



WATER RATES BYLAW

2197-1990

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of “District of Mission Water Rates” Bylaw 2197-1990 with the following amending bylaws:

Bylaw Number	Date Adopted	Section Amended
2243-1990	November 19, 1990	Schedule A
2415-1991	January 20, 1992	Section 4 and Section A
2557-1992	January 18, 1993	Schedule A
2791-1994	August 15, 1994	Section 4
2881-1995(5)	May 1, 1995	Section A
3576-2003(6)	April 22, 2003	Section 4 and 5 and Section A
3689-2004(7)	April 5, 2004	Section A
3779-2005(8)	April 4, 2005	Schedule “A”
3870-2006-2197(9)	April 3, 2006	Schedule “A”
3882-2006-2197(10)	April 24, 2006	Section 2.1 and Schedule “B”
3894-2006-2197(11)	June 5, 2006	Section 4
3954-2006 (a general fees & charges amending bylaw)	December 18, 2006	Schedule “B”
3974-2007-2197(12)	May 14, 2007	Schedule “A”
4045-2008-2197(13)	May 20, 2008	Schedule “B”
4049-2008-2197(14)	May 5, 2008	Schedule “A”
5002-2008-4030(1) (a general fees & charges amending bylaw)	December 15, 2008	Schedule “B”
5021-2009-2197(15)	May 4, 2009	Section 5.4, Schedule “A”
5052-2009-2197(16)	July 20, 2009	Schedule “A”
5070-2009	December 14, 2009	Schedule “B”
5121-2010-2197(17)	March 22, 2010	Section 4, 5, 6, 7, 8, 9, 10 and Schedule “A”, Schedule “B”
5136-2010-2197(18)	May 3, 2010	Schedule “B”
5186-2010-2197(19)	December 20, 2010	Schedules “A” and “B”
5290-2012-2197(20)	April 23, 2012	Sections 4,10, Schedules A and B
5330-2012-2197(21)	December 17, 2012	Schedule “A”
5355-2012-2197(22)	April 15, 2013	Schedule “B”
5393-2013-2197(23)	December 18, 2013	Schedule “A”
5492-2015-2197(24)	April 20, 2015	Schedules “A” and “B”
5532-2015-2197(25)	December 21, 2015	Schedules “A” and “B”
5580-2016-2197(26)	July 18, 2016	Schedule “B”
5601-2016-2197(27)	December 19, 2016	Schedules “A” and “B”
5621-2017-2197(28)	February 20, 2017	Schedules “B”
5684-2017-2197(29)	December 20, 2017	Schedule “A”
5800-2018 (a general fees and charges amending bylaw)	December 17, 2018	Schedule “A”

Bylaw Number	Date Adopted	Section Amended
5824-2019-2197(30)	April 1, 2019	Schedule "A"
5891-2019-2197(31)	December 16, 2019	Schedule "A"
5889-2019 (a general fees and charges amending bylaw)	December 16, 2019	Schedule "B"
5920-2020-2197(32)	December 21, 2020	Schedule "A"
6134-2022-2197(34)	November 7, 2022	Schedule "A"
6248-2023-2197(35)	December 18, 2023	Schedule "A"
6236-2023 (a general fees and charges amending bylaw)	December 18, 2023	Schedule "B"
6323-2024-2197(36)	December 16, 2024	Schedule "A"

Individual copies of any of the above bylaws are available from the Administration Department of the City of Mission. For legal purposes, copies of the original bylaws should be obtained.

DISTRICT OF MISSION
BYLAW 2197-1990

A Bylaw for the fixing of rates
under which water may be supplied

WHEREAS the Council of the District of Mission has established a water works system to supply water for the inhabitants of the Municipality;

AND WHEREAS the Council may by bylaw fix rates under which water may be supplied;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Water Rates Bylaw No. 2197-1990".

2. **INTERPRETATION**

2.1 In this bylaw, unless the context otherwise requires:

"Consumer" includes any person including an owner of real property to whom water or to whose premises water is supplied or made available by the District and also includes any person who is the occupier of any such premises or any person who is actually a user of water supplied to any premises.

"District" means the District of Mission.

