage Works**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Sewage Works Charge</b>
3 Timmerman St.	110401009008314	\$8,560
5 Timmerman St.	110401009008313	\$8,560
7 Timmerman St.	110401009008312	\$8,560
403 Millhaven Rd.	110401009008310	\$8,560

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**BYLAW 2019-xxx  
SCHEDULE "G"**

**FACTORY STREET WORKS CHARGES  
IN LIEU OF SCHEDULE "A"**

**Effective January 1, 2020**

**Factory Street Water Works**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Water Works Charge</b>
19 Factory St., Odessa	110401017013000	\$3,002
150 Main St., Odessa	110401017010100	\$3,290

**Factory Street Sewage Works**

<b>Civic Address</b>	<b>Assessment Roll #</b>	<b>Sewage Works Charge</b>
19 Factory St., Odessa	110401017013000	\$3,002
150 Main St., Odessa	110401017010100	\$2,667

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**THE CORPORATION OF LOYALIST TOWNSHIP**

**BY-LAW NO. 2019-xxx**

A By-law Respecting Water and Sewage User Rates and Service Charges in Loyalist Township

**WHEREAS** The Corporation of Loyalist Township (the "Township") owns, operates and maintains the Fairfield Water Works and the Bath Water Works;

**AND WHEREAS** the Township owns, operates and maintains the Loyalist East Sewage Works and the Bath Sewage Works;

**AND WHEREAS** Section 11(2) of the *Municipal Act, 2001*, S.O. 2001, Chapter 25 authorizes the Township to pass by-laws respecting public utilities that includes water and sewage works and services;

**AND WHEREAS** the Council of the Township deems it desirable and expedient to pass a by-law respecting water and sewage services in order to ensure a continued supply of water and sewage services to those persons in Loyalist Township to whom such services are supplied by the Township;

**AND WHEREAS** Section 391(1) of the *Municipal Act, 2001*, authorizes the Township to pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of the Township and for capital costs payable by the Township for sewage and water services which the Township will provide to those persons after the fees and charges are imposed;

**AND WHEREAS** section 81(1) of the *Municipal Act, 2001*, authorizes the municipality to shut off the supply of a public utility to land if fees or charges payable by the owners or occupants of the land for the supply of the utility are overdue;

**AND WHEREAS** section 83 of the *Municipal Act, 2001*, authorizes a municipality to require, as a condition of supplying or continuing to supply a public utility, reasonable security be given for the payment of fees and charges for the supply of the public utility;

**AND WHEREAS** Section 398 of the *Municipal Act, 2001*, authorizes the Treasurer to add fees and charges imposed by the municipality to the tax roll for a property to which a public utility has been supplied and to collect them in the same manner as municipal taxes;

**AND WHEREAS** Ontario Regulation 581/06 made under the *Municipal Act, 2001*, authorizes that fees and charges imposed by the municipality to the tax roll have priority lien status;

**AND WHEREAS** Council of the Township wishes to impose fees and charges to recover the costs of providing water and sewage services to the users thereof;

