

GLENMORE-ELLISON IMPROVEMENT DISTRICT

TOLLS BYLAW #177

**A BYLAW FOR FIXING TOLLS, AND OTHER RATES, FEES AND CHARGES  
PAYABLE TO THE IMPROVEMENT DISTRICT AND  
THE TERMS OF PAYMENT THEREOF, AND PROVIDING FOR  
A PENALTY ADDITION FOR ACCOUNTS IN ARREARS.**

WHEREAS the Glenmore-Ellison Improvement District is authorized pursuant to the *Local Government Act* to establish tolls and other charges and terms of their payment;

AND WHEREAS it is deemed necessary to establish a new water rate structure within the Glenmore-Ellison Improvement District;

The Trustees of the Glenmore-Ellison Improvement District, in open meeting assembled,  
**ENACT AS FOLLOWS:**

The following tolls, rates, fees and charges are hereby fixed and made payable by all owners of land in the Improvement District, to which water is delivered from the works of the District:

**1. INTERPRETATION AND DEFINITIONS**

In this Bylaw, unless the context otherwise requires:

“**Agri-Commercial Farm Accommodation**” shall mean housing facilities accommodating 10 or more adults for the purpose of Farm Help.

“**Apartments**” shall mean a multi-story style building, with units having shared hallways.

“**Base Fee**” shall mean the minimum fee for water supply regardless of water use.

“**Board of Trustees**” shall mean the duly elected Trustees of the Glenmore-Ellison Improvement District.

“**Collector**” shall mean the individual appointed by the Board of Trustees.

“**Connection**” or “**Connect**” shall mean connected to the waterworks system of the District by means of pipes, valves, fittings or other apparatus.

“**Construction Water**” shall mean water used during construction for dust control or other construction use.

“**Consumption Charge**” shall mean the volume of water used multiplied by the Consumption Rate.

“**Consumption Rate**” shall mean the price of water charged per cubic meter in accordance with this Bylaw.

“**Commercial, Industrial and Institutional**” shall mean properties used for Commercial, Industrial, or Institutional purposes, including but not limited to businesses, manufacturers, processing/packing plants, hotels, schools or campuses, congregate care facilities, recreational vehicle parks, medians, car washes and pet kennels.

“**District**” or “**GEID**” shall mean the Glenmore-Ellison Improvement District.

“**Fire Hydrant Use and Consumption**” shall mean the fees and charges for use of water from a GEID fire hydrant or other access point approved by the District.

“**Flat Fee**” shall mean the minimum fee for unmetered accounts, or a fee imposed for a singular occasion or occurrence.

“**General Irrigation Properties**” shall mean properties having an existing irrigation connection separate from the domestic connection as assessed under the District’s Assessment Bylaw as Grade ‘G’, or as approved by the Board of Trustees.

“**Infrastructure Renewal Fee**” shall mean the fee charged, based on acreage, for infrastructure renewal purposes.

“**m<sup>3</sup>**” means a cubic meter of water.

“**Metered**” shall mean a water service with an installed Water Meter(s) and appurtenances.

“**Mixed Use**” shall mean those developments that may comprise of a mix of commercial and residential uses, or a combination of any other type of use thereof.

“**Multi-Family Residential Units**” shall mean each unit within a multiple-family style dwelling or property, which may include but are not limited to stratified residential complexes, bare land stratas, townhomes, mobile home parks, sixplex-or-larger type complexes. These properties utilize multiple water meters collectively, or utilize a common water meter, for shared billing purposes, as determined by the District. A single invoice is issued to a Strata Council or an Authorized Agent.

“**Owner**” shall mean the duly registered owner of real property.

“**Quarter**” shall mean a three month period within a calendar year, specifically January to March, April to June, July to September, and October to December.

“**Secondary Dwelling Unit**” shall mean a secondary suite inside of a single residential detached home.