"Engineer" means the Director of Engineering and Public Works of the Municipality as appointed by Council and includes any person duly authorized to act on his behalf or his authorized representative.

"Meter Bypass Seal" means a seal installed by the District on the meter bypass line to indicate the bypass line is and has remained closed, and all water has flowed through the water meter

"Meter Service" means a service having attached thereto a meter for determining the quantity of water supplied by such service.

"Multi-Service" means and includes the supply of water from the Works to any property containing two or more occupancies and all pipes, taps, valves, connections and other things necessary to or actually used for the purpose of each occupancy.

"Occupancy" means a place for commercial or industrial use for which a District business licence would be required.

"Rate" means the amount of money payable by a consumer, either for the quantity of water supplied to him, as measured by a meter, or for a service to his real property for a stated time.

"Rent" means the amount of money payable by a consumer for the use of the meter.

"Service" means and include the supply of water from the said works to any consumer, and all pipes, taps, valves, connections and other things necessary to or actually used for the purposes of such supply.

"Sprinkling" means the watering of outdoor lawn and garden areas by use of hose connected sprinklers, soaker hoses or automatic sprinklers.

"Sprinkling Permit" means a four week permit for the irrigation of newly installed lawns outside the permitted days but within the designated hours.

"Works" means the waterworks distribution system of the District and any additions or

extensions to the same

3. **RATES and RENT**

3.1 There is hereby imposed and levied a rate and rent (if applicable) to a consumer of water from the Works. The rate and/or rent payable by each class of consumer is the amount as set out in Schedule "A" which is attached to and forms part of this Bylaw.

4. **ACCOUNTS RESIDENTIAL – UNMETERED WATER (Classes 1 and 2 of Schedule “A”)**

4.1 The District shall render an account to each consumer of water not measured by a meter on or about May 15 in each calendar year. The account shall be due and payable at the office of the Collector, Municipal Hall, on the property tax due date for the current year. Such account may be included on the annual property tax demand notice for convenience.

4.2 If a consumer applies for non-metered water service after the 1st day of January in any year, an account shall be rendered imposing a prorated amount as calculated hereafter;

- (i) for a class of consumer indicated in Section 1, 2(a) and 2(b)(i) of Schedule “A”, the consumer rate imposed shall commence three months after the month of issuance of a building permit for a building on the real property or one month after the month of receiving an application for a water connection to an existing building on real property;
- (ii) for a use indicated in Sections 2(b) (ii), 2(b) (iii) and 2(c) of Schedule "A" a consumer rate imposed shall commence six months after the month of issuance of a building permit for a building on the real property.

4.3 Accounts remaining unpaid at the close of business on the property tax due date for the current year shall have a ten percent (10%) penalty applied for the outstanding water rates.

5. **ACCOUNTS COMMERCIAL/INDUSTRIAL/INSTITUTIONAL – UNMETERED WATER (CLASS 3 OF SCHEDULE “A”)**

5.1 The District shall render an account to each consumer of water not measured by a meter on or about May 15 in each calendar year. The account shall be due and payable at the office of the Collector, Municipal Hall, on the property tax due date for the current year. Such account may be included on the annual property tax notice for convenience.

5.2 If a consumer applies for an un-metered water service after the first day of January in any year, an account shall be rendered imposing a prorated amount calculated as follows:

- (i) for a class of consumer indicated in Section 3 of Schedule “A” a consumer rate imposed shall commence six month after the issuance of a building permit for a building on the real property.

5.3 Accounts remaining unpaid at the close of business on the property tax due date for the current year shall have a ten percent (10%) penalty applied for the outstanding water rates.

6. **ACCOUNTS – METERED WATER SERVICE COMMERCIAL/INDUSTRIAL/INSTITUTIONAL (Class 4 of Schedule “A”)**

6.1 The District shall render an account quarterly for each commercial/industrial/institutional consumer of water measured by a meter for water consumed and rent for a meter on or about the 1st days of January, April, July and October in each calendar year.

6.2 Accounts remaining unpaid for a metered water service on the thirtieth day after the date of billing shall be subject to a five percent (5%) penalty to be added to the account on the thirty-first day after the date of billing.