**NOW THEREFORE** The Corporation of Loyalist Township hereby enacts as follows:

**1. Definitions**

- 1.1. "Bath Water Works" shall mean the water filtration plant located in Broken Front Concession, Part of Lots 11 and 16, Plan 77, geographic area of the former Village of Bath and now known as Loyalist Township, including pumping stations, distribution mains and water storage facilities serviced by the Bath Water Treatment Plant.
- 1.2. "Bath Sewage Works" shall mean the sewage treatment plant located in Part Lot 14, Concession Broken Front, being Part 1, Plan 29R5184, and being further described as being located in the geographic area of the former Village of Bath now known as Loyalist Township, including pumping stations, sanitary sewers and force mains, serviced by the Bath Water Pollution Control Plant.
- 1.3. "Bill date" shall mean the date on which a bill for a water user rate and/or service charge and/or sewer user rate and/or service charge is rendered.
- 1.4. "Council" shall mean the Council of The Corporation of Loyalist Township.
- 1.5. "Dwelling Unit" shall mean a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- 1.6. "Equivalent Residential Unit" or "ERU" means the sum of the equivalent number of residential units deemed to exist on multi-residential, industrial, commercial and institutional properties in the service areas to which water or sewage services are provided, as determined in accordance with this by-law.
- 1.7. "Fairfield Water Works" shall mean the Fairfield Water Treatment plant located in part of Lots 40 and 41, Broken Front Concession, geographic area of the former Township of Ernestown and now known as Loyalist Township, and related pumping stations, distribution mains and water storage facilities.
- 1.8. "Loyalist Sewage Works" means the sewage treatment plant located in Part Lot 37, Concession 1, being Part 1 on Plan 29R6932, and being further described as being located in the geographic area of the former Township of Ernestown now known as Loyalist Township, including pumping stations, sanitary sewers and force mains serviced by the Amherstview Water Pollution Control Plant.
- 1.9. "Multi-residential units" shall mean residential units where there is more than one fully serviced dwelling unit on an individual property and excludes secondary units as defined by the Development Charges Act as amended.
- 1.10. "occupant" means any person other than the owner who occupies property, and any reference in this by-law to an occupant in the singular shall be deemed to include the plural, where applicable
- 1.11. "owner" means the registered owner or owners of a property and any reference in this by-law to an owner in the singular shall be deemed to include the plural, where applicable.
- 1.12. "Penalty date" means the date that is 20 days after the bill date.
- 1.13. "Secondary Units" shall mean additional units developed in existing buildings or ancillary structures consistent with the definition for Secondary Units as per the Development Charges Act, as amended,
- 1.14. "Sewage Works" shall mean all sewage treatment, collection, transmission, pumping and disposal systems now or in the future owned and operated by or for the Township.
- 1.15. "Single family unit" shall mean all residential properties consisting of only one dwelling unit.

- 1.16. "Township" shall mean The Corporation of Loyalist Township.
- 1.17. "Water Works" shall mean all water treatment, distribution, storage and pumping systems now or in the future owned and operated by or for the Township.
- 1.18. "Works" for the purpose of this by-law shall mean "Water Works" and/or "Sewage Works".

## **2. Authority**

- 2.1. Council shall be responsible for the operation of the Works, including the setting of fees and charges, the engaging of employees, the payment of accounts and all other things necessary for the successful operation of the Works.

## **3. Water User Rates**

- 3.1. Every owner and occupant of property to which the Township supplies water from the Water Works shall be jointly and severally responsible for payment of a water User Rate for the property consisting of a monthly flat rate and a consumption rate determined in accordance with this by-law, with the exception that properties which have never been occupied and for which no occupancy permit has been issued are exempt from Water User Rates.
- 3.2. The consumption rate component of the water user rate for a property shall be calculated by multiplying the metered amount of water consumed in cubic metres by the consumption rate in Schedule '1' to this by-law.
- 3.3. The monthly flat fee for water user rates for one single family unit shall be calculated by multiplying one times the equivalent residential units ("ERUs") on the property by the monthly flat rate charge in Schedule '1' to this by-law.
- 3.4. The monthly flat rate component of the water user rate for industrial, commercial, institutional and multi-residential properties shall be calculated by multiplying the equivalent residential units ("ERUs") on the property by the monthly flat rate charge in Schedule '1' to this by-law.
- 3.5. The ERUs for an industrial, commercial, institutional or multi-residential property shall be calculated annually by dividing the three year average daily amount of metered water supplied to the property by the average daily amount of metered water supplied to single family residential properties in the same water area during the immediately preceding twelve (12) month period as determined by the Township.
- 3.6. Residential properties shall not be considered multi-residential units if the property contains only a single residence plus secondary unit(s).
- 3.7. If the three year average daily amount of metered water supplied to a commercial, industrial, institutional or multi-residential property is not available, or if there is a change in use of the property that, in the opinion of the Township, will result in a significant change in the quantity of water that will be supplied to the property in future, the Township may estimate the number of ERUs for the property based on the amount of water supplied to the property to date and to comparable properties with comparable uses in the Township.
- 3.8. If there has been a significant reduction in the quantity of water supplied to a commercial, industrial, institutional or multi-residential property in a particular year, the Township may, upon request of the property owner, recalculate the number of ERUs for the property based on the reduced amount of water consumed and adjust the flat rate component of the water user rate payable by the owner of the property.
- 3.9. Miscellaneous fees and charges associated with water services are listed in Schedule '3' of this by-law.

