

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## DRAFT BY-LAW 17-2021

---

### Being a by-law to impose a Water Rate and Sewage Rates

**WHEREAS** pursuant to section 391 of the *Municipal Act, 2001*, S.O. 2001, c.25 (the “Act”), a municipality may pass by-laws imposing fees or charges on persons:

- a) for services or activities provided or done by or on behalf of it;
- b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- c) for the use of its property including property under its control,

and such fee or charge imposed for capital costs related to services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time.

**AND WHEREAS** the costs included in a fee or charge may include costs incurred by the municipality related to administration, enforcement and the establishment, acquisition and replacement of capital assets.

**AND WHEREAS** section 394(2) of the Act provides that a fee or charge may be based on, be in respect of or be computed by reference to the location of the property, the physical characteristics of property, including buildings and structures on the property, or the zoning of property or other land use classification.

**AND WHEREAS** section 1 of the Act indicates that the definition of a “public utility” includes a system that is used to provide water and sewage for the public.

**AND WHEREAS** section 398 of the Act indicates that fees and charges for the supply of a public utility imposed by a municipality on a person constitute a debt of the person to the municipality and that such fees and charges may be added to the tax roll for the property in the municipality to which the public utility was supplied and be collected in the same manner as municipal taxes.

**AND WHEREAS** section 81 of the Act provides that, in addition to recovering all fees and charges payable, a municipality may, on reasonable notice, shut off the supply of a public utility to land if fees or charges payable by the owners or occupants of the land for the supply of the public utility to the land are overdue.

**AND WHEREAS** Council of The Corporation of the Town of Kingsville deems it expedient to consolidate the provisions of the aforementioned by-laws, establish new Sewage Service Areas and impose a Water Rate and Sewage Rates.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE ENACTS AS FOLLOWS:**

## **Definitions**

1. "Capital Surcharge" refers to a fixed rate established to finance the replacement of water mains and other water system capital expenditures.
2. "Commercial" means property classified as such by the Municipal Property Assessment Corporation.
3. "Distribution Rate" refers to a volume based rate established to finance the operating and administrative costs associated with maintaining the Town's water distribution network.
4. "Foreign Worker Housing" means a building used for the residential housing of workers who work in the agriculture industry, including, but not limited to, work in a Greenhouse.
5. "Greenhouse" means any building or portion of a building producing Greenhouse Sewage which is discharged into the Sewage Works, either directly or through a secondary treatment process.
6. "Greenhouse Sewage" means Sewage resulting directly from the process of growing plants, including, but not limited to watering, fertilizing, cultivating and/or exhibiting plants, in a building with transparent or semi-transparent walls and/or roof, under controlled conditions.
7. "Industrial" means property classified as such by the Municipal Property Assessment Corporation.
8. "Multi-residential" means property classified as such by the Municipal Property Assessment Corporation.
9. "Residential" means property classified as such by the Municipal Property Assessment Corporation.
10. "Residential Unit" means a self-contained set of rooms located in premises and contains kitchen and bathroom facilities that are intended for the use of the unit only.
11. "Sewage" means any liquid waste containing animal, vegetable or mineral or nutrient matter in solution or in suspension.
12. "Sewage Rate" means the fee and charge imposed for the purpose of raising funds to pay all or a portion of the capital costs of the Sewage Works or for the operation, repair and maintenance of the Sewage Works and any reserve fund for such purpose.
13. "Sewage Area 1 Rate" means the corresponding Sewage Rate for the identified property or building located in the area indicated in Schedule B attached to and forming part of this By-law and serviced by the "Cottam Facility".
14. "Sewage Area 2 Rate" means the corresponding Sewage Rate for the identified property or building located in the area indicated in Schedule B attached hereto and forming part of this By-law and serviced by the "Lakeshore West Facility".
15. "Sewage Area 3 Rate" means the corresponding Sewage Rate for the identified property or building located in the area indicated in Schedule B attached hereto and forming part of this By-law and serviced by the "Kingsville Facility".
16. "Sewage Works" means the collection, transmission, storage, treatment and disposal of Sewage and any systems or works required for the same.
17. "Water" means potable water.

