



REGIONAL DISTRICT OF NORTH OKANAGAN

GREATER VERNON ADVISORY COMMITTEE – SPECIAL MEETING

Thursday, February 9, 2012

8:00 am

SPECIAL MEETING AGENDA

A. APPROVAL OF AGENDA

1. Special Meeting Agenda – February 9, 2012

RECOMMENDATION 1

That the Agenda of the February 9, 2012 Greater Vernon Advisory Committee – Special Meeting be approved as presented.

B. UNFINISHED BUSINESS

1. 2012 Greater Vernon Water Draft Rates and Fees Bylaw

- Proposed changes to the 2012 DRAFT GVWU Rates Imposition Bylaw are marked as follows on the Attachment 'A' - DRAFT Greater Vernon Water Utility Rates Imposition Bylaw No. 2527, 2012:

- Deleted text
- Text amendments as per staff recommendation
- Proposed 2012 rates as per staff recommendation
- Item requiring additional discussion

Direction requested from the Greater Vernon Advisory Committee to make recommendation to the Board of Directors on allocation of rates and fees for 2012 to generate additional fees equivalent to a 17% increase.

Direction requested on the following rate categories:

- Agricultural
- Domestic
- Non-Domestic/Other
- Hydrants

- Interactive Rates Model provided by Alternate Director Spiers at the February 2, 2012 Regular Meeting of the Greater Vernon Advisory Committee – Attachment 'B'.

RECOMMENDATION 2

That it be recommended to the Board of Directors that staff be directed to draft the 2012 Greater Vernon Water Rates and Fees Bylaw to generate additional fees equivalent to a 17% increase, and allocated in accordance with direction provided by the Greater Vernon Advisory Committee, during their meeting of February 9, 2012; and further

That the 2012 Greater Vernon Water Rates and Fees Bylaw be forwarded to the Regional Board for three readings and adoption.

C. ADJOURNMENT

BYLAW No. 2527

A bylaw to impose rates for the
Greater Vernon Regional Water Supply Local Service Area

WHEREAS Section 796(1) [*General authority for services*] of the *Local Government Act*, R.S.B.C., 1996, Chapter 323, as amended, and Regulations passed pursuant thereto, states that the Board of a Regional District may operate any service that the Board considers necessary or desirable for all or part of the regional district;

AND WHEREAS the Regional District has adopted Bylaw No. 1262, being the Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994, and amendments made thereto, which authorizes the Regional District to impose fees and charges for the annual cost of providing water supply and distribution services;

AND WHEREAS Section 803(1) [*Options for cost recovery*] of the *Local Government Act*, states that Section 363 [*Imposition of fees and charges*] of the *Local Government Act* applies to Regional Districts in relation to their services;

AND WHEREAS Section 363 [*Imposition of fees and charges*] of the *Local Government Act* provides that a Board of a Regional District may, by bylaw, impose a fee or charge payable in respect of all or part of a service of the Regional District;

AND WHEREAS the Regional Board is desirous to amend the current rates and/or billing process;

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby ENACTS AS FOLLOWS:

CITATION

1. This Bylaw may be cited as **“Greater Vernon Water Utility Rates Imposition Bylaw No. 2527, 2012”**.

DEFINITIONS

2. In this bylaw:

“After Hours Call Out” means requests for service from the Greater Vernon Water Utility requiring a response after the regular hours of operations of the Operating Contractor and/or any time during Saturday, Sunday and Statutory Holidays.

“Agricultural Land” means bona fide agricultural land.

“Agricultural Over Consumption Charge” is the Agricultural Over Consumption Rate times the volume of water used in cubic metres in excess of the property’s Allocation Volume and is charged to the customer.

“Agricultural Over Consumption Rate” means the price of water per cubic metre that is used to calculate the Agricultural Over Consumption Charge for properties that used more

than their Allocation Volume on an annual basis in accordance with Schedule "A" of this bylaw.

"Agricultural Water Purchase Fees" means the one time fees to increase the flow rate for bona fide agricultural land.

"Allocation" means water allocated to property in hectares.

"Allocation Duty" means the Allocation Duty set by the Regional District. Normally this is at the rate of 5,500 cubic metres per hectare per year of Allocation. The Allocation Duty may be adjusted from time to time as allowed by other Regional District bylaws, or in the absence of a bylaw, by a motion of the Regional District Board. When there is a change in the Allocation Duty the Regional District shall send by regular mail a written notice of the change in the Allocation Duty to all owners of property with allocations over 0.4 hectares and property with allocations of 0.4 hectares and less having BC Assessment Farm classification.

