

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3015

A bylaw to impose rates for the Greater Vernon Water Service

WHEREAS Section 332 [*General authority for services*] of the *Local Government Act*, 2015, 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*, as amended, which authorizes the Regional District to impose fees and charges for the annual cost of providing water supply and distribution services;

AND WHEREAS Section 397 [*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 and replace the current bylaw;

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

A. CITATION

This Bylaw may be cited as “**Greater Vernon Water Rates Bylaw No. 3015, 2024**”.

B. INTERPRETATION

1. Words or phrases defined in the British Columbia *Interpretation Act*, *Community Charter*, or *Local Government Act* or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in this Bylaw.
2. The headings contained in this Bylaw are for convenience only and are not to be construed as defining or in any way limiting the scope or the intent of the provisions of this Bylaw.
3. Any act or enactment referred to herein is a reference to an enactment of the Province of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein (as may be cited by short title or otherwise) is a reference to an enactment of the Board of the Regional District of North Okanagan, as amended, revised, consolidated or replaced from time to time.
4. If any provision of this Bylaw is held to be invalid by a court of competent jurisdiction, the provision may be severed from the Bylaw and such invalidity shall not affect the validity of the remaining portions of this Bylaw.

C. SCHEDULE

Schedule “A” – Greater Vernon Water Rates and Fees is attached to and forms part of this Bylaw and is enforceable in the same manner as this Bylaw.

D. DEFINITIONS

In this bylaw:

Actual Cost means all direct labour, material and contracted service costs incurred, plus 20% to cover administration and other indirect costs incurred.

After Hours Call Out means the fee charged for requests for service requiring a response outside regular hours of operations and/or any time during Saturday, Sunday and Statutory Holidays.

Agricultural Allocation Purchase Fee means the one-time fee to increase the Allocation for Bona Fide Agricultural Land.

Agricultural Over Consumption Rate means the price of water per cubic metre that is charged to properties and Contiguous Farms when more than that property's designated Allocation is used during the Irrigation Season.

Allocation means the amount of water assigned to a property to be used for agricultural purposes. The Allocation is measured in hectares as determined by the GVW Use and Regulation Bylaw, as amended from time to time.

Allocation Fee Credit means the amount credited to the Allocation fee for a property with Residential or ICI Units which equates to a maximum of 0.4 hectares per Parcel and shall not be greater than the property Allocation. The credit applies to properties with Allocation that do not qualify as Bona Fide Agricultural Land and that have at least one Residential or ICI Unit connected to the GVW system and assessed an Infrastructure Base Fee.

Backflow means the reversal of the normal direction of flow from a private water system to the GVW system.

Backflow Assembly Test Report means a record, in the form provided or approved for use by the General Manager, which contains all pertinent information and test data resulting from a Backflow assembly test conducted by a Backflow Assembly Tester in accordance with the provisions of "*Regional District of North Okanagan Cross Connection Control Regulation Bylaw No. 2651, 2014*".

Backflow Assembly Tester means a person holding a valid certificate, issued by the British Columbia Water and Waste Association, for testing Backflow prevention devices.

Billing Date means the date the utility bills are issued as identified on the customer invoices.

Bona Fide Agricultural Land means land used for agricultural purposes as classified by the BC Assessment Authority or RDNO farm classification criteria as approved by the Regional Board from time to time.

Building Permit means a building permit issued for a property to allow construction or alteration of a building by the local jurisdiction having authority to issue Building Permits.

Community Garden means a garden space containing allotment style gardens that are available to members of the community and have a Community Garden Lease Agreement with the Regional District of North Okanagan.

Connection Fee means the fee for customers for increasing capacity to the GVW system and have not paid a Development Cost Charge.

Consumption Rate means the price of water per cubic metre.

Contiguous Farm means more than one Bona Fide Agricultural Land Parcel of the same ownership, or immediate family, and sharing a common boundary line, and as approved by the General Manager.

Curb Stop Repair Fee means the fee for the RDNO to fix curb stops where customers are responsible for causing damage to their curb stops when it could have been avoided (i.e. paving over, damaging or burying during landscaping, etc.). The RDNO will not complete any surface restoration or landscaping.