18. "Water Rate" means the fee and charge imposed for the purpose of raising funds to pay for Water and all or a portion of the capital costs of the Water Works or for the operation, repair and maintenance of the Water Works and any reserve fund for such purpose.
19. "Water Works" means the provision and distribution of Water and any systems or works required for the same.
20. "Wholesale Rate" refers to a volume rate based on the rates established by Union Water Supply System for the supply of water.

### **Water Rate**

21. The Water Rates as set out in Schedule "A" attached hereto and forming part of this By-law is hereby imposed on those owners, occupants or tenants of property who benefit from or who may benefit from Water Works.
22. The Capital Surcharge as set out in Schedule "A" shall apply to every active water service connection located on a property. A water service connection is considered active if it is in use or expected to be in use at any point during the next 12 month period.
23. Municipally owned splash pads shall be exempt from the Distribution Rate outlined in Schedule A.

### **Sewage Rates**

24. The Sewage Rates as set out in Schedule "C" attached hereto and forming part of this By-law are hereby imposed on those owners, occupants or tenants of the following:
  - a) a property or building that is connected to the Sewage Works, or
  - b) a property that is not connected to the Sewage Works, but has the facilities to produce Sewage and has frontage adjacent to any part of the Sewage Works.
25. For greater certainty:
  - a. In the Residential Area, in the event there are one or more Residential Units on the property or in the building, the Sewer Rate imposed shall be imposed for each Residential Unit;
  - b. The owner, occupant or tenant of the remainder of the property upon which a Greenhouse (or portion thereof) or Foreign Worker housing is located shall remain subject to the Sewage Rate applicable to that property.
26. The owners, occupants or tenants of property or that portion of a property as described in Schedule "D" are exempt from section 24 (remove-19) of this By-law.
27. The owners, occupants or tenants of properties described in Schedule "E" are exempt from section 24 (remove-19) of this By-law until such time as said property is connected to the Sewage Works.
28. Funds raised from Sewage Rates shall be allocated as follows:
  - a. 25% Capital Reserve
  - b. 75% Operation of Sewage System

### **General**

29. In the event that a property does not appear to be, in whole or in part, within a Sewage Area as indicated in Schedule B, such property shall be deemed to be within the Sewage Area that is closest to said property.

30. If any court finds that any provision of this By-law is ultra vires or invalid, such provision shall be deemed to be severable and shall not invalidate any other provisions of this By-law which shall remain in full force and effect.
31. By-law 26-2020 and By-law 48-2020 and all amendments thereto, be and are hereby repealed on the effective date(s) of this by-law.
32. This by-law, and all attached schedules shall come into effect on April 1, 2021, save and except the following;
  - a. Sewage Area 1 Rates (Cottam Facility) – effective April 15, 2021.
  - b. Sewage Area 2 Rates (Lakeshore West Facility) – effective June 15, 2021
  - c. Sewage Area 3 Rates (Kingsville Facility) – effective May 15, 2021

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8<sup>th</sup> DAY OF MARCH, 2021.**

---

**MAYOR, Nelson Santos**

---

**CLERK, Jennifer Astrologo**

SCHEDULE “A”