## **4. Sewer User Rates**

- 4.1. Every owner and occupant of property to which the Township supplies sanitary sewage services from the Sewage Works shall be jointly and severally responsible for payment of a sewage user rate for the property consisting of a monthly flat rate and a consumption rate determined in accordance with this by-



law, with the exception that properties which have never been occupied and for which no occupancy permit has been issued are exempt from Sewer User Rates.

- 4.2. The consumption rate component of the sewage user rate for a property shall be calculated by multiplying the metered amount of water in cubic metres by the consumption rate in Schedule '2' to this by-law.
- 4.3. The monthly flat fee for water user rates for one single family unit shall be calculated by multiplying one times the equivalent residential units ("ERUs") on the property by the monthly flat rate charge in Schedule '1' to this by-law.
- 4.4. The monthly flat rate component of the sewer user rate for industrial, commercial, institutional and multi-residential properties shall be calculated by multiplying the equivalent residential units ("ERUs") on the property by the monthly flat rate charge in Schedule '2' to this by-law.
- 4.5. The provisions of sections 3.5, 3.6, 3.7, and 3.8 of this by-law shall apply, with necessary modifications, to the calculation of the number of ERUs for the purpose of determining the flat rate component of the sewage user rate for commercial, industrial, institutional and multi-residential properties.
- 4.6. Miscellaneous fees and charges associated with sewer services are listed in Schedule '3' of this by-law.

## **5. Billing, Payment and Security Deposits**

- 5.1. A water and/or sewage user rate and/or service charge payable in accordance with this by-law shall be billed to the owner of the property on a bi-monthly basis at the owner's address as shown on the last revised assessment roll and shall be deemed to have been received on the third business day after the date on which the bill was mailed.
- 5.2. Despite section 5.1, the Treasurer may, if requested in writing by the owner, send the bill for payment of a water and/or sewage user rate and/or service charge to the occupant of the property at the address of the property, but nothing herein relieves the owner or occupant of their joint and several obligations to pay the bill when due.
- 5.3. All amounts owing on account of a water and/or sewage user rate and/or service charge shall be paid to the Township on the due date at the Odessa Municipal Offices or at such other place as may be set out on the bill.
- 5.4. If the Township is requested to send the bill for water and sewage services to a person who is a new occupant of the property, the Treasurer may, as a condition of the Township supplying water to the property, require the occupant to post security for payment of future water and/or sewage user rate and/or service charge, or both.
- 5.5. The amount of security that the Treasurer may request be posted in accordance with section 5.4 shall equal the amount of the water and/or sewage user rate and/or service charge for two months for the property as estimated by the Treasurer based on previous levels of consumption on the property or, if the Township has not previously supplied water to the property, the levels of consumption for similar properties elsewhere in Loyalist Township.
- 5.6. If the Township has shut off the supply of water to a property, or if the Treasurer has reasonable grounds to believe based on past payment history that an owner or occupant of a property may be unable to pay or continue paying a water and/or sewage user rate and/or service charge when due, the Treasurer may, as a condition of the Township supplying or continuing to supply water to the property, require the owner or occupant, as the case may be, to post security for payment of future water and/or sewage user rate and/or service charge, or both.
- 5.7. The amount of security that the Treasurer may request be posted in accordance with section 5.6 shall equal the greater of:
  - 5.7.1. \$150.00, or
  - 5.7.2. the amount of the water and/or sewage user rate and/or service charge for two months for the property as estimated by the Treasurer based

on previous levels of consumption on the property.

- 5.8. The Treasurer may accept security in the form of cash or any other type of negotiable security suitable to the Treasurer.

## **6. Remedy if Default of Payment**

- 6.1. If an amount owing on account of a water and/or sewage user rate and/or service charge is not paid on or before the penalty date, a penalty of 3.25% of the amount owing shall be added to the amount owing and be payable to the Township.
- 6.2. If the original amount owing on account of a water and/or sewage user rate and/or service charge is not paid on or before the subsequent bill date, an additional penalty of 6.5% of the original amount owing shall be added to the amount owing and be payable to the Township.
- 6.3. A water and/or sewage user rate and/or service charge payable by the owner and occupant of a property constitutes a joint and several debt of the owner and occupant to the Township.
- 6.4. If a water and/or sewage user rate and/or service charge is not paid within 60 days from the penalty date, the Treasurer may, in addition to any other remedies available to the Township, add the amount owing including the added penalty to the tax roll of the property to which the utility was supplied and the Township may proceed to collect it in the same manner as municipal taxes.
- 6.5. Any amount owing on account of a water and/or sewage user rate and/or service charge that is added to the tax roll of a property shall bear interest at the rate of 1.25% per month (15% per annum) from the first day of the month after the date on which the amount is added to the tax roll to the date of payment.

