

**DISTRICT OF LANTZVILLE
BYLAW NO. 359**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE
MISCELLANEOUS FEES AND CHARGES BYLAW NO. 26 - 2004**

The Council of the District of Lantzville in open meeting assembled, enacts as follows:


1. District of Lantzville Miscellaneous Fees and Charges Bylaw No. 26 - 2004, is hereby amended as follows:
 - a) By deleting Schedule 'C' as adopted and replacing the Schedule with Schedule 'C', attached to and forming part of this Amendment Bylaw.
 - b) By deleting Schedule 'D' as adopted and replacing the Schedule with Schedule 'D', attached to and forming part of this Amendment Bylaw.
 - c) By deleting Schedule 'E' as adopted and replacing the Schedule with Schedule 'E', attached to and forming part of this Amendment Bylaw.
2. This Bylaw may be cited for all purposes as “District of Lantzville Miscellaneous Fees and Charges Bylaw No. 26 - 2004, Amendment (Water, Sewer & Garbage Rates) Bylaw No. 359, 2023”.

READ A FIRST TIME this 29th day of November, 2023.

READ A SECOND TIME this 29th day of November, 2023.

READ A THIRD TIME this 29th day of November, 2023.

ADOPTED this 6th day of December, 2023.



Mayor
Mark Swain



Director of Corporate Administration
Delcy Wells



SCHEDULE 'C'
DISTRICT OF LANTZVILLE BYLAW NO. 26
WATER RATES

INTERPRETATION

1. In this Schedule,

“Billing Period” means the period of time over which water consumption is recorded and for which a charge is levied upon each owner of real property supplied with water by the system. There shall be four billing periods in each twelve (12) month period for each owner of real property supplied with water by the system.

“Campground” means the use of land for providing the temporary accommodation of persons for vacation or recreational purposes in Recreational Vehicles or tents; but excludes Mobile Home Parks, hotels, or camps licensed under the *Community Care and Assisted Living Act*, SBC 2002, c75, or any enactment that replaces it.

“Commercial” means any use of land or Buildings for any commercial use, including, but not limited to: retail, tourist accommodation, restaurant, office, personal or professional service, or recreation or entertainment.

“Director of Financial Services” means the Director of Financial Services for the District of Lantzville or a person duly authorized to act in the place of the Director;

“Director of Public Works” means the Director of Public Works for the District of Lantzville or a person duly authorized to act in the place of the Director;

“Dwelling Unit” means a habitable self-contained unit with cooking, sleeping, and sanitary facilities and a separate entrance that is used for the residential accommodation of only one family, and excludes a Mobile Home, Recreational Vehicle, and tent.

“Gross Floor Area” means the gross floor area of a Building or Structure calculated to the outside of the exterior walls, including floor areas over 1.8 metres in height, canopies with an occupancy or use, and parking structures as the principal use, with the following exemptions: stairwells and elevators exceeding one floor only, gas canopies and parking portions of a Structure.

“Industrial” means any industrial use of land or Buildings, including, but not limited to uses related to the co-generation, manufacturing, processing, assembling, fabricating, servicing, testing, repair, storing, transporting, warehousing, or distributing of goods, materials, or things, wholesaling provided that the merchandise being sold is distributed from the Lot, and includes accessory offices that occupy less than 10% of the total Gross Floor Area of any Building on the Lot.

“Institutional” means the institutional use of land or Buildings including, but not limited to, use for a school, hospital, correctional facility, or for a care facility including a senior’s care residence where a minimum of 20 percent of the floor area of all Buildings located on the Lot are operated under a license issued pursuant to the *Community Care and Assisted Living Act* or any enactments that replace it.

“Mobile Home” means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, and includes mobile home and modular homes that are either completely self-contained or mobile homes that are incomplete and are assembled outside of the place their manufacture.

“Mobile Home Park” means a use of land, carried out in accordance with the Zoning Bylaw, for the purpose of providing pads for the accommodation of two or more Mobile Homes.