“**Single Family Domestic Unit**” shall mean a single residential detached home, including but not limited to, carriage homes, picker’s cabins, each unit in a duplex, triplex, fourplex, or fiveplex, and mobile homes not within a mobile home park. The number of Domestic Units may be calculated as thirty (30) fixture units or a portion thereof, per building, being equal to one Domestic Unit as defined by the *British Columbia Building Code*, current edition, as amended from time to time. These properties utilize water meters for billing purposes to individual owners, as determined by the District.

“**Student Housing**” shall mean housing on lands within an academic institution, which includes but is not limited to single connected rooms, semi-private rooms, one or two bedroom or studio apartments, quads, and dormitories.

“**Turn-Off**” shall mean to discontinue the water service at the service connection valve.

“**Turn-On**” shall mean to activate the water service at the service connection valve.

“**Unmetered**” shall mean a water service without a water meter.

“**Water Meter**” shall mean a device for measuring and recording the quantity of water used and shall include the meter, the meter reading device, remote reader and all other appurtenances owned by the District installed on the owner’s property, in accordance with District Bylaws.

**2. TOLLS, FEES, RATES OR CHARGES**

- 2.1 Tolls, fees, rates and charges referred to in Schedule ‘A’ attached hereto is hereby made an integral part of this Bylaw.
- 2.2 Every water user shall pay to the District the applicable tolls, fees, rates and charges set out in Schedule ‘A’.
- 2.3 All properties for which new accounts are established shall pay the rates levied under this Bylaw. The rates shall be calculated from the date of turn-on and shall continue to pay such rates until the date of turn-off. The rates payable in respect to the month of turn-on and turn-off shall be pro-rated as the circumstances of any case requires.
- 2.4 For those dwellings or properties that have newly installed a Water Meter, the Unmetered rate will be discontinued and the new Metered rate will commence, pro-rated, to the date of the Water Meter installation.

**3. BILLINGS AND COLLECTIONS**

- 3.1 Tolls, rates, fees and charges established by the District for Residential Properties shall be calculated on a quarterly basis based on metered or unmetered flows. Billings for all Residential properties shall have bills prepared on a quarterly basis.
- 3.2 Tolls, rates, fees and charges established by the District for all non-Residential Properties shall be calculated on a monthly basis based on metered or unmetered flows. Billings for all non-Residential properties shall have bills prepared on a monthly basis.
- 3.3 Any properties which do not have an installed Water Meter(s) in accordance with District Bylaws shall be billed based on an unmetered water rate, as determined by the Board of Trustees.
- 3.4 All tolls, fees, rates and charges shall be billed to the property owner and are the responsibility of the registered owner of that property.
- 3.5 Failure to receive billings will not exempt the property owner from liability to pay by the due date, or used as a valid reason for late payment.
- 3.6 Tolls, rates, fees and charges that are invoiced at the end of each quarter, are due and payable on the last day of the following month, as stated on the invoice provided by the District. Tolls, rates, fees and charges that are invoiced at the end of each month, are due and payable one month later on the first day of the month thereafter, as stated on the invoice provided by the District. Any unpaid charges shall be deemed to be payment overdue, and assessed a late penalty of 3.75% on the current billing period.
- 3.7 When any tolls, penalty additions or any fees or charges due by any person under this Bylaw have been owing for forty-five (45) days or longer after the due date, the District shall serve notice upon such person. In cases of tolls, fees or charges or penalty additions remaining unpaid, the District may, after serving 10 days’ notice of same, shut off the service and charge the cost thereof to the property owner concerned. In such instances, service may be restored on payment of the overdue amounts plus a fee representing the cost of disconnection and reconnection.