Data Entry Fee means the fee charged per Backflow Assembly Test Report that the Regional District is requested to enter into the data base maintained by the Regional District on behalf of the customer as per requirements of Regional District of North Okanagan Cross Connection Control Regulation Bylaw No. 2651, 2014.

Delcliffe Water Utility means the stand-alone water system within the GVW boundary that services Parcels 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 designed.

ERT (Encoder-Receiver-Transmitter) means a device that is connected to a Water Meter that transmits data to a remote Water Meter reading device.

Fire Main means a Water Service Connection to a property that is intended for the purpose of providing a supply of water for firefighting purposes.

General Manager means the person appointed to the position of General Manager for the Regional District of North Okanagan who has GVW within their area of responsibility, or designate.

GVW or Greater Vernon Water means the water utility established by the *Regional District of North Okanagan – Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994*, as amended.

Dialysis Consumption Rate means the Consumption Rate per cubic metre that is used to calculate the charge for water used on home hemodialysis or peritoneal dialysis with a dedicated Water Meter as requested in writing by the Interior Health Authority.

Hydrant Use Fee means the fees and charges to use any public or private hydrant connected to the GVW system.

Hydrant Use Permit means a permit issued in the form provided or approved for use by the General Manager for a customer to use a hydrant for a purpose other than firefighting.

Hydrant Tampering Fee means the fee charged for the unauthorized use of any hydrant connected to a GVW source.

ICI means all industrial, commercial and institutional uses and also includes congregate care facilities, Supportive Housing, and parks.

Infrastructure Base Fee means the fee per Residential Unit or ICI water service or for vacant land that has a Water Service Connection to the Parcel.

Inspection Fee means the fee to inspect the waterworks required under *Greater Vernon Water Subdivision and Development Servicing Bylaw No. 2650, 2013*, as amended, to ensure works are constructed in accordance with the bylaw and the approved for construction drawings.

Irrigation Season means the five (5) month period from approximately mid-April to mid-September, as may be modified by drought or other conditions as determined by the General Manager from time to time.

Kitchen means an area within a structure that is used or designated to be used for the preparation of cooking of food and that contains one or both of the following: Cooking appliances or rough in facilities including, but not limited to ovens, convection ovens, stoves, stove tops, built-in grills or microwave ovens or similar appliances, 240 volt electrical outlets or any gas lines or a sink less than 45 cm in depth with a waste line drain 27 mm or greater in diameter and a refrigerator exceeding 141 liters in capacity or space opening with an electrical outlet that may reasonably be used for a refrigerator exceeding 141 liters in capacity.

Latecomer Administration Fee means the fee charged to prepare and execute a latecomer agreement.

Leak Adjustment Application Fee means the application fee charged to submit a written request for consideration of a financial adjustment to a utility account due to a leak on a property.

Local Area Service means the service area as defined in the *Greater Vernon Regional Water Supply Local Service Establishment Bylaw No. 1262, 1994*.

Local Area Service Administration Fee means the fee charged to establish a Local Area Service or amend a Local Area Service boundary.

Major Road means an Arterial or Collector Road as defined in the City of Vernon Master Transportation Plan, the District of Coldstream Major Roadway Network Plan, Old Kamloops Road or a Controlled Access Highway as defined in the *Transportation Act*.

Minimum Allocation Fee means the minimum fee per Parcel for land with Allocation.

Mixed Use means Parcels or buildings that contain residential and ICI uses.

Non Potable means water that is not required to meet provincial drinking water standards.

Obstructed Water Meter Fee means the charge levied due to some action or inaction of a property owner or occupier that restricts, denies or delays access to the Water Meter or ERT.

Off Season Agricultural Water Use means water consumed outside of the Irrigation Season on Bona Fide Agricultural Land and includes stock watering.

Operator means staff employed by the RDNO or contractor(s) retained to operate the water utility.

Operator Service Fee means the fee charged for an Operator to respond to a customer's request to perform a specific service for that customer, such as turning on or off a water service valve, removing or installing a Water Meter, ERT or other Water Meter reading device, or collecting a water sample at the request of a customer, completing a Water Meter Re-Read or verifying any unauthorized work performed on the system including turn-on or shut-off of the water service, or any other customer request that requires an Operator site visit.