“Multi-Family” means the residential use of land for a Building consisting of two or more Dwelling Units, carried out in accordance with the Zoning Bylaw, and does not include an Institutional use of land.

“Residential Purpose” means the occupation of a dwelling unit as the usual home residence of individuals permanently residing in British Columbia, and does not include accommodation within a hotel, motel, strata resort unit, or any other parcel or strata development used for tourist or other temporary accommodation; and further that solely has Class 1, Residential Assessment or a combination of Class 1, Residential and Class 9, Farm Assessment from BC Assessment.

“Single Family” means the residential use of land for a Lot that contains a Building consisting of a single Dwelling Unit, and which Building may include a Secondary Suite.

“Water System Bylaw” means the *District of Lantzville Water System Bylaw No. 140, 2018*, as amended or replaced from time to time;

unless otherwise indicated, terms used in this Schedule have the same meaning as defined in the *Water System Bylaw*.

CONNECTION FEES

2. The following fees are payable for connection to the water system:

Category	Amount	Unit
Single Family	\$5,912.26	Dwelling Unit
Multi-Family	\$35.47	m ² of Gross Floor Area
Commercial	\$34.36	m ² of Gross Floor Area
Institutional	\$34.36	m ² of Gross Floor Area
Industrial	\$8.77	m ² of Gross Floor Area
Mobile Home Park	\$3,611.38	Service Connection
Campground	\$849.74	Service Connection

INSTALLATION FEES

3. For a property where the service connection has not been installed and paid for as part of a subdivision servicing requirement, the following installation fees, complete with meter, are payable at the time of application for the service connection:

Pipe Size	Installation Fee
19 mm diameter connection	
less than 6 metres in length	\$ 1,300.00
exceeding 6 metres	Actual cost of installation + 25%
25 mm diameter connection,	
less than 6 metres in length	\$1,500.00
exceeding 6 metres	Actual cost of installation + 25%
38 mm diameter connection,	
less than 6 metres in length	\$1,750.00
exceeding 6 metres	Actual cost of installation + 25%
50 mm diameter connection or greater size, or multiple meters	Actual cost of installation + 25%

4. Where the service connection to a property was installed and paid for as part of a subdivision servicing requirement, the following fees are payable, at the time of application, for meter installation and service:

Pipe Size	Meter Installation Fee
19 mm diameter connection	\$220.00
25 mm diameter connection	\$220.00
38 mm diameter connection	\$550.00
55 mm diameter connection or greater size, or multiple meters	\$1,100.00 deposit; Actual Cost of installation payable on completion

5. Any latecomer charges that apply to a property must be paid in addition to all other fees and charges applicable under this Schedule and *Water System Bylaw No. 140, 2018*.
6. Where a previous application was made, but the water service was not installed prior to the adoption of the *Water System Bylaw No. 140, 2018*, or this Schedule, whichever is later, the connection charge previously paid will apply. If the owner fails to connect the water service to the water system within six (6) months of the date the application is approved, the owner must reapply and pay an additional fee of \$250.00 for administration costs.

DISCONNECTION

7. The fees for disconnecting a service connection shall be the actual cost of disconnection plus an administration fee of \$110.00.
8. The fee for turning on or turning off a service at the request of a consumer shall be \$35.00, and \$50.00 for after hours.

FIRE HYDRANT

9. The fee for connection of a standard fire hydrant on strata or other private property to the water system is \$275.00 per hydrant.