"Allocation Fee, Bare Land" means the fee charged to land with allocation and without a domestic unit.

"Allocation Fee with Domestic Unit" means the fee charged for land with allocation and with a Domestic Unit. This fee cannot be negative.

"Allocation Volume" means a property's Allocation times the Allocation Duty.

"Annual Interest Rate for Latecomer Charges" means the interest rate used in the latecomer bylaw.

"Bare Land" means land not containing a Domestic Unit.

"Base Fee" means the minimum fee per domestic unit or per commercial service or water supply even if no water is used.

"Billing Date" means the date the Utility Bills are sent to the customers.

"Bona fide Agricultural Land" means land used for agricultural purposes as defined by the BC Assessment Authority, and supplementary criteria approved by the Regional Board from time to time.

"Building Permit" means a building permit issued for a property by the local jurisdiction having authority to issue building permits.

"Building Permit Fee" means the one time fee to review building permits if the works require an increase in demand on the Greater Vernon Water Utility.

"Capital Cost" means the cost to supply and install proposed water works including on and off site pipes, valves, services, hydrants, fittings, reservoirs, pump stations and appurtenances etc. at the market cost as determined in the sole discretion of the Regional District.

"City" means the Corporation of the City of Vernon.

"Commercial Non-Potable Rate" means the rate assessed to commercial users outside of buildings for non-potable purposes as approved by the Regional Board. This rate is not available to new users.

“Connected Private Hydrants” means fire hydrants not owned by the Greater Vernon Water Utility but are connected to the Greater Vernon Water Utility.

“Connection Fee” means the one time fee for new customers to connect to the Greater Vernon Water Utility if any Water Development Cost Charge Fee has not been paid for the same lot.

“Consumption Charge” means the Consumption Rate times the volume of water used and billed to the customer.

“Consumption Rate” means the price of water per cubic metre that is charged to properties with a water connection and water meter in accordance with Schedule “A” of this bylaw.

“Delcliffe Water Utility” means the independent water utility on Delcliffe and Cameron Roads.

“Development Inquiry Fee” means the fee charged to review a preliminary concept of a proposed development where the water infrastructure has not been defined. This fee is fully refundable towards other development fees if the formal application is received within two years of the payment of the Development Inquiry Fee.

“District” means the Corporation of the District of Coldstream.

“Domestic Appeal for Agricultural Water Fee” means the annual fee charged, per lot, to review the status of a property regarding bona fide agricultural land.

“Domestic Appeal for Agricultural Water Late Fee” means a fee applied to Domestic Appeal for Agricultural Water Fee applications received after February 15th of each year.

“Domestic Fees” means the fees and charges billed to domestic customers.

“Domestic Unit” means a single residential dwelling including, but not limited to, single family homes, half duplex, third triplex, quarter fourplex or similar, or unit in an apartment, mobile home, occupiable space for a mobile domestic vehicle or trailer, rental suite, in-law suite, strata unit or plumbed residential or agricultural out-building or other plumbed buildings, including but not limited to commercial and industrial buildings, excluding bona fide agricultural irrigation or bona fide agricultural stock watering. The number of domestic units may, at the discretion of the Regional District, be calculated as thirty (30) fixture units or portion thereof as defined by the BC Plumbing Code, current edition, as amended from time to time.

“Equivalent Unit” means the equivalent to a domestic unit based on the type of use and number of fixture units in the commercial, institutional or industrial property.

“Fire Main” means a service that is intended for the purpose of providing a supply of water for fire fighting purposes.

“Fixture Units” means a fixture unit as defined in the British Columbia Plumbing Code, current edition, as amended from time to time.

“Greater Vernon Water Utility” means the water utility created by the Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994, and amendments made thereto.

“**GVWU**” means the Greater Vernon Water Utility.

“**Hemodialysis Consumption Rate**” means the rate per cubic metre that is used to calculate the charge for water used on home hemodialysis on a dedicated water meter in accordance with Schedule “A” of this bylaw.

“**Hydrant Tampering Fee**” means the fee charged for the operation of a Greater Vernon Water Utility hydrant not authorized by the Greater Vernon Water Utility.