Parcel means any lot, block, strata lot, or other area in which land is held or into which land is subdivided, but does not include a highway.

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 Fee means the fee for GVW to review a submitted set of waterworks construction plans for approval prior to construction.

Proof of Water when granted, provides permission to connect to GVW at development or Building Permit stage and provides confirmation that a property can physically connect to GVW.

Proof of Water Fee means the fee charged to review and determine evidence that a property can connect to the GVW system and when Proof of Water is granted, provides permission to connect to GVW.

Quarter means a period of time that is a billing period approximately three (3) months long.

RDNO Farm Classification Application Fee means the fee charged, per property, to review the status of a property and determine if the property is Bona Fide Agricultural Land.

Recreational Vehicle includes Trailers, motorhomes, 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 District and RDNO means the Regional District of North Okanagan.

Residential Unit means an occupiable space for human habitation that includes sleeping, sanitary and Kitchen facilities, including but not limited to a single family dwelling, each unit within a multiple family dwelling, a mobile home, an apartment unit, Recreational Vehicle and a strata unit, or an occupiable space for human habitation within an outbuilding or detached accessory building, or within an agricultural or ICI building.

Service Disconnection means when an existing Water Service Connection to a property must be terminated at the water main.

South Vernon Irrigation District means the stand alone Non Potable water system that services customers fronting Okanagan Avenue.

Subdivision Application Fee means the fee to apply for subdivision review.

Supportive Housing means properties classified as Class 3 for property assessment purposes as determined by BC Assessment. For the purposes of the application of this bylaw, these properties will be considered as a single ICI unit.

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 base fee and Consumption Rate charged to use devices provided by GVW to fill trucks or containers.

Unmetered means a Water Service Connection without a Water Meter or where an unauthorized bypass to a Water Meter exists so that water has the ability to flow without flowing through the Water Meter.

Unmetered Fee means the fee charged for Unmetered water use, where a Water Meter is required.

Water Meter means a device owned by the RDNO for measuring and recording the quantity of water used by a User for water and sewer utility billing and water management purposes, and shall include the meter(s), meter reading device, and Remote Reader or pin / touch pad. The wiring from the Water Meter to the Remote Reader or the pin / touch pad is the responsibility of the customer.

Water Meter Manual Read Fee means a fee charged to customers who decline to have an ERT installed or have not provided access to their property or Water Meter in order to install an ERT but where the meter can still be read by a manual means such as a pin pad. The fee is charged to a property once their immediate neighbour(s) has been converted to radio reading of the Water Meters and the Water Meter must be read manually.

Water Meter Re-Read means a customer's request to re-read a meter in accordance with the GVW metering bylaw as amended from time to time and an Operator Service Fee must be paid for this service.

Water Meter Renewal Fee means the fee applied to all properties with a Water Meter to cover the cost of maintenance and / or replacement of the Water Meter. The amount of the fee varies depending on the size of the existing Water Meter. The fee is charged for each Water Meter serving a property and registered in the GVW billing system, whether they are installed or not.

Water Meter Tampering Fee means the fee charged for tampering with a Water Meter or ERT. This includes altering the Water Meter or Water Meter read out, bypassing the Water Meter, providing a false Water Meter read, installing the Water Meter incorrectly or not installing a Water Meter as directed by GVW.

Water Meter Testing Fee means the fee charged for GVW to conduct an onsite Water Meter test at the customer's request in accordance with the GVW metering bylaw as amended from time to time.

Water Service Application Fee means the fee to apply for a water service or an assessment of the parcel's water service compliance to Greater Vernon Water bylaws and policies and to provide conditions of servicing that may be related to fees, off-site servicing requirements, service installation, metering, water system reconfiguration, or other bylaw or policy requirements in order to be serviced by an RDNO utility.

Water Service Connection means the pipe connecting the GVW main to the property line.

Water Service Construction Fee means the fee to construct waterworks from the water main to a private property line.

Water System Tampering Fee means the fee charged for the repairs resulting from damage or unauthorized use of GVW infrastructure or property or to remediate damage or recover lost revenue.

Waterworks Construction Cost means the cost to supply and install all approved on and off-site waterworks, plus 25% for engineering and contingency, as determined at the sole discretion of the General Manager.