RESIDENTIAL PURPOSE RATES

10. The following rates shall apply for each billing period to each dwelling unit on a parcel, group of parcels or strata development that is used exclusively for residential purposes:

Effective Date: **January 1, 2024**

The first seventy-five (75) m ³	\$90.15
Each additional m ³ for consumption from seventy-six (76) m ³ to one hundred (100) m ³	\$1.79
Each additional m ³ for consumption from one hundred and one (101) m ³ to one hundred and twenty-five (125) m ³	\$2.19
Each additional m ³ for consumption from one hundred and twenty-six (126) m ³ to one hundred and fifty (150) m ³	\$2.90
Each additional m ³ for consumption over and above one hundred and fifty-one (151) m ³	\$3.71

NON-RESIDENTIAL PURPOSE RATES

11. For any property, parcel, group of parcels or strata development that is used for other than exclusively a Class 1, Residential and/or Class 9, Farm Assessment from BC Assessment residential purpose, the following rates per unit shall apply:

Effective Date: **January 1, 2024**

The first seventy-five (75) m ³	\$115.28
Per m ³ of water consumed in excess of 75 m ³	\$2.79

DETERMINATION OF QUANTITY

12. Where one or more meter services one or more parcels, group of parcels, or strata developments, the quantity of water supplied by the District's water system will be divided:
- (a) evenly among the number of dwelling or business units associated with the parcel, group of parcels, or strata developments that are serviced by the meter(s); or
 - (b) upon approval by the Director of Financial Services, as provided by the property owners or strata council, as applicable.
13. The quantity of water supplied by the District to a property shall be determined by the most recent amount recorded by the meter(s) through which water is delivered, less the immediately previous amount recorded.

14. If a meter is not installed, is not operational, or cannot be read, the fees charged will be an amount estimated by the Director of Public Works to have been consumed for the billing period, based on the normal consumption for that use and taking into account any circumstances particular to the use of water at that property.

METER READINGS

15. In relation to a transfer of property, the fee for reading a meter to calculate charges owing for water shall be \$40.00.
16. The fee for re-reading or re-inspection of a meter shall be \$55.00.

INSPECTION FEES

17. The following fees shall apply to each water service inspection carried out by or on behalf of the District:
 - Water Connection Inspection Fee \$200
 - Water Usage During Construction Period \$50

SCHEDULE 'D'
DISTRICT OF LANTZVILLE BYLAW NO. 26
SEWER RATES

INSTALLATION FEES

1. For a property where the service connection has not been installed and paid for as part of a subdivision servicing requirement, the following installation fees are payable at the time of application for the service connection:

Pipe Size	Installation Fee
50 mm diameter pressure connection	
less than 6 metres in length	\$ 2,000.00
exceeding 6 metres	Actual cost of installation + 25%
100 mm diameter connection,	
less than 6 metres in length	\$2,250.00
exceeding 6 metres	Actual cost of installation + 25%
150 mm diameter connection,	
less than 6 metres in length	\$2,500.00
exceeding 6 metres	Actual cost of installation + 25%
50 mm diameter connection or greater size	Actual cost of installation + 25%

INSPECTION FEES

2. The following fees shall apply to each sewer service inspection carried out by or on behalf of the District:
 - Sewer Connection Inspection Fee - \$200

DISCONNECTION

3. The fees for disconnecting a service connection shall be the actual cost of disconnection plus an administration fee of \$110.00.

RESIDENTIAL USERS

For all properties used exclusively for residential purposes, a minimum quarterly rate will apply.

Quarterly Rate Minimum

Effective Date: **January 1, 2024**

Classification

Single Family Dwelling	\$142.26
Mobile Home	\$142.26
Cabin	\$142.26
Cottage	\$142.26

In addition to the minimum quarterly rate, charges will be based on **44%** of water consumed beyond the minimum allowable consumption as follows:

- (i) each additional cubic meter consumption from 76 to 100 cubic meters \$2.22

- (ii) each additional cubic meter consumption from 101 to 125 cubic meters \$2.36
- (iii) each additional cubic meter consumption from 126 to 150 cubic meters \$2.50
- (iv) each additional cubic meter consumption beyond 151 cubic meters \$2.63

COMMERCIAL USERS

For all properties used for commercial purposes, a minimum quarterly rate will apply.