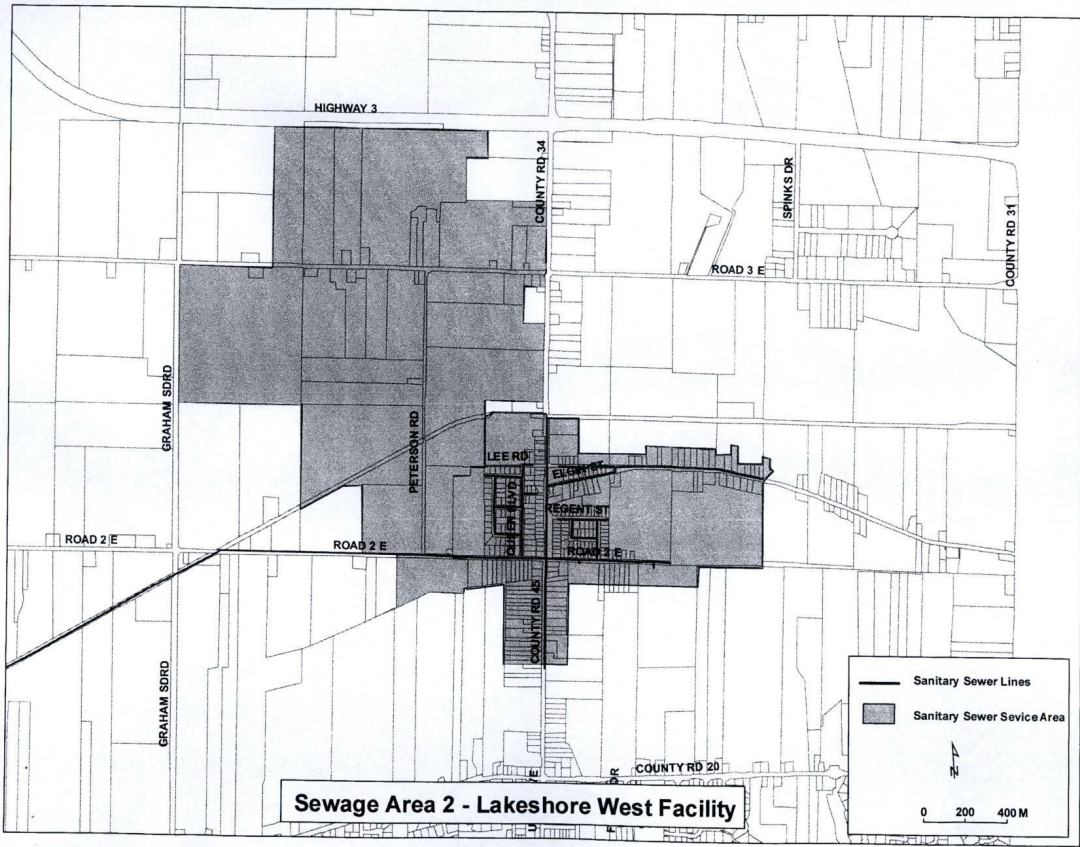
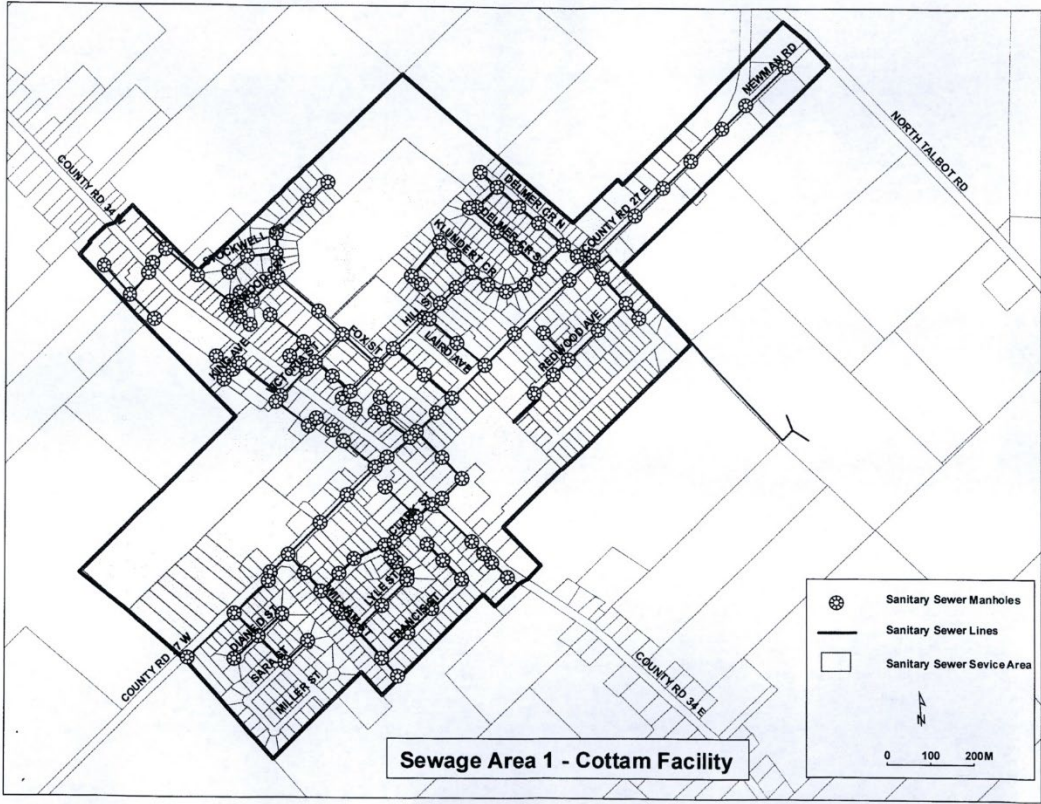
WATER RATES