“**Independent Water Utility**” means a water utility other than the Greater Vernon Water Utility.

“**Latecomer Administration Fee**” means the fee charged to prepare and execute a latecomer bylaw.

“**Leak Adjustment Application Fee**” means the application fee to submit a written request for a financial adjustment to a utility account due to a leak in the customer’s plumbing.

“**Local Service Area Administration Fee**” means the fee charged to prepare and execute a local service area agreement including any referendum or poll etc.

“**Meter Re-Read at Customer’s Request**” means the charge for the Greater Vernon Water Utility to re-read a meter where the Greater Vernon Water Utility does not require a read, but the customer requests it. The charge will be refunded if there was an error in the original meter read.

“**Meter Testing at Customer’s Request**” means the charge for the Greater Vernon Water Utility to conduct an onsite meter test where the Greater Vernon Water Utility does not require a test, but the customer requests it. The charge will be refunded if there is an error in the customer’s favour of over 1% volumetrically.

“**Minimum Allocation Fee**” means the minimum fee per parcel for land with allocation.

“**Minimum Fee**” means the minimum charge added to the base fee in lieu of a smaller Consumption Charge per metered service.

“**Minimum Non Agricultural Allocation Fee**” means the minimum fee charged for allocation water on property that is not bona fide agricultural land.

“**Mixed Use**” means properties or buildings that contain Domestic and Non Domestic uses.

“**Non Domestic**” means all services that are not used for domestic or agricultural purposes, including mixed use such as commercial and domestic together.

“**Non Potable**” means not meant for human consumption or cleaning.

“**Obstructed Water Meter Fee**” means the charge to read a water meter that could not be read due to some action or inaction of a property owner or occupier. This fee is charged when the obstruction continues 30 days after a written warning.

“**Operating Contractor**” means the contractor(s) the Greater Vernon Water Utility employs to operate the water utility.

“Park Model Recreational Unit” means a recreational vehicle designed as living quarters for seasonal recreation accommodation, which can be relocated on occasion, and must be connected to those utilities necessary for the operation of installed fixtures and appliances, and has a Gross Floor Area, including lofts, not exceeding 50 square metres (538.2 square feet) when in the setup mode, and has a width greater than 2.6 metres (8.5 feet) and less than 4.42 metres (14.5 feet) in the transit mode. A park model recreational vehicle must conform to CAN/CSA-Z241 Series Standard (dated 1992 or later) and is not a trailer as defined by this bylaw.

“Plan Review and Inspection Fee” means that one time fee to have the construction plans reviewed, and the construction inspected from time to time by the Greater Vernon Water Utility.

“Quarter” means a period of time that is a billing period approximately three months long.

“Recreational Vehicle” includes trailers, motor-homes, truck and camper combinations but for the purposes of this bylaw does not include Park Model Recreational Units unless otherwise specified elsewhere in this bylaw.

“Regional Board” means the Board of Directors of the Regional District of North Okanagan.

“Regional District” means the Regional District of North Okanagan.

“Regular Irrigation Season” means the approximate 153 irrigation days from approximately April 15th to approximately September 15th, as may be modified by drought or other conditions as determined by the Regional District from time to time.

“Shut-Off / Turn-On, Meter In / Meter Out Fee” means the fee to interrupt or resume water service by means of a shut-off or turn-on of a water service pipe or to remove or install an existing meter at the request of a customer.

“Special Irrigation” means irrigation outside of the Regular Irrigation Season.

“South Vernon Irrigation District” means the independent water utility on Okanagan Avenue and Okanagan Landing Road.

“Stock Watering” means the use of a water service on bona fide agricultural land solely for the purpose of providing water for livestock during the approximate period of September 15th to April 15th inclusive.

“Subdivision Application Fee” means the one time fee to apply for subdivision review.

“Temporary Fire Hydrant User Fee” means the fees and charges to use a hydrant connected to the water system and that is charged on a per hydrant, per week or part thereof, plus consumption.

“Trailer” means any vehicle, coach, house-car, conveyance, or conveyance with an addition, designed to travel often on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers.

“Truck Fill Station Fees” means the fees and rates per cubic meter charged to use devices provided by Greater Vernon Water to fill containers.

“Unmetered” means a water service without a water meter.

“Utilities Collection Roll” means a list of each property served by the water system that is liable to a water charge; and which designates the lands as Residential, Commercial, Agricultural, and/or indicates the water entitlement (allocation).