Quarterly Rate Minimum

Effective Date: January 1, 2024

Classification

Duplex or Multiple Family Dwelling (per dwelling unit)	\$142.26
Community Halls	\$142.26
Church	\$142.26
School	\$142.26
Commercial or Business Property	\$142.26

In addition to the minimum quarterly rate, charges will be based on 44% of water consumed beyond the minimum allowable consumptions as follows:

- (i) each additional cubic meter consumption thereafter \$3.19

Billing and Payment

1. The sewer user charges are billed and issued at the end of every quarter. Quarterly billing period is as follows:

- 1st – January, February and March
- 2nd – April, May and June
- 3rd – July, August and September
- 4th – October, November and December

2. The sewer charges are due and payable upon receipt and are overdue thirty (30) days thereafter.
3. Any such charge remaining unpaid thirty (30) days after the accounts are due and payable shall have a penalty added thereto in the amount of ten percent (10%) of the amount of the unpaid charge. Bills, in all cases will be mailed to the registered owner of the property to which the sewer bill applies, and the owner shall be responsible for payment thereof.

Despite the foregoing, the ten (10) % penalty shall not be imposed under this Section on unpaid sewer charges for the first two quarterly billing periods in the calendar year 2020, being those from January 1, 2020 to March 31, 2020, and from April 1, 2020 through June 30, 2020.

4. All payments received will be applied firstly against arrears and then to current balances.
5. In the case of a connection being made during any year, the charge imposed shall begin with the month during which the final inspection of the sewer connection was made, if made on or before

the fifteenth (15th) day of the month, the full monthly rate shall be charged, otherwise the charge shall commence on the month following.

6. Any such charge remaining unpaid on the thirty-first day of December in each year 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 Director of Financial Services as taxes in arrears.

SCHEDULE 'E'
DISTRICT OF LANTZVILLE BYLAW NO. 26 – 2004
UTILITY FEES ASSOCIATED WITH THE COLLECTION OF GARBAGE,
RECYCLABLES, AND FOOD WASTE

Effective Date: January 1, 2024

Single Family Dwelling Unit

Recyclables (same rate for any recyclable cart size)	Food Waste	Garbage (utility fee determined by garbage cart size only)	Payment after Due Date	Prompt Payment Rate (\$15 flat fee discount)
100L	100L	80L	\$184	\$169
240L		100L	\$194	\$179
360L		240L	\$279	\$264

Single Family Dwelling Unit with One (1) Secondary Suite

	Recyclables (same rate for any recyclable cart size)	Food Waste	Garbage (utility fee determined by garbage cart size only)	Payment after Due Date	Prompt Payment Rate (\$15 flat fee discount)
One upsize default cart set	360L	100L	240L	\$279	\$264
Customs choice Garbage – 80L and 80L	100L 240L 360L	100L	80L X2	\$368	\$353
Customs choice Garbage – 80L and 100L	100L 240L 360L	100L	80L X1 100L X1	\$378	\$363
Customs choice Garbage – 80L and 240L	100L 240L 360L	100L	80L X1 240L X1	\$463	\$448
Customs choice Garbage – 100L and 100L	100L 240L 360L	100L	100L X2	\$388	\$373
Customs choice Garbage – 100L and 240L	100L 240L 360L	100L	100L X1 240L X1	\$473	\$458
Customs choice Garbage – 240L and 240L	100L 240L 360L	100L	240L X2	\$558	\$543

Administration / Service Fees	Fee (no discount)
Assisted Set-Out Service ⁽¹⁾	\$120/ year/ single family dwelling unit
Cart Exchange Fee ⁽²⁾	\$50.00/ visit
Cart Replacement ⁽³⁾	\$56.40 * – 80L cart \$41.80 * – 100L cart \$59.00 * – 240L cart \$66.90 * – 360L cart
Bear Proof Cart ⁽⁴⁾	\$230/ 240L cart

⁽¹⁾ For approved residents under the Assisted Set-Out Service program

⁽²⁾ Limit of one exchange per year per single family dwelling unit

⁽³⁾ If a Collection Cart is stolen or damaged due to the neglect of the Owner or Occupier

* plus cart delivery fee of \$50/ visit

⁽⁴⁾ One-time cost