Volume Rates	Effective April 1, 2021	Effective April 1, 2020
Wholesale	\$0.68 per m3	\$0.65 per m3
Distribution	\$0.36 per m3	\$0.35 per m3
Total	\$1.04 per m3	\$1.00 per m3

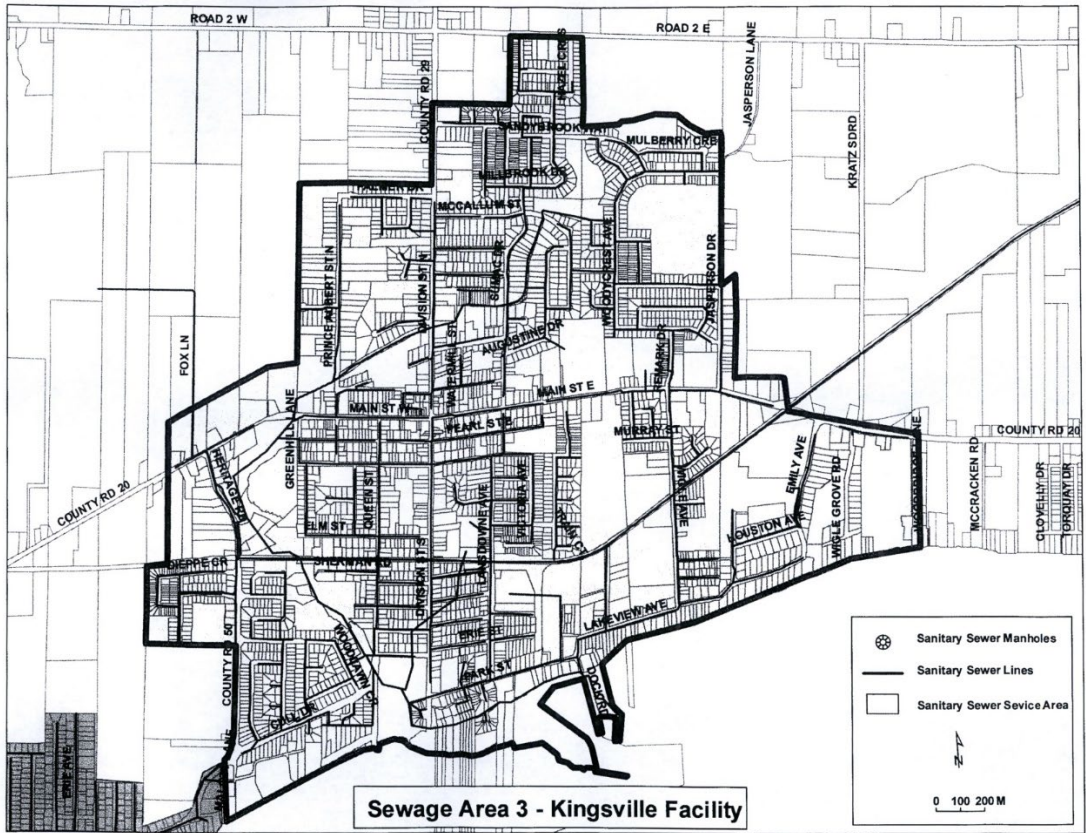
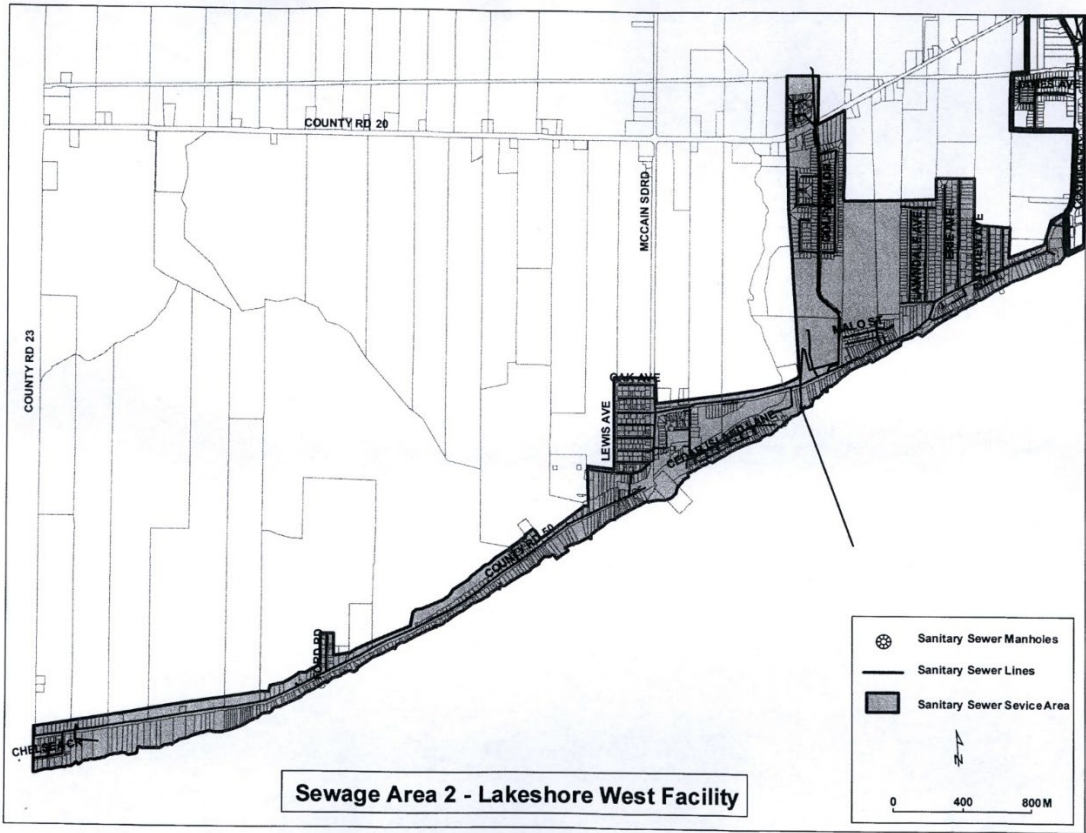
Fixed Rates	Effective April 1, 2021	Effective April 1, 2020
Capital Surcharge	\$22.89 per Quarter	\$21.55 per Quarter