“Vacant Land Base Fee” means the fee for properties that have access to the Greater Vernon Water system including a service connection whether the property is connected or not and whether or not water is used but are not paying other Base Fees or Allocation Fees. Lots that are actively using an alternate water supply such as another water utility, well, lake or stream intake, for potable water use or will never require a water service are exempt from this fee.

“Water for New Construction” means where there is no existing water service for new construction, the time between sixty [60] days after a building permit has been issued until the time the water meter is enrolled into the billing system.

“Water Meter” means a device owned by the Greater Vernon Water Utility to measure the quantity of water used by a customer.

“Water Meter Tampering Fee” means the fee charged for tampering with a water meter to reduce the quantity of water that the meter will read. This includes altering the meter or meter read out, bypassing the meter, providing a false meter read, installing the meter incorrectly or not installing a water meter as directed in writing.

“Water Service Application Fee” means the one time fee to apply for a water service to an existing lot.

“Water Service Construction Fee” means the one time fee to construct the pipeline service from the water main to the property line. This pipeline service may have been constructed prior to the subdivision, building permit, or other activities on the property.

“Water System Tampering Fee” means the fee the Regional District charges for the operation of a water utility valve, door, gate, or other appurtenance that was not authorized by the Greater Vernon Water Utility.

“Written Warning” means a letter containing the property owners name and the location of the property with an estimate of fees billable if the owner does not take action.

RATES

3. (1) Every person being the owner of lands and premises and whose property is on the Greater Vernon Water Utility Collection Roll shall pay to the Greater Vernon Water Utility the rates established for the service in accordance with Schedule "A" as attached hereto, and in the manner herein provided.
- (2) All accounts shall be rendered to the owner of the lands and premises to which water service is provided.
- (3) A Utilities Collection Roll will be prepared prior to June of each year and be updated from time to time, which will serve as the basis for which the rates described in Schedule "A" will apply and be levied for allocation and water use.
- (4) Water service rates may be pro-rated for new connections or new construction.

- (5) Where a customer can prove by plumber's or other pertinent receipts that a water leak in excess of 20 cubic metres has been repaired the customer may make written application with Leak Adjustment Application Fee for an adjustment. At the discretion of the Utility Manager or designate, a credit volume may be calculated by using half of the volume of the calculated leak. The leak volume shall be taken by subtracting the historical average consumption of the billing quarter from the actual consumption. Leak adjustments will be limited to two Quarters, and one adjustment every 36 months on a per property basis.

PAYMENT DUE DATES

- 4. (1) Payment of the Utilities Invoices outlined in this subsection are due and payable upon issuance of the invoice. A fee of 12% simple interest per annum will be charged for payments received 30 days after the billing date.
- (2) Amounts remaining unpaid as at December 31st are deemed to be taxes in arrears and shall be transferred to property taxes.
- (3) Where the dates specified in Section 4 (1) above fall on a weekend or statutory holiday, the next business date shall apply.

EFFECTIVE DATE

- 5. Bylaw No. 2527, being the "**Greater Vernon Water Utility Rates Imposition Bylaw No. 2527, 2012**", shall take effect April 1, 2012.

REPEAL

- 6. Effective April 1, 2012 Bylaw No. 2490, being the "**Greater Vernon Water Utility Rates Imposition Bylaw No. 2490, 2011**", and all amending bylaws thereto, are hereby repealed.

Read a First Time this	DAY OF	2012.
Read a Second Time this	DAY OF	2012.
Read a Third Time this	DAY OF	2012.
ADOPTED this	DAY OF	2012.

CHAIR

CORPORATE OFFICER

SCHEDULE "A" attached to and forming part of Bylaw No. 2527, 2012

SCHEDULE "A" – RATES

Effective January 1, 2012, all customers of the Greater Vernon Water Utility shall be levied the following rates for water consumption and use:

Proposed changes to the 2012 DRAFT GVWU Rates Imposition Bylaw marked as follows:

- ~~Deleted text~~
- Text amendments as per staff recommendation
- Proposed 2012 rates as per staff recommendation
- Item requiring additional discussion

Direction Requested on the following rate categories:

