



CITY OF VERNON

**SEWER USER
RATES BYLAW**

#5400

Consolidated for Convenience

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5400

A Bylaw to Provide for the Imposition of a Charge Against the Owner or Occupier of Real Property for the Use of the Sewerage System of the Municipality

WHEREAS the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

- (a) There is hereby imposed and levied a sewer user charge against the owner or occupier of land or real property whose property is adjacent to or connected to the sewer system, and the Collector shall classify each customer in accordance with the categories set out in **Schedule "A"** attached to and forming part of this bylaw.
- (b) The rate shall be due and payable approximately 45 days after the last day of each quarter, which quarters shall be as follows:

1st - January, February and March

2nd - April, May and June

3rd - July, August and September

4th - October, November and December

at the office of the Collector and payment shall be so made or effected.

- (c) Where a sewer connection hereunder has been maintained or is to be maintained for a period of less than one quarter year period, as referred to in Section 2, the charge there from shall be calculated on a "pro-rata" basis according to the appropriate rate and that portion of the one quarter year period during which the sewer service connection has been or is to be maintained.

BYLAW NUMBER 5400

- (d) Any rate remaining unpaid on the thirty-first day of December shall be deemed to be taxes in arrears in respect of the property of which the consumer dwells, and shall be forthwith entered on the real property tax roll by the Collector as taxes in arrears.
- (e) This bylaw is to take effect and will be enforced on **July 1, 2013**.
- (f) Bylaw Number 2955, being cited as "Sewer User Rates Bylaw Number 2955, 1981", as amended, is hereby repealed.
- (g) This bylaw may be cited as "**Sewer User Rates Bylaw Number 5400, 2013**".

READ A FIRST TIME this 11th day of March, 2013.

READ A SECOND TIME this 11th day of March, 2013.

READ A THIRD TIME this 11th day of March, 2013.

THIRD READING RESCINDED this 25th day of March, 2013.

READ A THIRD TIME as amended this 25th day of March, 2013.

ADOPTED this 8th day of April, 2013.

"R. Sawatzky"
Mayor

"P. Bridal"
Corporate Officer

SCHEDULE A

1.0 TITLE

1.1 This Bylaw shall be referred to as the "**Sewer User Rates Bylaw Number 5400, 2013**".

2.0 RESIDENTIAL AND MULTI FAMILY PROPERTIES

2.1 All properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee per quarter per residence as follows:

2023	2024	2025	2026 onward
\$54.55	\$57.55	\$59.28	\$61.06

2.2 In addition to the charge in 2.1 above, all City of Vernon metered water customers will be charged for sewer service based on their water consumption in excess of 20 cubic meters per residence in the first billing period of the year (approximately the January to March period). This consumption will apply for the four (4) consecutive quarters beginning with the first billing period of the year. The rate applied to the consumption in excess of 20 cubic meters per residence per cubic meter is as follows:

2023	2024	2025	2026 onward
\$2.66/m ³	\$2.80/m ³	\$2.89/m ³	\$2.98/m ³

2.3 In addition to charge in 2.1 above all non-metered residential customers where metering IS possible will be charged a flat rate per quarter per residence per the following schedule.

2.3.1	Low Flat Rate -	2023	2024	2025	2026 onward
	Initial and first full quarter and second quarter after written warning.	\$78.49 (per quarter)	\$82.81 (per quarter)	\$85.29 (per quarter)	\$87.85 (per quarter)

2.3.2	High Flat Rate - Third and subsequent quarters after written warning	2023	2024	2025	2026 onward
		\$156.97 (per quarter)	\$165.61 (per quarter)	\$170.58 (per quarter)	\$175.69 (per quarter)

2.4 In addition to charge 2.1 above, all residential customers where metering is NOT possible will be charged a flat rate per quarter per residence as follows:

2023	2024	2025	2026 onward
\$170.97	\$180.38	\$185.79	\$191.36

Proof that service is NOT possible must be confirmed by the City.

2.5 In addition to charge in 2.1 and 2.2, 2.3 or 2.4 above, all customers outside City limits who have a sanitary sewer service to their property will be charged an additional fee **\$731.04** per year, to offset non-utility costs as follows:

2023	2024	2025	2026 onward
\$771.25	\$813.67	\$838.08	\$863.22

3.0 COMMERCIAL PROPERTIES

3.1 All commercial properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee per quarter per service unit as follows:

2023	2024	2025	2026 onward
\$56.58	59.69	\$61.48	\$63.33

3.2 Metered for Water Consumption - In addition to the charge in 3.1 above, for commercial properties with no irrigation meter, for all connection sizes - 80% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite:

Consumption Charge:

2023	2024	2025	2026 onward
\$2.76/m ³	\$2.92/m ³	\$3.00/m ³	\$3.09/m ³

In instances where a meter has malfunctioned, the rate will be based on 80% of water consumption, based on the same quarter in the previous year.

- 3.3 Metered for Water Consumption - In addition to the charge in 3.1 above, for commercial properties with a separate irrigation meter, for all connection sizes - 100% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite:

Consumption Charge:

2023	2024	2025	2026 onward
\$2.76/m ³	\$2.92/m ³	\$3.00/m ³	\$3.09/m ³

In instances where a meter has malfunctioned, the rate will be based on 100% of historical water consumption, based on the same quarter in the previous year.