- 3.8 For new construction of Single Family Domestic Units, tolls will commence for the supply of **Construction Water** from the date the water service has been activated at a rate equivalent to a single unmetered Single Family Domestic Unit toll.
- 3.9 Notwithstanding section 3.8 above, for any other new construction or land development, tolls will commence for the supply of **Construction Water** from the date the water service has been activated at a rate equivalent to the flat Construction Water Use Toll Rate. When applicable, meter readings will be obtained from an installed permanent or temporary water meter, as approved by the District for such purposes, and the metered Commercial Toll Rate will apply.
- 3.10 For new Single Family, Commercial, Industrial, Institutional, Multi-Family, or Apartment type developments or any other type of phased development, upon notification that a building occupancy permit has been issued, construction water tolls will cease and regular tolls will commence at a rate outlined in Schedule ‘A’, as applicable.
- 3.11 Mixed Use Properties:
- 3.11.1 For Residential/Commercial use: the Residential component of the building or property will be charged the base rate by unit as applicable under this Bylaw, and the Commercial component of the building or property will be charged the base rate by meter size, as applicable under this Bylaw. Where metered consumption is captured under a single meter, which reflects the water use for both the Residential and Commercial components, the Commercial consumption rate will apply.
  - 3.11.2 For other combinations of Mixed Use, the applicable rates identified for each purpose of use will apply.
- 3.12 Student Housing: For Student Housing at an Academic Institution, the total number of students housed shall be divided by two to determine the number of equivalent Apartment Units. Apartment Unit base fees and Apartment Consumption charges will apply.
- 3.13 Apartment, Strata or Multi-Family Buildings: Notwithstanding section 3.4 above, Tolls for Residential Buildings may be billed quarterly to the Strata Council or an Authorized Agent; Commercial Buildings may be billed monthly to the Strata Council or an Authorized Agent. Toll invoices will not be sent to individual unit owners.

#### **4. APPLICABILITY**

This Bylaw applies to all owners of property, and properties which are connected to the waterworks system, within the District Boundaries.

#### **5. SEVERABILITY**

If any section, subsection, sentence, clause, phrase or paragraph of this Bylaw is found invalid by a decision of a Court or competent jurisdiction, the invalid section, subsection, sentence, clause, phrase or paragraph shall be severed without effect on the remainder of the Bylaw.

#### **6. FORCE AND EFFECT**

This bylaw shall come into force and effect on January 1, 2017.

#### **7. REPEAL**

Bylaws #164 and #173 are hereby repealed.

**8. CITATION**

This Bylaw may be cited as the “**GEID Tolls Bylaw, 2017**”.

**INTRODUCED** and given first reading by the Trustees on the 17<sup>th</sup> day of November, 2016.

**RECONSIDERED** and finally passed by the Trustees on the 17<sup>th</sup> day of November, 2016.

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Steven Bonn, Chair of the Trustees

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Linda O’Neil, Administrative Treasurer

**I HEREBY CERTIFY** under Seal of the Glenmore-Ellison Improvement District that this is a true copy of Bylaw #177 of the Glenmore-Ellison Improvement District passed by the Trustees this 17<sup>th</sup> day of November, 2016.

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Linda O’Neil, Administrative Treasurer

**1. UNMETERED WATER TOLLS**

**SCHEDULE 'A'**

Single Family Domestic Unit	Flat Fee (\$100.00/month)	\$300.00	per quarter
Single Family Domestic Unit (Ellison Rural area only)	Flat Fee (\$50.25/month)	\$150.75	per quarter
Each Secondary Dwelling Unit	Flat Fee (\$50.25/month)	\$150.75	per quarter
Multi-Family Residential Units	Flat Fee (\$100.00/unit/month)	\$300.00/unit	per quarter
Commercial Industrial and Institutional, and Non-Domestic and Mixed Use	Flat Fee (\$100.00/month)	\$300.00	per quarter

