

Water Tolls Bylaw 354, 2023 [consolidated version]

COWICHAN BAY WATERWORKS DISTRICT

BYLAW NO. 354

A bylaw with respect to water tolls and other charges payable to the district and the terms of payment thereof, and providing for a percentage addition to encourage prompt payment thereof.

The Trustees of Cowichan Bay Waterworks District ENACT AS FOLLOWS:

Application

This Bylaw applies to all Lots and/or Uses, which receive water from and are within the boundaries of the Cowichan Bay Waterworks District.

Interpretation

In this Bylaw:

"**Billing Date**" means the date a bill is prepared by the District, identified as "Date" on the bill provided by the District to a property owner.

"**Agricultural Property**" means a parcel of land within the provincial Agricultural Land Reserve.

"**Commercial or Industrial Property**" means a parcel on which an Income is derived from the use of the property.

"**District**" means the Cowichan Bay Waterworks District.

"**Lot**" means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the *Land Title Office* in Victoria where one or more water connection exists, is required, or has been requested, and/or provided.

"**Residential**" means a use providing for the accommodation of a household, including activities customarily incidental to the accommodation of a household, where such accommodation is the usual place of residence to which the household intends to return if absent, and if such premises are rented, where the minimum rental and occupancy period is 30 consecutive days.

"**Water Tax in Lieu Property**" means a charge to School District 79, Cowichan Valley Regional District or a registered lease holder on a foreshore lease on Crown land allocated by the province.

Effect

Effective January 1, 2023 the following tolls are hereby fixed and made payable by all owners of land in the District to which water is delivered from the works of the District.

Quarterly Metered Rates

THAT the metered rates, to be paid by the registered owners of taxable property and by leaseholders or owners of Water Tax in Lieu Property, shall be charged a minimum quarterly charge and that usage shall be charged as set out in the table below.

AND THAT the metered rates, to be paid by the registered owner[s] of a lot, shall be charged a minimum quarterly charge and usage as set out in the table below.

Metered Rates			
Tier	Usage	Cost	Water Tax in Lieu
	Quarterly Rate ¹ [includes the first 25m ³]	\$85 per connection and/or unit.	\$70 per connection
1	25.0001 m ³ to 49.99 m ³	\$0.50 / m ³	
2	50 m ³ to 74.99 m ³	\$0.75 / m ³	
3	75 m ³ to 99.99 m ³	\$1.00 / m ³	
4	100 m ³ to 124.99 m ³	\$3.00 / m ³	
5	Over 125 m ³	\$5.00 / m ³	

Time of Payment & Penalty

Billing will occur quarterly. All tolls and charges shall be due and payable within 30 days of the Billing Date. If not paid within that period, an additional 10% penalty shall be added to the unpaid balance on each quarterly billing cycle thereafter and shall be deemed to be a charge against the lot until such time as it is paid or recovered.

Additional Charges

The District may, on 24 hours written notice, by resolution, order the water shut off to any lot on which there are any tolls or other charges owing for ninety days or longer from the billing date. Water shut off under this section shall be subject to the charges levied under Fee Bylaw 350.

In addition to the aforementioned charges, there is hereby fixed and made payable to the District by every owner any lot in respect to which a request is made for the water supply to be turned off, or on the order of the Trustees, that the water supply be turned off, a charge as per Fee Bylaw 350. There is also fixed and made payable to the District by every owner of a lot in respect to which a request is made that the water be turned on as per Fee Bylaw 350.

Rates shall be calculated as per the Table in "Schedule A".

This bylaw may be cited as the "Water Tolls Bylaw No. 354 - 2023".

This Bylaw repeals Bylaw No. 341, 2022.

INTRODUCED and given first reading by the Trustees on the 5th day of December 2022.

RECONSIDERED and finally adopted by the Trustees on the 19th day of December 2022.

AMENDED by Bylaw No.357 by the Trustees on the 20th day of March 2023.