- 3.4 In addition to the charge in 3.1 above, all non-metered commercial properties where metering IS possible will be charged a flat rate per quarter per unit per the following schedule:

3.4.1	Low Flat Rate - Initial and first full quarter and second quarter after written warning.	2023	2024	2025	2026 onward
		\$139.20 (per quarter)	\$146.85 (per quarter)	\$151.26 (per quarter)	\$155.80 (per quarter)
2.3.2	High Flat Rate - Third and subsequent quarters after written warning	2023	2024	2025	2026 onward
		\$278.40 (per quarter)	\$293.72 (per quarter)	\$302.53 (per quarter)	\$311.60 (per quarter)

3.5 In addition to charge 3.1 above, all commercial properties where metering is NOT possible will be charged a flat rate per quarter per unit as follows:

2023	2024	2025	2026 onward
\$257.85	\$272.03	\$280.20	\$288.60

Proof that service is NOT possible must be confirmed by the City.

3.6 In addition to charge in 3.1 and 3.2, 3.3, 3.4 or 3.5 above, all commercial properties outside City limits who have a sanitary sewer service to their property will be charged an additional per year, to offset non-utility costs as follows:

2023	2024	2025	2026 onward
\$771.25	\$813.67	\$838.08	\$863.22

4.0 PUBLIC INSTITUTIONS

4.1 All public properties which have a sanitary sewer collection line adjacent to or connected to their property will be charged a fee per quarter per service unit as follows:

2023	2024	2025	2026 onward
\$56.58	\$59.69	\$61.48	\$63.33

4.2 Metered for Water Consumption - In addition to the charge in 4.1 above, for public institution properties with no separate irrigation meter, for all connection sizes 80% of water consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge:

2023	2024	2025	2026 onward
\$2.76/m ³	\$2.92/m ³	\$3.00/m ³	\$3.09/m ³

In instances where a meter has malfunctioned, the rate will be based on 80% of water consumption, based on the same quarter in the previous year.

4.3 Metered for Water Consumption - In addition to the charge in 3.1 above, for public institution properties with a separate irrigation meter, for all connection sizes - 100% of Water Consumption or as measured by the City of Vernon using an approved flow metering device onsite.

Consumption Charge:

2023	2024	2025	2026 onward
\$2.76/m ³	\$2.92/m ³	\$3.00/m ³	\$3.09/m ³

In instances where a meter has malfunctioned, the rate will be based on 100% of water consumption, based on the same quarter in the previous year.

4.4 Non-metered facilities based on a flat rate per quarter, per classroom for schools or beds for hospitals as follows:

2023	2024	2025	2026 onward
\$285.76	\$301.47	\$310.52	\$319.83

4.5 In addition to charge in 4.1 and 4.2, 4.3 or 4.4 above, all public institution properties outside City limits who have a sanitary sewer service to their property will be charged an additional per year, to offset non-utility costs as follows:

2023	2024	2025	2026 onward
\$771.25	\$813.67	\$838.08	\$863.22

5.0 FLOW METERING DEVICES

5.1 Flow metering devices may be installed onsite for commercial and public institutions to determine accurate volumes of sanitary sewer discharge. The use, type and location of the flow metering device must be approved by the Operation Services manager, or designate, of the City of Vernon. The flow metering devices will be read by the City of Vernon.

6.0 UNAUTHORIZED CONNECTION FEE

- 6.1 Unauthorized Connection Fee will be charged at \$5,000.00 per occasion.
- 6.2 Base Rate Fee charges will be applied cumulatively from the deemed date of connection.
- 6.3 High Flat Rate charges will be applied cumulatively from the deemed date of connection.

7.0 GENERAL RATE INFORMATION

- 7.1 Sewer service rates may be pro-rated for new connections or new construction.
- 7.2 Where each type (residence, unit, suite, secondary suite) are each considered one (1) unit.
- 7.3 Properties with a legal secondary suite shall be exempted the additional base fee for sewer. *(Bylaw 5502)*

8.0 LEAK ADJUSTMENTS - RESIDENTIAL AND MULTI FAMILY

- 8.1 Where a customer can prove by plumber's or other pertinent receipts that a water leak in excess of 10 cubic meters has been repaired the customer may make written application with the Leak Adjustment Request Application for an adjustment. At the discretion of the Collector or designate, a credit volume may be calculated as follows:
 - 8.1.1 Where an average is based on the quarterly water consumption from the same quarter in the previous (2) years, provided ownership is the same, which will be effective as of the repair date.
 - 8.1.2 Where ownership has changed in the previous calendar year and no first quarter historical consumption is available, the new property owner will be automatically placed on the Residential Low Flat Sewer Rate section 2.3.1 effective as of the repair date for the remainder of the same calendar year, or

8.1.3 Where based on another full quarters consumption in the same calendar year, WITHOUT any consideration for additional water use and is only effective on that substituted quarter and forward until the end of the same calendar year. A First Quarter Sewer Waiver form must be signed by the property owner and reversal back to the first quarter sewer consumption is not possible.

9.0 OWNERSHIP CHANGES - RESIDENTIAL AND MULTI FAMILY

9.1 Where residential ownership has changed based on the Land Title Office records, the new property owner will be automatically placed on the Residential Low Flat Sewer rate section 2.3.1 effective the new ownership date for the remainder of the same calendar year, OR

9.2 Where based on another full quarters consumption in the same calendar year, WITHOUT any consideration for additional water use and is only effective on that substituted quarter and forward until the end of the same calendar year. The First Quarter Sewer Waiver form must be signed by the property owner and reversal back to the Residential Low Flat Sewer rate is not possible.

10.0 TENANCY - RESIDENTIAL AND MULTI FAMILY

10.1 Tenancy Changes

Where a property owner can prove by Tenancy Agreement or other pertinent documents that tenancy has changed, the property owner may make written application with the Tenancy form for an adjustment to the Residential Low Flat Rate Sewer rate in section 2.3.1 above, effective the date the City receives the completed application and tenancy agreement for the remainder of the calendar year only.

11.0 INTEREST

11.1 Interest on Late Payment

Interest at the rate of twelve percent (12%) per annum shall be charged on any current amounts unpaid by a day designated by the City Collector.