If an owner or occupant fails to pay a water and/or sewage user rate and/or service charge when due, the Township may, in addition to any other remedies available to it, shut off the supply of water to the property.

- 6.6. If the supply of water to a property is shut off by the Township in accordance with section 6.5, it shall not be turned on until after payment of all amounts owing to the Township, including any charge for turning off and on the supply of water as set out on Schedule 3 to this by-law.

## **7. Validity**

- 7.1. It is declared that notwithstanding that any Part or Parts of this by-law, or sections thereof, that may be found by any court of law to be invalid or illegal or beyond the power of the Township to enact, such Part or Parts or sections thereof shall be deemed to be severable and that all other Parts or sections of this by-law are separate and independent there from and enacted as such.

## **8. By-law Administration**

- 8.1. The Treasurer shall be responsible for the administration of this by-law.

## **9. By-laws Repealed**

- 9.1. Loyalist Township By-law 2018-116 and any and all by-laws or portions thereof conflicting with this by-law are hereby repealed.

## **10. Short Title**

- 10.1. This by-law may be referred to as the "Water and Sewage User Rates and Service Charges By-law".

## **11. Effective Date**

- 11.1. This by-law shall be in force and take effect on the date of its passing.

ENACTED AND PASSED THIS 25TH DAY OF NOVEMBER 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

DRAFT

**SCHEDULE 1 TO BY-LAW 2019-XXX**

**LOYALIST TOWNSHIP**

**SCHEDULE OF WATER SERVICE FEES**

	<b>Effective Billing Period Ending</b>	<b>Consumption Rate</b> (per cubic meter)	<b>Flat Rate per Month</b> (per residential unit or equivalent residential unit)
Fairfield Water Works – Amherstview users	February 15, 2020	\$1.81	\$36.08
Fairfield Water Works – Odessa, Harewood & Brooklands Users	January 15, 2020	\$1.81	\$36.08
Bath Water Works	January 15, 2020	\$1.81	\$36.08
Bulk Water Hauler	<u>Beginning</u> January 1, 2020	\$3.58	

DRAFT

**SCHEDULE 2 TO BY-LAW 2019-xx**

**LOYALIST TOWNSHIP**

**SCHEDULE OF SEWAGE SERVICE FEES**

	<b>Effective Billing Period Ending</b>	<b>Consumption Rate</b> (per cubic meter)	<b>Flat Rate per Month</b> (per residential unit or equivalent residential unit)
Loyalist East Sewage Works – Amherstview users	February 15, 2020	\$1.60	\$32.03
Loyalist East Sewage Works – Odessa Users	January 15, 2020	\$1.60	\$32.03
Bath Sewage Works	January 15, 2020	\$1.60	\$32.03

DRAFT

**SCHEDULE 3 TO BY-LAW 2019-xxx  
LOYALIST TOWNSHIP**

**SCHEDULE OF MISCELLANEOUS WATER AND SEWER SERVICE CHARGES  
(subject to tax where applicable)**

**WATERWORKS SYSTEM**

1. Water service permit	Per connection - \$35
2. Water meter	Residential - \$400 Industrial, commercial, institutional - cost of meter plus \$50 administration fee
3. Testing water meter at customer's request	Regular hours - \$150 per meter
4. Turning water service on/off for maintenance and/or repair	Regular hours - no charge After hours - \$200
5. Turning water service on/off due to non-payment of account	Turning water off - \$75 Turning water on - no charge
6. Water service request requiring attendance by Township staff	After hours - \$200 plus the cost of plumbing contractor
7. Stock premium fee for water service material not listed in Schedule A of the Waterworks By-Law	Per connection - \$250
8. Service pipe leak repair	Per repair - actual cost plus 20%
9. Water hauler key deposit*	Per set of keys (1 meter and 1 gate) - \$100
10. Water hauler usage deposit*	Per account - \$200

\*See also Township Policy Bulk Water Haulers.