Written Confirmation of Services Fee means the fee charged for the RDNO to provide written confirmation of services, comfort letter, letter of support or other brief written documentation at the customer's request and that does not require any form of analysis and detailed review of files.

E. APPLICATION OF RATES

1. Every person being the owner of lands and premises and whose property is connected to or is able to connect to GVW shall pay to the RDNO, or agent, in the manner herein provided, the rates, charges and fees established in accordance with and set out in Schedule "A" of this bylaw.
2. All accounts shall be rendered to the owner or Strata Corporation of the property to which water service is provided, as determined by GVW.
3. **Extended Irrigation Season** applications will be accepted at the discretion of the General Manager. Water consumption within 30 calendar days of the Irrigation Season turn on or turn off dates shall be considered part of the property's Allocation. Any consumption over the Allocation during this time shall be billed in accordance with Schedule "A" - Agricultural Over Consumption Rate. Any water consumption beyond the 30-day extension of the Irrigation Season turn on or turn off dates will be billed in accordance with Schedule "A" - Off Season Agricultural Water Use.
4. Agricultural Fees for Bona Fide Agricultural Land are applicable for the period from April 1st of the current year to March 31st of the following year.
5. The **Infrastructure Base Fee** applies to all Parcels with a Water Service Connection. This is independent to whether the Parcel is connected to the Water Service Connection or not and whether or not water is being used. Parcels exempt from this fee include:
 - properties not connected to the Water Service Connection and are actively using an alternate potable water supply such as another water utility, well, lake or stream intake,
 - public open space, utility infrastructure, and public parking lots with no Water Service Connection that will never require a water service as approved by the General Manager,
 - properties paying Allocation fees and not using water on the property for residential or ICI uses.
6. The **Infrastructure Base Fee** for the following types of land uses shall be calculated as:
 - a. Vacant Land: The greater of either the Infrastructure Base Fee or the Allocation fee will apply. Where the land has an alternate water supply, the Allocation fee will apply.
 - b. ICI: For each Water Service Connection to a property based on the Water Meter size.
 - c. Mixed Use: Each Residential Unit shall pay the small Water Meter rate and ICI will pay for each Water Service Connection to the property based on the Water Meter size.
 - d. Residential: Each unit per Parcel shall pay the greater of:
 - i. small Water Meter rate, or
 - ii. the largest Water Meter size rate divided by the number of units on the Parcel.

Infrastructure Base Fees are not calculated based on irrigation Water Meter size on Parcels paying Allocation fees.

7. Multi-family properties are required to meet *Greater Vernon Water Metering Bylaw No. 2731, 2019*, as amended, upon development or before meters are replaced for asset renewal.
 - a. For properties that require reducing the number of individual meters to a single meter at property line, the following will apply:
 - i. Upon notification, the property will be provided a maximum of three (3) years to meet the requirements of the metering bylaw.
 - ii. Once the single meter at property line has been installed and inspected by GVW, the property owner may apply for a rebate for the cost of the new meter and the meter housing and installation to an amount equivalent to the Meter Renewal Fees paid by the property owner less 20% administration fees. The rebate will be in the form of a credit on their utility bill.
 - iii. If the property does not meet the conditions of the metering bylaw, then after three (3) years after the date of the notification, the individual meters will no longer be read for billing purposes and the Unmetered Fee per unit will be applied until the property meets the metering bylaw.
8. **Leak adjustment application:** Where a property owner can provide plumber's receipts or other pertinent evidence that a plumbing failure, resulting in an unexpected water loss, has been repaired, the property owner may complete a Leak adjustment application. At the discretion of the General Manager, a credit may be provided to the customer that is equal to half of the volume of the water loss. The water loss volume shall be calculated using the Water Meter data provided by the ERT. If the Water Meter has no ERT or there is insufficient data, then the water loss volume will be calculated by subtracting the historical average consumption of the billing Quarter from the actual consumption. Historical averages will only include years in which a representative water use trend can be established, otherwise, estimates will be used based on typical consumption trends established by GVW. Adjustments will be limited to the leak time as established by the ERT data if available. At maximum, all adjustments will be limited to the last two (2) Quarters of billing, including the Quarter when the repair was completed, but only if the credit volume is greater than 60 cubic metres. The Leak Adjustment Application Fee will be subtracted from the billing credit allotted. Each property is limited to one (1) Leak adjustment application every 36 months and may not apply for a subsequent adjustment for any leak involving the same plumbing. Leak adjustments will NOT be considered for the following:
 - above-ground piping or fixtures and / or where the leak is visible and is not covered by housing, walls, or other permanent structures;
 - leaks caused by frozen piping or fixtures that are not sufficiently protected from frost or freezing;
 - broken sprinkler heads or above-ground sprinkler systems;
 - rental properties;
 - routine dripping or leaking faucets, or water leaking commodes/toilets;
 - any type of faulty fixture with the exception of catastrophic breaks that were fixed immediately; and
 - new construction for a period of one year.