- **Agricultural**
- **Domestic**
- **Non-Domestic/Other**
- **Hydrants**

1. Allocation Fees

		2011	2012 Proposed	
a.	Allocation Fee, Bare Land	\$56.66	<u>\$58.46</u>	per hectare of allocation per quarter or part
b.	Allocation Fee with Domestic Unit	\$56.66	<u>\$58.46</u>	per hectare of allocation over 0.4 hectares per quarter or part
c.	Minimum Allocation Fee	\$25.90	<u>\$26.72</u>	per quarter or part
d.	Special Irrigation	\$56.66	<u>\$58.46</u>	per hectare per month or part per property to a maximum of \$300.00 per month, per property and a minimum of 1 hectare
e.	<u>Agricultural Over Consumption Rate</u>			
	i. <u>Tier A 0 to 10% over allocation</u>		<u>\$0.05</u>	<u>per cubic metre per year</u>
	ii. <u>Tier B over 10 to 30% over allocation</u>		<u>\$0.10</u>	<u>per cubic metre per year</u>
	iii. <u>Tier C over 30 to 50% over allocation</u>		<u>\$0.20</u>	<u>per cubic metre per year</u>
	iv. <u>Tier D over 50 to 70% over allocation</u>		<u>\$0.40</u>	<u>per cubic metre per year</u>
	v. <u>Tier E over 70 to 90% over allocation</u>		<u>\$0.80</u>	<u>per cubic metre per year</u>
	vi. <u>Tier F over 90% of allocation</u>		<u>\$X.XX</u> ¹	<u>per cubic metre per year</u>

2. Agricultural Water and Non Agricultural Peak Flow Purchase Fees

		2011	2012 Proposed	
a.	Application Fee	\$ 200.00	<u>\$ 200.00</u>	
b.	For each 0.1 of a hectare of agricultural allocation or part	\$ 600.00	<u>\$ 600.00</u>	subject to availability

¹ Equal to non-domestic consumption rate (5.e)

	thereof			
c.	For each 0.1 litres per second peak flow demand for non-agricultural purposes	\$ 770.00	<u>\$ 770.00</u>	subject to availability

3. Stock Water Fees for Bona Fide Agricultural Use

		2011	2012 Proposed	
a.	Stock watering during winter months	\$ 22.66	<u>\$ XX.XX</u>	per month or part thereof <u>per trough</u>

4. Domestic Fees

		2011	2012 Proposed	
a.	Base Fee for each domestic unit, for 0.7 litres per second maximum flow	\$ 66.20	\$ XXX.XX	per quarter or part
b.	Consumption Rates per Domestic Unit			
	i. Tier A.(1) 0 to 10 cubic metres	\$ 0.00	\$ XXX.XX	per cubic metre per quarter
	ii. <u>Tier A.(2) 10 to 20 cubic metres</u>			
	iii. Tier B over 20 to 40 cubic metres	\$ 0.78	\$ XXX.XX	per cubic metre per quarter
	iv. Tier C over 40 to 80 cubic metres	\$ 0.92	\$ XXX.XX	per cubic metre per quarter
	v. Tier D over 80 cubic metres	\$ 1.24	\$ XXX.XX	per cubic metre per quarter
c.	Unmetered fee (where metering is NOT possible as determined by the Regional District) added to Base Fee:	\$ 131.23	\$ XXX.XX	per quarter or part
d.	Unmetered fee where metering IS possible, added to Base Fee:			
	i. initial and first full quarter after written warning	\$ 201.43	<u>\$ 210.00</u>	per quarter or part
	ii. second and third quarters after written warning	\$ 420.00	<u>\$ 425.00</u>	per quarter or part
	<u>iii fourth and subsequent quarters after written warning</u>		<u>\$ 800.00</u>	<u>per quarter or part</u>
e.	Hemodialysis consumption rate	\$ 0.11	\$ XXX.XX	per cubic meter

5. Non Domestic and Mixed Use Fees

		2011	2012 Proposed	
a.	i. Minimum Fee measuring elements 16 mm and smaller	\$ 66.30	\$ XXX.XX	per quarter or part
	ii. Minimum Fee measuring elements 17mm to	\$ 79.15	\$ XXX.XX	per quarter or part