6.3 For metered service, the date of commencement of a rate or rent shall be the date a meter is installed.

6.4 Where a metered water service has been installed in accordance with the provisions of Water Bylaw 2196-1990 as amended, the commercial/industrial/institutional consumer shall pay the

quarterly metered rates as set out in Schedule "A" herein.

7. **METERED WATER SERVICE ONE AND TWO UNIT RESIDENTIAL (Class 5 of Schedule "A")**

- 7.1 The District shall render an account annually for each one and two unit residential consumer of water measured by a meter for water consumed in each year or partial year ending October 1st as well as rent for a meter, on or about the first day of November of each year.
- 7.2 Accounts remaining unpaid for a metered water service on the thirtieth day after the date of billing shall be subject to a five percent (5%) penalty to be added to the account on the thirty-first day after the date of billing.
- 7.3 For metered service, the date of commencement of a rate or rent shall be the date a meter is installed.
- 7.4 Where a metered water service has been installed in accordance with the provisions of Water Bylaw 2196-1990 and amendments thereto, the one and two unit residential consumer shall pay the annual metered rates as set out in Schedule "A" herein."

8. **ARREARS - ALL ACCOUNTS**

- 8.1 Any rate or rent remaining unpaid on the 31st day of December of a calendar year shall be deemed to be taxes in arrears for that year on the real property to which water is supplied and shall forthwith be entered on the real property tax roll by the Collector as taxes in arrears.
- 8.2 Any rates which are so added or charged, remaining unpaid on the thirty-first day of December in the year following that which such rates become arrears, shall be deemed to be delinquent on the said thirty-first day of December and for the purpose of enforcing payment of the same shall be deemed to be delinquent taxes and the provisions of the "Community Charter" shall apply to such rates.

9. **METERS**

9.1 **Inaccessibility of Meters**

Any consumer served by a privately located meter which meter thereof has become inaccessible or the consumer does not install a remote meter readout for reading or maintenance, shall pay, in addition to the rate set out in Schedule 'A', the charge set out in Schedule 'B' hereto, not pro-rated, while the said meter remains, in the sole opinion of the Engineer, inaccessible or without a remote meter readout. Provided, however, that there shall be no additional charge if a consumer installs a remote meter readout or makes the meter accessible within 96 hours of receipt of a notice to do so from the Engineer.

9.2 **Metering of Industrial-Commercial Strata Developments**

- (a) In addition to any charge levied for the metered or unmetered water supply to each strata unit; a flat rate shall be charged against each of the owners for the water supplied to the common property of the Strata Corporation where the water supply to the common property is not metered.
- (b) Where a property has been converted to a non-residential strata development and where the strata units cannot be individually metered, a single metered service may be used and the Strata Corporation is deemed to be the consumer and is responsible for payment of the account for water consumed.

9.3 No Deduction for Waste

Every consumer having a meter service shall pay for the full amount of water consumed as registered by each meter, according to the rates applicable to the service, and no deduction shall be allowed on account of any waste of water.

9.4 Testing of Meters

- (a) The Engineer will, upon written request and the payment of a deposit as set out in Schedule 'B' hereto by a consumer, test a meter for accuracy.
- (b) The District shall refund to the consumer the deposit along with any overcharge relating to a period 1 year prior to the test based on a two percent (2%) overcharge.
- (c) In no circumstance other than as set out in Subsection (b) of this Section will the deposit be refunded.
- (d) A consumer shall be liable for water consumed and for any undercharge for a 1 year period prior to the test if a test reveals an undercharge in excess of two percent (2%). An account shall be rendered and paid within one month of issuance. If payment is not received the provisions of Section 6 apply to the arrears.

9.5 Non-Registering Meters

If a meter fails to register or to properly indicate the flow of water, the Engineer shall estimate the consumption and render on account based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors which, in the opinion of the Engineer, may affect the consumption of water.

9.6 Broken Bypass Seal

If a bypass seal is broken, the Engineer shall estimate the consumption and render a bill based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors which, in the opinion of the Engineer, may affect the consumption of water.

10. The levied water rates and meter rental amounts imposed on Schedule "A" of this Bylaw shall take effect January 1, 2012.