**SEWAGE SYSTEM**

1. Sewer service permit	Per connection - \$35**
2. Sewer service request requiring attendance by Township staff	After hours - \$200 plus the cost of plumbing contractor
3. Service pipe leak repair	Per repair - actual cost plus 20%

\*\*If application is for water service connection also, only one permit fee applies.

**SCHEDULE 1 TO BY-LAW 2019-XXX**

**LOYALIST TOWNSHIP**

**SCHEDULE OF WATER SERVICE FEES**

	<b>Effective Billing Period Ending</b>	<b>Consumption Rate</b> (per cubic meter)	<b>Flat Rate per Month</b> (per residential unit or equivalent residential unit)
Fairfield Water Works – Amherstview users	February 15, 2020	\$2.52	\$28.50
Fairfield Water Works – Odessa, Harewood & Brooklands Users	January 15, 2020	\$2.52	\$28.50
Bath Water Works	January 15, 2020	\$2.52	\$28.50
Bulk Water Hauler	<u>Beginning</u> January 1, 2020	\$3.58	

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**SCHEDULE 2 TO BY-LAW 2019-xx**

**LOYALIST TOWNSHIP**

**SCHEDULE OF SEWAGE SERVICE FEES**

	<b>Effective Billing Period Ending</b>	<b>Consumption Rate</b> (per cubic meter)	<b>Flat Rate per Month</b> (per residential unit or equivalent residential unit)
Loyalist East Sewage Works – Amherstview users	February 15, 2020	\$2.05	\$25.50
Loyalist East Sewage Works – Odessa Users	January 15, 2020	\$2.05	\$25.50
Bath Sewage Works	January 15, 2020	\$2.05	\$25.50

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**SCHEDULE 3 TO BY-LAW 2019-xxx  
LOYALIST TOWNSHIP**

**SCHEDULE OF MISCELLANEOUS WATER AND SEWER SERVICE CHARGES  
(subject to tax where applicable)**

**WATERWORKS SYSTEM**

1. Water service permit	Per connection - \$35
2. Water meter	Residential - \$400 Industrial, commercial, institutional - cost of meter plus \$50 administration fee
3. Testing water meter at customer's request	Regular hours - \$150 per meter
4. Turning water service on/off for maintenance and/or repair	Regular hours - no charge After hours - \$200
5. Turning water service on/off due to non-payment of account	Turning water off - \$75 Turning water on - no charge
6. Water service request requiring attendance by Township staff	After hours - \$200 plus the cost of plumbing contractor
7. Stock premium fee for water service material not listed in Schedule A of the Waterworks By-Law	Per connection - \$250
8. Service pipe leak repair	Per repair - actual cost plus 20%
9. Water hauler key deposit*	Per set of keys (1 meter and 1 gate) - \$100
10. Water hauler usage deposit*	Per account - \$200

\*See also Township Policy Bulk Water Haulers.

**SEWAGE SYSTEM**

1. Sewer service permit	Per connection - \$35**
2. Sewer service request requiring attendance by Township staff	After hours - \$200 plus the cost of plumbing contractor
3. Service pipe leak repair	Per repair - actual cost plus 20%

\*\*If application is for water service connection also, only one permit fee applies.

Municipal incentive programs for water and sewer – compiled by Hemson Consulting Ltd.