	21 mm			
	iii. Minimum Fee measuring elements 22 to 26 mm	\$ 96.60	\$ XXX.XX	per quarter or part
	iv. Minimum Fee measuring elements 27 to 39 mm	\$ 178.90	\$ XXX.XX	per quarter or part
	v. Minimum Fee measuring elements 40 to 55 mm	\$ 199.48	\$ XXX.XX	per quarter or part
	vi. Minimum Fee measuring elements 56 to 80 mm	\$ 551.98	\$ XXX.XX	per quarter or part
	vii. Minimum Fee measuring elements 81 to 110 mm	\$ 775.73	\$ XXX.XX	per quarter or part
	viii. Minimum Fee measuring elements 111 to 160 mm	\$ 997.33	\$ XXX.XX	per quarter or part
	ix. Minimum Fee measuring elements over 160 mm	\$1,368.71	\$ XXX.XX	per quarter or part
	x. Minimum fee where metering is NOT possible as determined by the Regional District.	\$ 196.20	\$ XXX.XX	per quarter or part
b.	Base Fee	\$ 66.20	\$ XXX.XX	per quarter or part
c.	Vacant Land Base Fee	\$ 66.20	\$ XXX.XX	per quarter or part
d.	<u>Vacant Land with alternate water source</u>		\$ XXX.XX	<u>per quarter or part</u>
e.	Consumption Rate	\$ 0.92	\$ XXX.XX	per cubic metre
f.	Non Domestic Non-Potable Consumption Rate (added to Base Fee, not available to new customers)	\$ 0.28	\$ XXX.XX	per cubic metre
g.	Unmetered fee where metering IS possible, added to Base Fee			
	i. initial and first full quarter after written warning	\$ 201.43	\$ 210.00	per quarter or part
	ii. second and third quarters after written warning	\$ 425.10	\$ 420.00	per quarter or part
	<u>iii fourth and subsequent quarters after written warning</u>		\$ 800.00	<u>per quarter or part</u>

6. Metering

		2011	2012 Proposed	
a.	Water Meter Cost [new construction]	– Meter purchased at GVWU cost. – Includes installation.		

b.	Water Meter Cost [retrofit]	– Meter purchased at GVWU cost. – Installation done at owner's expense.		
c.	Meter Re-read at Customer's Request	\$ 26.16	<u>\$ 26.16</u>	per occasion
d.	Meter Testing at Customer's Request	\$ 65.40	<u>\$ 65.40</u>	per occasion
e.	<u>Leak Adjustment Application Fee</u>		<u>\$ 26.16</u>	<u>per occasion</u>

7. Annual Unmetered Fire Main Rates:

		2011	2012 Proposed	
a.	50 mm diameter and smaller	\$ 109.87	\$ XXX.XX	per annum
b.	75 mm diameter	\$ 155.65	\$ XXX.XX	per annum
c.	100 mm diameter	\$ 200.12	\$ XXX.XX	per annum
d.	150 mm diameter	\$ 400.25	\$ XXX.XX	per annum
e.	200 mm diameter	\$ 800.50	\$ XXX.XX	per annum
f.	250 mm diameter	\$ 1,600.99	\$ XXX.XX	per annum
g.	300 mm diameter	\$ 3,201.88	\$ XXX.XX	per annum

8. Fire Hydrants

		2011	2012 Proposed	
a.	Utility Charge to Fire Departments 150 mm hydrants	\$ 112.18	\$ XXX.XX	per annum
b.	Utility Charge to Fire Departments 50 mm hydrants	\$ 56.09	\$ XXX.XX	per annum
c.	Temporary Fire Hydrant connection - Connection Fee	\$ 175.27	\$ XXX.XX	per hydrant per week or part
d.	Temporary Fire Hydrant connection - Consumption Rate	\$ 1.54	\$ XXX.XX	per cubic metre
e.	Application for new fire hydrant	\$ 66.00	\$ XXX.XX	per hydrant
c.	Fire Hydrant Flow Test			
i.	First Test	\$ 432.00	\$ XXX.XX	
ii.	Each additional test in immediate area at the same	\$ 132.00	\$ XXX.XX	

9. Truck Fill Station

		2011	2012 Proposed	
a.	Base Fee	\$ 117.60	\$ XXX.XX	per quarter
b.	Consumption Rate	\$ 1.54	\$ XXX.XX	per cubic metre