**2. METERED WATER TOLLS**

**SCHEDULE 'A' continued**

Single Family Domestic Unit	Base Fee (\$36.25/unit/month)	\$108.75	per quarter
	Consumption Charge (for each m <sup>3</sup> of water) :		
	0 - 90 m <sup>3</sup>	\$0.44	per quarter
	Next 75 m <sup>3</sup>	\$0.65	per quarter
	Over 165m <sup>3</sup>	\$1.48	per quarter
Multi-Family Residential Units (Mixed Use may apply)	Base Fee (\$16.40/unit/month)	\$49.20	per quarter
	Consumption Charge (for each m <sup>3</sup> of water)	\$0.70	per quarter
Apartments (Mixed Use may apply)	Base Fee (\$5.80/unit/month)	\$17.40	per quarter
	Consumption Charge (for each m <sup>3</sup> of water)	\$0.70	per quarter
Commercial, Industrial, Institutional, and Non-Domestic and Mixed Use	Base Fee based on meter size		
	- 19mm (3/4")	\$31.26	per month
	- 25mm (1")	\$41.44	per month
	- 38mm (1.5")	\$62.16	per month
	- 50mm (2")	\$98.42	per month
	- 75mm (3")	\$246.00	per month
	- 100mm (4")	\$363.00	per month
	- 150mm (6")	\$648.00	per month
	- 200mm (8")	\$842.00	per month
	- 250mm (10")	\$1040.00	per month
	Consumption Charge (for each m <sup>3</sup> of water)	\$0.70	per month
Agri-Commercial Farm Accommodation	Base Fee based on meter size		
	- 19mm (3/4")	\$31.26	per month
	- 25mm (1")	\$41.44	per month
	- 38mm (1.5")	\$62.16	per month
	- 50mm (2")	\$98.42	per month
	- 75mm (3")	\$246.00	per month
	- 100mm (4")	\$363.00	per month
	- 150mm (6")	\$648.00	per month
	- 200mm (8")	\$842.00	per month
	- 250mm (10")	\$1040.00	per month
	Consumption Charge (for each m <sup>3</sup> of water)	\$0.70	per month
General Irrigation (applies only to the 6 months of seasonal irrigation from April 1 to September 30)  Commercial rates apply for other months.	Base Fee based on meter size		
	- 19mm (3/4")	\$31.26	per month
	- 25mm (1")	\$41.44	per month
	- 38mm (1.5")	\$62.16	per month
	- 50mm (2")	\$98.42	per month
	- 75mm (3")	\$246.00	per month
	- 100mm (4")	\$363.00	per month
	- 150mm (6")	\$648.00	per month
	- 200mm (8")	\$842.00	per month
	- 250mm (10")	\$1040.00	per month
	Consumption Charge (for each m <sup>3</sup> of water)	\$0.30	per month

**3. MISCELLANEOUS WATER TOLLS**

**SCHEDULE 'A' continued**

Infrastructure Renewal Fees – as assessed by the Board of Trustees	Commercial, Industrial, Institutional Purposes	\$13.50/acre	per month
	Academic Purposes	\$10.50/acre	per month
	Agricultural Purposes	\$8.75/acre	per month
Boulevard Landscaping (non-titled lands)	Flat Fee	\$300.00	per year
Turn On Fee	Flat Fee	\$50.00	per site visit
Turn Off Fee	Flat Fee	\$50.00	per site visit
Request for Early Turn On/Off – Irrigation Season	Flat Fee	\$50.00	per site visit
Request for Late Turn Off/On – Irrigation Season	Flat Fee	\$50.00	per site visit
Disconnection/Reconnection Fee (for non-payment of tolls)	Flat Fee	\$150.00	per occurrence
Construction Water Use	Flat Fee: Single Family Domestic Unit	\$100.00	per month
	Commercial/Multi-Family or other construction	\$300.00	per month
Fire Hydrant Use & Consumption	Daily Use Permit	\$25.00	per day
	Plus: <b>Unmetered</b> Consumption approved by District	\$20.00	per day
	Or: <b>Metered</b> Consumption Charge (for each m <sup>3</sup> of water) Meter Carts to be supplied by the District	\$0.70	Measured use during period specified on Permit
Filling Station	Daily Use Permit	\$25.00	per day
	Metered Consumption Charge (for each m <sup>3</sup> of water)	\$0.70	Measured use during period specified on Permit
Livestock Watering (applies only to the 6 months of non-seasonal irrigation from October 1 to March 31)	Flat Fee	\$75.00	per month