<p>_____</p> <p>Chairperson, Board of Trustees</p>	<p>I hereby certify that this is a true copy of Bylaw No. 354, 2022 of the COWICHAN BAY WATERWORKS DISTRICT passed on 19th day of December, 2022 and as amended on the 20th day of March 2023 by Bylaw No. 357.</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">District Administrator</p>
--	--

¹ Per water connection and/or residential unit and/or commercial unit and/or multi family unit

**Schedule A
Water Toll Rate Calculation Table**

Tax Assessment Classification [Bylaw]	Common Description	Rate Calculation
Group A	Single Family Residential [SFD]	As per the Metered Rate Tiers in Bylaw 354.
Group A1	SFD with a Secondary Suite	
Group B	Vacant or Not connected to water system	
Group C	Two Family Residential	The Metered Rate Tiers in Bylaw 354 will be applied per connection.
Group D	Multi Family Residential [three or more Units]	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots or units and then applying the tier rates.
Group E	Commercial, Agricultural, Industrial - One Unit	As per the Metered Rate Tiers in Bylaw 354.
Group F	Commercial, Agricultural, Industrial Two or more Units	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots or units on the Assessment Roll and then applying the tier rates.
Group G	Valley View Centre	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of units on the Assessment Roll and then applying the tier rates.
Group H	Wessex Inn	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of units on the Assessment Roll and then applying the tier rates.
Group I	Oceanfront Resort	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots on the Assessment Roll and then applying the tier rates.
Group J	4 Ways Complex	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of residential and commercial units on the Assessment Roll and then applying the tier rates.

Water Tolls Amendment Bylaw 357, 2023

COWICHAN BAY WATERWORKS DISTRICT

BYLAW NO. 357

A bylaw to amend Bylaw 354, with respect to water tolls and other charges payable to the district and the terms of payment thereof, and providing for a percentage addition to encourage prompt payment thereof.

The Trustees of Cowichan Bay Waterworks District ENACT AS FOLLOWS:

Application

This Bylaw applies to all Lots and/or Uses, which receive water from and are within the boundaries of the Cowichan Bay Waterworks District as per Bylaw 354.

Quarterly Metered Rates

THAT the metered rates, to be paid by the registered owners of taxable property and by leaseholders or owners of Water Tax in Lieu Property, shall be charged a minimum quarterly charge and that usage shall be charged as set out in the table below.

AND THAT the metered rates, to be paid by the registered owner[s] of a lot, shall be charged a minimum quarterly charge and usage as set out in the table below.

Metered Rates			
Tier	Usage	Cost	Water Tax in Lieu
	Quarterly Rate ¹ [includes the first 25m ³]	\$85 per connection and/or unit.	\$70 per connection
1	25.0001 m ³ to 49.99 m ³	\$0.50 / m ³	
2	50 m ³ to 74.99 m ³	\$0.75 / m ³	
3	75 m ³ to 99.99 m ³	\$1.00 / m ³	
4	100 m ³ to 124.99 m ³	\$3.00 / m ³	
5	Over 125 m ³	\$5.00 / m ³	

Rates shall be calculated as per the Table in "Schedule A".

This Bylaw amends Bylaw No. 354, 2023.

This bylaw may be cited as the "Water Tolls Amendment Bylaw No. 357 - 2023".

¹ Per water connection and/or residential unit and/or commercial unit and/or multi family unit

INTRODUCED and given first reading by the Trustees on the 20th day of March, 2023.

RECONSIDERED and finally adopted by the Trustees on the 20th day of March 2023.

I hereby certify that this is a true copy of Bylaw No. 357,
2022 of the COWICHAN BAY WATERWORKS DISTRICT
passed on 20th day of March 2023.

Chairperson, Board of Trustees

District Administrator

Schedule A Water Toll Rate Calculation Table		
Tax Assessment Classification [Bylaw 353]	Common Description	Rate Calculation
Group A	Single Family Residential [SFD]	As per the Metered Rate Tiers in Bylaw 354.
Group A1	SFD with a Secondary Suite	
Group B	Vacant or Not connected to water system	n/a
Group C	Two Family Residential	The Metered Rate Tiers in Bylaw 354 will be applied per connection.
Group D	Multi Family Residential [three or more Units]	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots or units and then applying the tier rates.
Group E	Commercial, Agricultural, Industrial - One Unit	As per the Metered Rate Tiers in Bylaw 354.
Group F	Commercial, Agricultural, Industrial Two or more Units	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots or units on the Assessment Roll and then applying the tier rates.
Group G	Valley View Centre	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of units on the Assessment Roll and then applying the tier rates.
Group H	Wessex Inn	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of units on the Assessment Roll and then applying the tier rates.
Group I	Oceanfront Resort	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of strata lots on the Assessment Roll and then applying the tier rates.
Group J	4 Ways Complex	The Metered Rate Tiers in Bylaw 354 will be applied by dividing the quarterly consumption by the number of residential and commercial units on the Assessment Roll and then applying the tier rates.