10. Water Service Application Fee for Existing Lots \$ 100.00

11. Water Service and Other Construction Fees

		2011	2012 Proposed	
a.	Service under 20 mm diameter with a maximum length of 20 metres	\$ 3,000.00		
a.	Service under 26 mm diameter with a maximum length of 20 metres	\$ 3,100.00	\$ 3,255.00	plus water meter
b.	Service 27 to 38 mm diameter with a maximum length of 20 metres	\$3,950.00	\$ 4150.00	plus water meter
c.	Service 39 to 55 mm diameter with a maximum length of 20 metres	\$5,000.00	\$ 5,250.00	plus water meter
d.	Service 56 to 110 mm diameter with a maximum length of 20 metres	\$8,000.00	\$ 8,400.00	plus water meter
e.	Service 111 to 160 mm diameter with a maximum length of 20 metres	\$9,200.00	\$ 9,660.00	plus water meter
f.	Service 161 to 210 mm diameter with a maximum length of 20 metres	\$10,800.00	\$ 11,340.00	plus water meter
g.	Other water services			At actual cost, plus 20% overhead
h.	Service Disconnection			At actual cost, plus 20% overhead
i.	150 mm Hydrant with a maximum lead length of 20 metres	\$13,400.00	\$ 14,070.00	
j.	Other Construction Services			At actual cost, plus 20% overhead
k.	Connection fee for: i. Existing water utilities that are not managed by the Regional District; or ii. Existing buildings or lots not serviced by the Greater Vernon Water Utility; or iii. Additional service to an existing customer where there is no new subdivision and/or building permits being issued.			
a.	Single family dwelling	\$ 2,180.00	\$ 2,290.00	per unit
b.	Multi-family units	\$ 1,857.00	\$ 1,950.00	per unit
c.	Park Model Recreation Unit Lots or Pads	\$ 1,090.00	\$ 1,145.00	per lot or pad
d.	Recreational Vehicle and Trailer Lots or Pads	\$ 545.00	\$ 575.00	per lot or pad
e.	Institutional	\$ 8.88	\$ 9.35	per square metre of gross floor area
f.	Commercial - Residential	\$ 1,000.00	\$ 1,050.00	per unit
g.	Commercial - Other	\$ 7.27	\$ 7.63	per square metre of gross floor area
h.	Industrial	\$ 3.63	\$ 3.81	per square metre of gross floor area
l	<u>Water for New Construction</u>			
	i. <u>Services 15 to 55 mm inside diameter for the first 60 days after a building permit is issued and a water meter has not been installed, inspected, and recorded for billing purposes</u>		\$ 0.00	<u>Per 60 days or part thereof</u>

	ii. <u>Services 15 to 55 mm inside diameter for initial and subsequent months after 60 days after a building permit has been issued until the water meter is installed and recorded for billing purposes, or a Warning Letter is issued</u>		<u>\$ 150.00</u>	<u>Per quarter or part thereof</u>
	iii. <u>Services over 56 mm inside diameter for the first 60 days after a building permit is issued and a water meter has not been installed and recorded for billing purposes</u>		<u>\$ 0.00</u>	<u>Per 60 days or part thereof</u>
	iv. <u>Services over 56 mm inside diameter for initial and subsequent months after 60 days after a building permit has been issued until the water meter is installed and recorded for billing purposes, or a Warning Letter is issued</u>		<u>\$ 150.00</u>	<u>Per quarter or part thereof</u>

		2011	2012 Proposed	
12.	Shut-Off / Turn-On / Meter In / Meter Out Fee	\$ 30.00	<u>\$ 30.00</u>	per use per meter
13.	After Hours Call Out	\$ 120.00	<u>\$ 120.00</u>	per occasion
14.	Domestic Appeal for Agricultural Water Fees			
	a. Domestic Appeal for Agricultural Water	\$25.00	<u>\$ 25.00</u>	Per Property
	b. Domestic Appeal for Agricultural Water Late Fee (after Feb. 15)	\$50.00	<u>\$ 50.00</u>	Per Property
15.	Development Inquiry Fee	\$ 200.00	<u>\$ 200.00</u>	per inquiry
16.	Subdivision or Development Permit Application Fee	\$300.00 plus \$10.00 per Domestic	<u>\$300.00 plus \$10.00 per Domestic</u>	Unit or equivalent
17.	Building Permit Review	\$150.00 plus \$10.00 per Domestic	<u>\$150.00 plus \$10.00 per Domestic</u>	Unit or equivalent
18.	Plan Review and Inspection Fees			
	Per application, based on the Capital Cost of the water portion of the project			
	a. Minimum Fee	\$ 500.00	<u>\$ 500.00</u>	
	b. On first \$100,000	5%	<u>5%</u>	
	c. \$100,001 to \$200,000	4%	<u>4%</u>	

