

THE CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET

By-Law Number 2025-13: Wendover Water and Sewer Service Rate User Charge

BEING a By-law to regulate the supply of water and the price thereof from the Wendover Municipal Waterworks and Sewer System.

Content and Regulation

WHEREAS the Corporation of the Township of Alfred and Plantagenet (the "Township") owns and operates a Waterworks and a Sewer system for the residents of Wendover;

AND WHEREAS Section 391 of the *Municipal Act, 2001*, S.O. 2001, c. 25 ("*Municipal Act, 2001*") authorizes the Municipality to pass By-laws to recover the cost thereof by imposing fees or charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS Section 391 of the *Municipal Act, 2001* also authorizes the Municipality to pass By-laws for the recovery of capital costs payable by it for water services or activities which will be provided or done by or on behalf of the Municipality after the fees or charges are imposed;

AND WHEREAS Subsection 398(2) of the *Municipal Act, 2001* authorizes the Treasurer of a local Municipality to collect unpaid fees and charges in the same manner as municipal taxes;

AND WHEREAS Subsection 81(1) of the *Municipal Act, 2001* authorizes the Municipality to shut off the supply of a public utility (water) 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 the Township held a public meeting for the water and sewer budgets at which any person who attended had an opportunity to make representation with respect to the matter;

AND WHEREAS all buildings serviced by the Wendover Waterworks System and by the Wendover Sewer System are required to have meters installed;

NOW THEREFORE the Council of the Corporation of the Township of Alfred and Plantagenet enacts as follows:

Definitions

1. In this by-law, the following words shall be defined:

- 1.1. **"Collector"** shall mean the Utility Collector of the Municipality.
- 1.2. **"Equivalent unit"**, as referred to hereinafter means a unit which imposes a heavy burden upon the waterworks system, and which is listed in Schedule "A" attached hereto and forming part of this By-Law.
- 1.3. **"Exceptions"**, as identified hereinafter in Schedule "B".
- 1.4. **"Payment receipt date"**, as referred to the date the municipality receives the payment at the town hall or in coffers of the municipality (if the payment is made through a financial institution).
- 1.5. **"Treasurer"** means the treasurer of a lower-tier municipality, or a person delegated the treasurer's powers and duties under s.286(5) of the Act.
- 1.6. **"Unit"**, as referred to hereinafter means a single-family dwelling, each apartment within a multiple-family dwelling, any other premises considered to constitute a separate part of the principal dwelling/residence whether used for warehousing purposes, commercial purposes or other purposes.

General

2. A water service rate is hereby imposed upon the owners or occupants of lands who are within the limits of the serviced area in Wendover to pay for the operation, repair and maintenance of the waterworks which may include a charge for depreciation, deferred maintenance or a reserve fund for any such purpose.
3. A sewer service rate is hereby imposed upon the owners or occupants of lands who are within the limits of the serviced area in Wendover to pay for the operation, repair and maintenance of the sewer system which may include a charge for depreciation, deferred maintenance or a reserve fund for any such purpose.
4. The following **Wendover Waterworks Rates** are hereby imposed upon the owners or occupants of lands within the limits of the serviced area in Wendover in accordance with the amounts hereinafter indicated.
 - 4.1. For one unit, \$317.40 per year against each user of the water system plus a fee of \$1.56 per cubic meter as obtained by a water meter reading;
 - 4.2. For one equivalent unit, \$317.40 per year multiplied by a factor expressed numerically plus a fee of \$1.56 per cubic meter as obtained by a water meter reading
 - 4.3. For exception, refer to Schedule "B".
5. The following **Wendover Sewer System Rates** are hereby imposed upon the owners or occupants of lands within the limits of the serviced area in Wendover in accordance with the amounts hereinafter indicated
 - 5.1. For one unit, \$491.48 per year against each user of the sewer system plus a fee of \$1.54 per cubic meter as obtained by a water meter reading;
 - 5.2. For one equivalent unit, \$491.48 per year multiplied by a factor expressed numerically plus a fee of \$1.54 per cubic meter as obtained by a water meter reading;
6. Where a property was razed by fire or was damaged by fire, so as to render it substantially unusable for the purposes for which it was used immediately prior to the damage and upon application to the treasurer, under section 357 of the *Municipal Act*, the treasurer shall reduce the flat fee service charge on a pro-rated basis for the number of days remaining. And where the water meter has been destroyed because of the fire, the cubic meter consumption, shall be calculated on the last 4 available meter readings' average.
7. If a meter fails to register, the consumer will be charged a minimum consumption based upon the last 4 available meter readings' average.
8. The due dates for eligible water and sewer quarterly billings shall be:
 - 8.1. The last working day of April (for the period of January to March);
 - 8.2. The last working day of July (for the period of April to June);
 - 8.3. The last working day of October (for the period of July to September); and
 - 8.4. The last working day of January (for the period of October to December).
9. All payments can be made in person at City Hall, by mail or at a financial institution. The Municipality also offers a pre-authorized payment plan on due dates.
10. Payments made by mail shall be deemed received by the Municipality on the date it is received at the municipal office. It is the taxpayer's responsibility to consider a certain time limit imposed by Canada Post (or any other courier company).