9. **New Construction:** Where a Building Permit is issued and there is no existing Water Meter, one of the following conditions shall apply:
- a. the water service shall not be turned on until a permanent Water Meter is installed and enrolled into the billing system, or
 - b. at the request of the owner / builder, the water service will be turned on by the Operator and billing shall commence immediately at the initial and first full Quarter rate of the Unmetered Fee for a maximum of one (1) year until the permanent Water Meter is installed and enrolled into the billing system. If after one (1) year a meter has not been installed, the Unmetered Fee will escalate to the next tier(s). Appropriate Backflow protection must be installed prior to “turn on” and tested with a completed Backflow Assembly Test Report submitted to the RDNO within 10 business days of “turn on” or the water service will be turned off and an Operator Service Fee charged for the turn off, or
 - c. at the request of the owner / builder the water service will be turned on by the Operator if water is required for site works and a GVW supplied Backflow / Water Meter box assembly must be installed by the Operator at the current bylaw rate and pay water use fees set out in Schedule “A”. The owner / builder will accept full responsibility for the GVW Backflow / Water Meter box assembly and be responsible for the cost of any repairs or replacement, or
 - d. Water rates may be pro-rated for new Water Service Connections or construction.

The water service can only be turned on by the Operator.

10. The **Obstructed Water Meter Fee** is charged when the obstruction continues 30 days after a written warning. If there is an obstruction to the Water Meter or ERT, the fee will continue to be applied until the obstruction is removed. Where the fee is applied when an ERT cannot be installed but the Water Meter can be read manually, the fee will only be applied once; however, the Water Meter Manual Read Fee will be applied quarterly until an ERT is installed.
11. **Off Season Agricultural Water Use** consumption shall be based on the Water Meter readings taken during normal agricultural turn off (mid-September) and turn on (mid-April) and billed accordingly. An agricultural customer who requires water for Bona Fide Agricultural Land purposes outside the normal Irrigation Season may complete an Extended Irrigation Season application and submit the application fee.
12. **Residential Non Potable** rate will only apply to properties that can access the GVW Non Potable water separated irrigation system and are paying Allocation fees or Infrastructure Base Fees.
13. The **Water Service Application Fee** shall not apply when a Subdivision Application Fee applies.
14. Proof of Water is required by the RDNO for all properties at development stage including properties that already have an existing and accessible Water Service Connection, but are applying to expand service.

F. GENERAL REGULATIONS

Service Disconnections are required when:

1. a permit is issued to demolish a Residential Unit, ICI unit or any building where the Water Service Connection will no longer be connected to a building and no Building Permit has been issued to construct a new building on the property within one (1) year;

2. a new Water Service Connection, including upsizing a connection, is required at a different location to the existing service; or
3. a customer applies for the removal of a Water Meter where there is only one Water Meter on that service.