	d. \$200,001 to \$500,000	3%	<u>3%</u>	
	e. \$500,001 to \$1,000,000	2%	<u>2%</u>	
	f. Above \$1,000,000	1%	<u>1%</u>	
19.	Development Fees			
	a. Site inspection Fees where plan review and inspection fees not charged	\$ 50.00	<u>\$ 50.00</u>	per occasion
	b. Hydraulic Model Inquiry	Actual Cost, \$200.00 minimum	<u>Actual Cost, \$200.00 minimum</u>	per result

		2011	2012 Proposed	
20.	South Vernon Irrigation District Fees	\$ 143.60	<u>\$ XXX.XX</u>	per hectare per year
	a. Grade A	\$ 153.18	<u>\$ XXX.XX</u>	per hectare per year
	b. Grade B	\$ 79.77	<u>\$ XXX.XX</u>	per hectare per year
	c. Grade C	\$ 44.66	<u>\$ XXX.XX</u>	per hectare per year
	d. Grade D	\$ 21.85	<u>\$ XXX.XX</u>	per pad per year
	e. Mobile Home	\$ 143.60	<u>\$ XXX.XX</u>	per hectare per year
21.	Delcliffe Water Utility Fee	\$102.00	<u>\$ XXX.XX</u>	Per Domestic Unit perQuarter
22.	Latecomer Administration Fee	\$2,000.00	<u>\$2,000.00</u>	
23.	Annual Interest Rate for Latecomer Charges	4.0%	<u>4.0%</u>	
25.	Local Service Area Administration Fee	\$ 2,000.00	<u>\$ 2,000.00</u>	
25.	Unauthorized Use Fees			
	a. Water System Tampering Fee	\$ 50,000 maximum	<u>\$ 50,000 maximum</u>	As approved by Regional Board
	b. Hydrant Tampering Fee	\$ 1,200.00	<u>\$ 1,200.00</u>	Per hydrant per day or part
	c. Water Meter Tampering Fee	\$ 500.00	<u>\$ 500.00</u>	Per occasion or per day
	d. Obstructed Water Meter Fee	\$ 218.00	<u>\$ 220.00</u>	Per occasion

Greater Vernon Water Utility
 2012 Water Rates Calculator
 Updated: January 24, 2012

m3 or units \$

\$

GVAC - SPECIAL AGENDA
February 9, 2012, Attachment 'B'

	2011			%	2012			
	\$ / unit	Total \$	m3 or units		\$ / unit	Total \$	m3 or units	
AGRICULTURE	56.66	926,000	4086	17.00%	17.00%	66.29	1,083,400	1,083,400
DOMESTIC / NON-DOMESTIC / MIXED-USE								
BASE FEE	66.20	6,201,000	23418	17.00%	16.99%	77.45	7,254,800	7,254,800
CONSUMPTION FEES								
Tier 1 0-10	-	-	-	17.00%		0.00	-	-
Tier 2 11-20						0.00	-	495,714
Tier 2 21-40					23.08%	0.96	951,772	991,429
								\$1,353,300 11-40 range before split
Tier 2 11-40	0.78	1,160,000	1,487,179	17.00%	16.67%	0.91		- 1487179 m3 11-40
Tier 3 41-80	0.92	940,000	1,021,739	17.00%	25.00%	1.15	1,175,000	1,021,739
Tier 4 81-9999	1.24	2,144,000	1,729,032	17.00%	29.03%	1.60	2,766,500	1,729,063
Non-Domestic	0.92	2,191,000	2,381,522	17.00%	20.65%	1.11	2,643,500	2,381,532
			6,619,473					7,536,772
OTHER CHARGES			6,435,000					6,619,476
H\ 150 mm Hydrants	112.18	240,000	2,139	17.00%	17.00%	131.25	280,800	280,800
50 mm Hydrants	56.09		4,279	17.00%	17.00%	65.63		0
OTHER		513,000		17.00%			600,200	600,200
		<u>14,315,000</u>					<u>16,755,972</u>	16,755,972
TARGET							<u>16,755,000</u>	
VARIANCE							<u>972</u>	Over / (Under)
Base Fee charges - (customers)	23,418						23,418	
Agricultural Charges # of Hectares.	4,086						4,086	