**SCHEDULE “B”**

**SEWAGE SERVICE AREAS**







**SCHEDULE “C”**

**RESIDENTIAL SEWAGE RATES**

<b>Facility</b>	<b>Effective April 15, 2021</b>	<b>Effective January 15, 2021</b>
Sewage Area 1 Rates Cottam Facility	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.65 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.65 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit

<b>Facility</b>	<b>Effective June 15, 2021</b>	<b>Effective March 15, 2021</b>
Sewage Area 2 Rates Lakeshore West Facility	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.60 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.60 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit

<b>Facility</b>	<b>Effective May 15, 2021</b>	<b>Effective February 15, 2021</b>
Sewage Area 3 Rates Kingsville Facility	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.60 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit	<ul style="list-style-type: none"><li>• Base Charge - \$60.00 per quarter per residential unit, plus</li><li>• Volume Charge - \$0.60 per m3 of water volume</li></ul> Maximum sewage charges - \$120 per quarter per residential unit



NON-RESIDENTIAL SEWAGE RATES

Sewage Area 1 Rates Cottam Facility	Effective April 15, 2021	Effective April 15, 2020
Multi-Residential, Commercial, Industrial	\$1.52 per m3 of water volume	\$1.46 per m3 of water volume
Greenhouse	\$1.52 per m3 of sewage discharge	\$1.46 per m3 of sewage discharge
Worker Housing (Remove-Foreign)	<p>If metered:</p> <ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.65 per m3 of water volume</li></ul> <p>If not metered:</p> <ul style="list-style-type: none"><li>\$27.85 per occupant</li></ul>	<ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.65 per m3 of water volume</li></ul>

Sewage Area 2 Rates Lakeshore West Facility	Effective Jun 15, 2021	Effective June 15, 2020
Multi-Residential, Commercial, Industrial	\$1.41 per m3 of water volume	\$1.35 per m3 of water volume
Greenhouse	\$1.41 per m3 of sewage discharge	\$1.35 per m3 of sewage discharge
Worker Housing (Remove-Foreign)	<p>If metered:</p> <ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.60 per m3 of water volume</li></ul> <p>If not metered:</p> <ul style="list-style-type: none"><li>\$27.20 per occupant</li></ul>	<ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.60 per m3 of water volume</li></ul>

Sewage Area 3 Rates Kingsville Facility	Effective May 15, 2021	Effective May 15, 2020
Multi-Residential, Commercial, Industrial	\$1.41 per m3 of water volume	\$1.35 per m3 of water volume
Greenhouse	\$1.41 per m3 of sewage discharge	\$1.35 per m3 of sewage discharge
Worker Housing (Remove-Foreign)	<p>If metered:</p> <ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.60 per m3 of water volume</li></ul> <p>If not metered:</p> <ul style="list-style-type: none"><li>\$27.20 per occupant</li></ul>	<ul style="list-style-type: none"><li>Base Charge - \$20.00 per quarter per occupant (based on maximum occupant load), plus</li><li>Volume Charge - \$0.60 per m3 of water volume</li></ul>

## **SCHEDULE “D”**

Irrigation Systems located on a Commercial property if such system is independently metered

Ice Making Systems located on the property owned by the Town of Kingsville and the Kingsville Port Users Association and existing as of the date of the passing of this By-law (includes the former Kingsville Fisherman’s Co-Op Ice; 215 Industry Road, LaNassa Seafood Ice Water Meter and All Temp Foods Ltd. Ice Water Meter)

197 Pineway Park  
137 County Road 34E  
143 County Road 34E  
1875 County Road 34 E

**SCHEDULE “E”**

203 County Road 34 W  
198 County Road 27E  
204 County Road 27E  
46 County Road 27 W  
48 County Road 27 W  
50 County Road 27 W  
54 County Road 27 W  
56 County Road 27 W  
58 County Road 27 W  
60 County Road 27 W  
62 County Road 27 W  
68 County Road 27 W