Municipality	Rebates/Incentives	Large Family Incentives
City of Toronto	<b>Water Rebate Program</b> for low-income seniors or a low-income person living with a disability who consumes less than 400 cubic metres of water each year	None
Town of Newmarket	<b>Water and Wastewater Rate Rebate Program</b> for property owners that qualify for any of the following: <ul style="list-style-type: none"> <li>• Guaranteed Income Supplement under the Old Age Security Act</li> <li>• Support under the Ontario Disability Support Program</li> <li>• Ontario Works Assistance</li> <li>• Similar federal or provincial income support program</li> </ul>	None
City of Guelph	<p><b>Rain Garden Rebate Program</b></p> <ul style="list-style-type: none"> <li>• Up to \$2,000 for residents who install a rain garden (based on number of litres rain garden holds)</li> </ul> <p><b>Rainwater Harvesting System Rebate Program</b></p> <ul style="list-style-type: none"> <li>• Up to \$2,000 rebate for installing a rainwater harvesting system to flush toilets, do laundry or water lawn/garden</li> </ul> <p><b>Royal Flush Toilet Rebate</b></p> <ul style="list-style-type: none"> <li>• \$50 rebates on the replacement of a 6 litre or larger toilets when replaced with qualifying 2.8 litre or smaller WaterSense models</li> </ul> <p><b>Sub-water Meter Program</b></p> <ul style="list-style-type: none"> <li>• \$100 rebate for the installation of sub-meters equipped with smart technology</li> </ul> <p><b>Multi-Residential Water Audit Program</b></p> <ul style="list-style-type: none"> <li>• Free audits to superintendents, building owners and condo boards to understand water use and options to save money</li> </ul> <p><b>Greywater Rebate Program</b></p> <ul style="list-style-type: none"> <li>• Receive \$1,000 incentive when installing greywater system</li> </ul>	None
City of Kingston	<b>Rain Barrel Program</b> where residents can purchase barrels from City, no rebate involved	None
Town of Collingwood	<b>Toilet Rebate Program</b> where you can replace up to two residential toilets with low- or dual-flush models and receive \$50 rebate for each	None
City of Belleville	None	None
Municipality of Marmora and Lake	None	None
Town of Perth	None	None
Kawartha Lakes	<b>Water Relief Program for Low Income Seniors and Persons with a Disability</b>	None

Municipal incentive programs for water and sewer – compiled by Hemson Consulting Ltd.

Municipality	Rebates/Incentives	Large Family Incentives
City of Peterborough	<b>Low-flow Toilet Rebate</b> offers a \$50 rebate for residents who replace their existing toilet with a WaterSense certified toilet	None
District of Muskoka	None	None
City of Barrie	<b>Toilet Rebate Program</b> offers \$50 to residents who replace high-flow fixtures with low-flow fixtures (6 litres or less)	None
Town of Midland	<p><b>Rainwater Harvesting Program</b></p> <ul style="list-style-type: none"> <li>Town was offering free rain barrels on a first come first serve basis to residents</li> </ul> <p><b>Toilet Replacement Rebate Program</b></p> <ul style="list-style-type: none"> <li>Offer \$75 rebate when replacing a 13 litre volume toilet with one that is 6 litres or less</li> </ul>	None
Town of Penetanguishene	None	None
Town of The Blue Mountains	<b>Toilet Rebate Program</b> offers a \$50 rebate for the purchase of a low flow toilet	None
City of Owen Sound	None	None
Municipality of Kincardine	None	None
City of Kitchener	None	None
City of Hamilton	None	None
City of London	None	None
City of Sarnia	None	None
City of St. Thomas	None	None
City of Chatham-Kent	None	None
City of Ottawa	<p><b>High Volume User Program</b> (commercial)</p> <ul style="list-style-type: none"> <li>Offers rebates to property owners for installing eligible water efficient toilets, urinals, spray valves and commercial dishwashers and washing machines</li> <li>\$50 for single-flush and dual flush high-efficiency toilets</li> <li>\$60 for urinals with 3.8 L or less; \$75 for waterless urinals</li> <li>50% rebate for spray valves, to a maximum of \$200</li> <li>25% of commercial dishwashers and washing machines, to a maximum of \$1,000</li> </ul>	None
City of Windsor	None	None
City of Niagara Falls	<p><b>Toilet Retrofit Program</b></p> <ul style="list-style-type: none"> <li>Offers rebates for purchasing of a maximum of two high efficiency toilets per household (\$60 per toilet)</li> </ul> <p><b>Senior Water/Property Tax Credit</b></p> <ul style="list-style-type: none"> <li>\$100 water account credit or a \$40 property tax account credit for residents over the age of 65</li> </ul>	None

Municipal incentive programs for water and sewer – compiled by Hemson Consulting Ltd.

Municipality	Rebates/Incentives	Large Family Incentives
Town of Fort Erie	<b>Seniors Utility Relief Fund Program</b> provides an annual credit of \$100 for residents 65 and older that are recipients of the Guaranteed Income Supplement under the Old Age Security Act	None
Halton Region	<b>Water-Efficient Toilet Rebate Program</b> offers 1 \$75 rebate per residence that installs a water-efficient toilet	None
Region of Durham	None	None
City of Brockville	None	None