READ A FIRST TIME this 7th day of August, 1990.
READ A SECOND TIME this 7th day of August, 1990.
READ A THIRD TIME this 7th day of August, 1990.
RECONSIDERED AND FINALLY ADOPTED this 20th day of August, 1990.

*(original signed by
Acting Mayor H. M. Kenney)*

*(original signed by
Acting Clerk Norman A. Cook)*

MAYOR

CLERK

Schedule "A"
WATER UTILITY FEES

<u>Classes of Consumer</u>	Rates Payable Effective January 1, 2025	
1 <u>One and Two Unit Residential (Unmetered)</u>		
(a) Residential Use, One Unit		
(i) per dwelling unit	\$48.98 per month	\$587.76 per annum
(ii) per secondary dwelling unit	\$41.28 per month	\$495.36 per annum
(b) Residential Use, Two Units		
(i) per dwelling unit	\$48.98 per month	\$587.76 per annum
(ii) per secondary dwelling unit	\$41.28 per month	\$495.36 per annum
2 <u>Multi-Unit Residential (Unmetered)</u>		
(a) Mobile Home Park Use - per pad	\$48.98 per month	\$587.76 per annum
(b) Residential Use, Apartment		
(i) 3 dwelling units, per dwelling unit	\$48.98 per month	\$587.76 per annum
(ii) 4 dwelling units, per dwelling unit	\$48.98 per month	\$587.76 per annum
(iii) more than 4 dwelling units, per dwelling unit	\$41.99 per month	\$503.88 per annum
(c) Residential Use, Townhouse		
(i) per dwelling unit	\$48.98 per month	\$587.76 per annum
(ii) per secondary dwelling unit	\$41.28 per month	\$495.36 per annum
3 <u>Commercial/Industrial/Institutional (Unmetered)</u>		
(a) Per account	\$48.98 per month	\$587.76 per annum
4 <u>Commercial/Industrial/Institutional and Multi-Unit Residential (Metered)</u>		
(a) Quarterly Metered Water User Rates (subject to minimum charge per quarter)		
Up to 300 cubic meters	\$1.27940 per cubic meter of water consumed	
On next 300 cubic meters	\$1.04900 per cubic meter of water consumed	
On next 300 cubic meters	\$0.95050 per cubic meter of water consumed	
On next 300 cubic meters	\$0.85270 per cubic meter of water consumed	
On balance	\$0.65520 per cubic meter of water consumed	
<u>Meter Size</u>	<u>per Quarter</u>	<u>Rates Fees</u>
Up to 19mm	\$139.47	\$4.02
25mm	\$139.47	\$5.46
32mm	\$139.47	\$6.84
38mm	\$139.47	\$9.55
50mm	\$155.00	\$16.02
75mm	\$155.00	\$47.79
100mm	\$504.07	\$70.89
150mm	\$504.07	\$70.89
250mm	\$504.07	\$175.71
5 <u>One and Two Unit Residential (Metered)</u>		
(a) Annual Water User Rate per cubic meter of water consumed annually		\$1.4800
(b) Annual Meter Rate Fees		
<u>Meter Size</u>	<u>Annual Fee</u>	
up to 19 mm	\$16.04	
25 mm	\$21.69	
38 mm	\$38.18	
50mm	\$64.08	

**Water Rates Bylaw 2197-1990
 Schedule "B"**

	Description of Existing Fee/Charge	Applicable Taxes to be Added	Effective January 1, 2024
1	Water Fill Station Key FOBs Mill Pond (FOBs for Mission Residences only who are not connected to the water system)		
(a)	Key FOB - each	Included	\$45.00
(b)	Key FOB replacement - each	Included	\$35.00
(c)	Key FOB Returned - The City will buy back the FOB provided it is in working condition and is not damaged	Included	(\$25.00)
2	Deposit for testing a meter as set out in Section 9.4		
(a)	15 mm water line to 50 mm water line		\$273.29
(b)	200 mm water line		\$1,061.31
3	For an inaccessible meter as set out in Section 9.1 (per month fee)		\$50.00
4	Water Meter Loan Application Fee		4% of Loan Value per annum