11. Payment made through Electronic Funds Transfer (EFT) shall be deemed received by the Municipality on the date the funds are received in the municipality's bank account. It is the taxpayer's responsibility to consider a certain time limit imposed by the financial institution.
12. There shall be imposed an interest charge of 1.25% on non-payment or late payment of charges and fees on the first day of each calendar month during which the default continues and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.
13. The Collector may accept partial payments for water and/or sewer services at any time during the year.
14. If and when thirty (30) days after an instalment has become due for the payment of the rates provided for by this By-Law, the same remains unpaid, the Treasurer may add them to the tax roll and collect them in the same manner as municipal taxes.
15. Notwithstanding section 14, the Township may opt to shut off the supply of water. If and when thirty (30) days after an instalment has become due for the payment of the rates provided for by this By-Law, the same remain unpaid, the Treasurer may notify the owner or occupant of the premises with respect to which default has occurred that unless the charges are paid within fourteen (14) days of the mailing of the said notice, or certified or registered mail, the supply of water to the premises in question shall be shut off.
16. A service charge of \$55 shall be levied for turning on or shutting off any water services. (per By-law 2025-14, as amended)
17. At the time of sale, a fee of \$55 will be imposed for a final meter reading on the closing date. If the reading fee is not paid before the final invoice is issued, it will be added to the final invoice. (per By-law 2025-14, as amended)
18. The owner of the premises supplied with water agrees to provide adequate heating in the premises in order to prevent frost damage to the meters, otherwise repairs will be at the expense of the owner.
19. That it shall be the responsibility of the owner to inspect the water meter and plumbing periodically to ensure no leaks are visible and shall report said leaks or defects immediately to the municipality. The municipality shall not be held responsible for any damages from such leaks nor for the repairs and shall not be responsible for crediting the owner for water wasted.
20. The owner shall take all reasonable precautions to prevent damage to the Water Meter and appurtenances. If damage occurs as a result of any act, misuse, or negligence, all costs of altering, repairing, relocating, or replacing the Water Meter shall be the responsibility of the owner.
21. No person shall obstruct free and safe access to the Water Meter, piping or related appurtenances. Any costs incurred by the Municipality to obtain access to the Water Meter shall be paid by the Owner.
22. No person being the owner, occupant or tenant of any house, building or other premises supplied with water by the Township shall rent, sell or dispose of such water or give away or permit the same to be carried away or used or apply such water to the use or benefit of any other person unless expressly authorized by the Township.
23. No person or persons, except the Ministry of Environment, OCWA or those acting under their direction or authority and municipal employees, shall open or close any valve hydrant or gate in the street, or molest or interfere with the same in any manner.
24. Every person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction thereof shall forfeit and pay a penalty for each such offence and every such penalty shall be recoverable under the Provincial Offences act, R.S.O. 1990, chapter P.33 and amendments thereto.

25. When a person has been convicted of an offence under this By-law any court of competent jurisdiction thereafter, may, in addition to any other penalty imposed on the person convicted, issue an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted directed toward the continuation or repetition of the offence.

26. By-Law 2024-13 is hereby repealed.

27. This By-Law shall be deemed to have come into force and effects as of the 1st day of January 2025.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS
4th DAY OF FEBRUARY 2025.**



Yves Laviolette, Mayor



Michel Potvin, Deputy Clerk

Schedule "A" to By-law Number 2025-13

“Equivalent Unit”

Roll No.	Owners or occupants of land	Water Factor	Sewer Factor
020-031-01400	149211 Ontario Inc.	2	0
020-031-01600	Michel Beauchamp	2	2
020-031-04905	STP Excavation	1	0
020-031-05700	École St-Joseph	10	10
020-031-06100	Wendover Service Station	1	1
020-031-07205	13590909 Canada Inc & 2509615 Ontario Inc	4	4
020-031-07250	Makhou Elie Jeha Georges	2	0
020-031-07799	Wendover Post Office	1	1
020-031-07925	Wendover Community Centre	2	2
020-031-07600	Roman Catholic Episcopal	1	1
020-001-22000	Alain Brazeau	1.5	0
020-031-07205	Tim Horton	2	2

Schedule "B" to By-law Number 2025-13

Where meters cannot physically be installed and water service is not connected to the property, the water service charge shall be a flat fee equivalent to 1 residential unit or \$317.40 per unit for the year.

Where owner refuses the installation of a water meter, the water service charge shall be a flat fee equivalent to 3 residential units, or \$952.20 per unit for the year, and the sewer service charge shall be a flat fee equivalent to 2 residential units, or \$982.96 per unit for the same period.

Any water intake made at the Wendover Water Treatment Plant or municipal garage by a private contractor or individuals (subject to approval by Council) is to be charged at the rate of \$5.00 per cubic meter with a minimum charge of \$ 25.00 per load.

Any water intake, made at the Wendover Water Treatment Plant or municipal garage by a private contractor or individuals (subject to approval by Council) that are not residents of the Corporation of the Township of Alfred and Plantagenet is to be charged at the rate of \$10.00 per cubic meter with a minimum charge of \$ 50.00 per load.