COWICHAN BAY WATERWORKS DISTRICT

BYLAW NO. 354

A bylaw with respect to water tolls and other charges payable to the district and the terms of payment thereof, and providing for a percentage addition to encourage prompt payment thereof.

The Trustees of Cowichan Bay Waterworks District ENACT AS FOLLOWS:

Application

This Bylaw applies to all Lots and/or Uses, which receive water from and are within the boundaries of the Cowichan Bay Waterworks District.

Interpretation

In this Bylaw:

"**Billing Date**" means the date a bill is prepared by the District, identified as "Date" on the bill provided by the District to a property owner.

"**Agricultural Property**" means a parcel of land within the provincial Agricultural Land Reserve.

"**Commercial or Industrial Property**" means a parcel on which an Income is derived from the use of the property.

"**District**" means the Cowichan Bay Waterworks District.

"**Lot**" means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the *Land Title Office* in Victoria where one or more water connection exists, is required, or has been requested, and/or provided.

"**Residential**" means a use providing for the accommodation of a household, including activities customarily incidental to the accommodation of a household, where such accommodation is the usual place of residence to which the household intends to return if absent, and if such premises are rented, where the minimum rental and occupancy period is 30 consecutive days.

"**Water Tax in Lieu Property**" means a charge to School District 79, Cowichan Valley Regional District or a registered lease holder on a foreshore lease on Crown land allocated by the province.

Effect

Effective January 1, 2023 the following tolls are hereby fixed and made payable by all owners of land in the District to which water is delivered from the works of the District.

Quarterly Metered Rates

THAT the metered rates, to be paid by the registered owners of taxable property and by leaseholders or owners of Water Tax in Lieu Property, shall be charged a minimum quarterly charge and that usage shall be charged as set out in the table below.

AND THAT the metered rates, to be paid by the registered owner[s] of a lot, shall be charged a minimum quarterly charge and usage as set out in the table below.

Metered Rates			
Tier	Usage	Cost	Water Tax in Lieu
	Quarterly Rate ¹ [includes the first 25m ³]	\$85 per connection and/or unit.	\$70 per connection
1	25.0001 m ³ to 49.99 m ³	\$0.50 / m ³	
2	50 m ³ to 74.99 m ³	\$0.75 / m ³	
3	75 m ³ to 99.99 m ³	\$1.00 / m ³	
4	100 m ³ to 124.99 m ³	\$3.00 / m ³	
5	125 m ³ to 149.99 m ³	\$5.00 / m ³	
6	150 m ³ to 174.99 m ³	\$7.00 / m ³	
7	Over 175 m ³	\$10.00 / m ³	

Time of Payment & Penalty

Billing will occur quarterly. All tolls and charges shall be due and payable within 30 days of the Billing Date. If not paid within that period, an additional 10% penalty shall be added to the unpaid balance on each quarterly billing cycle thereafter and shall be deemed to be a charge against the lot until such time as it is paid or recovered.

Additional Charges

The District may, on 24 hours written notice, by resolution, order the water shut off to any lot on which there are any tolls or other charges owing for ninety days or longer from the billing date. Water shut off under this section shall be subject to the charges levied under Fee Bylaw 350.

In addition to the aforementioned charges, there is hereby fixed and made payable to the District by every owner any lot in respect to which a request is made for the water supply to be turned off, or on the order of the Trustees, that the water supply be turned off, a charge as per Fee Bylaw 350. There is also fixed and made payable to the District by every owner of a lot in respect to which a request is made that the water be turned on as per Fee Bylaw 350.

This Bylaw repeals Bylaw No. 341, 2022.

This bylaw may be cited as the “Water Tolls Bylaw No. 354 - 2023”.

INTRODUCED and given first reading by the Trustees on the 5th day of December 2022.

RECONSIDERED and finally adopted by the Trustees on the 19th day of December 2022.

<p>_____</p> <p>Chairperson, Board of Trustees</p>	<p>I hereby certify that this is a true copy of Bylaw No. 354, 2022 of the COWICHAN BAY WATERWORKS DISTRICT passed on 19th day of December, 2022.</p> <p style="text-align: right;">_____</p> <p style="text-align: right;">District Administrator</p>
--	---

¹ Per water connection and/or residential unit and/or commercial unit and/or multi family unit