G. HYDRANTS

1. Any GVW or private hydrant used for purposes other than fire protection or suppression shall require a Hydrant Use Permit in the form prescribed for that purpose and a damage deposit fee for equipment and a Hydrant Use Fee paid.
2. Hydrant Use Permits are required when a qualified service provider is completing hydrant maintenance on private hydrants in compliance with American Water Works Association standards; however, a Backflow / Water Meter box assembly is not required and the Hydrant Use Fee and Consumption Rate will be waived. No other uses can be conducted without a Backflow / Water Meter box assembly, including flushing.
3. A Hydrant Use Permit may be issued for the purposes of:
 - a. construction road compaction;
 - b. construction dust control;
 - c. construction water main testing;
 - d. utility line flushing;
 - e. wellpoint dewatering installation;
 - f. road sweeping;
 - g. water tanker truck filling;
 - h. special events; or
 - i. other purposes other than hydrant maintenance
4. Applications for use of a hydrant must provide at least two (2) business days' notice for an Operator to install a Backflow / Water Meter box assembly.
5. The General Manager may refuse to issue a Hydrant Use Permit where the issuance of a Hydrant Use Permit may result in a risk to the GVW water system.
6. The General Manager may impose terms and conditions on the Hydrant Use Permit including, but not limited to the following:
 - a. the location of the hydrant that may be used;
 - b. the type of hydrant that may be used;
 - c. the dates and times when the hydrant may be used;
 - d. precautions to be taken in using the hydrant; and
 - e. the volume and or flow rate of water that may be used.
7. No person shall operate any hydrant or use water drawn from any hydrant pursuant to a Hydrant Use Permit, other than in accordance with the terms and conditions of the Hydrant Use Permit.

- 8. At any time, the General Manager may cancel or suspend a Hydrant Use Permit issued pursuant to this Bylaw:
 - a. if the General Manager considers that the use of the hydrant may result in a risk to the GVW water system; or
 - b. if the Hydrant Use Permit holder fails to comply with the provisions of this Bylaw or the terms and conditions of the Hydrant Use Permit.
- 9. The Hydrant Use Fee is charged per hydrant / per week or part thereof, plus consumption.
- 10. Private hydrant maintenance costs are the responsibility of the owner.
- 11. Fire departments are responsible for direct costs of public hydrant maintenance within their service area.

H. PAYMENT DUE DATES

- 1. Invoices for the quarterly rates and fees are due 30 days after the Billing Date. A fee of 12% simple interest per annum will be charged on the outstanding balance after the due date. Where the due date falls on a weekend or statutory holiday, the next business date shall apply.
- 2. Amounts remaining unpaid after December 31 are deemed to be taxes in arrears and shall be transferred to property taxes.

I. EFFECTIVE DATE

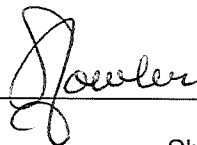
Greater Vernon Water Rates Bylaw No. 3015, 2024, shall take effect January 1, 2025.

J. REPEAL

Greater Vernon Water Rates Imposition Bylaw No. 2864, 2020 and all amendments, are hereby repealed.

Read a First, Second and THIRD Time this 18th day of December, 2024

ADOPTED this 18th day of December, 2024



Chair
Shirley Fowler



Deputy Corporate Officer
Ashley Bevan

**SCHEDULE "A" attached to and
forming part of Bylaw No. 3015, 2024**

GREATER VERNON WATER RATES AND FEES

The following rates shall apply and be levied for water use for the full applicable year, or where applicable, prorated for a portion thereof.

All rates and fees shall be effective January 1st of each year specified.

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1 Agricultural Fees		2025	2026	2027	2028	Units / Comments
a.	Allocation fee	\$100.87	\$107.33	\$114.20	\$121.51	per hectare of Allocation per Quarter or part
b.	Allocation Fee Credit	\$40.35	\$42.93	\$45.68	\$48.60	per Quarter or part up to a maximum of 0.4 hectares
c.	Minimum Allocation Fee	\$40.35	\$42.93	\$45.68	\$48.60	per Quarter or part
d.	Off Season Agricultural Water Use - based on metered consumption	\$1.01	\$1.04	\$1.08	\$1.12	per cubic metre
e. Agricultural Over Consumption Rate						
i.	Tier A - 0 to 20% over Allocation	\$0.51	\$0.52	\$0.54	\$0.56	per cubic metre per year
ii.	Tier B - over 20 to 50% over Allocation	\$1.01	\$1.04	\$1.08	\$1.12	per cubic metre per year
iii.	Tier C - over 50% over Allocation	\$2.02	\$2.08	\$2.16	\$2.24	per cubic metre per year
f.	Residential Non Potable in separated areas metered separately	\$1.01	\$1.04	\$1.08	\$1.12	per cubic metre per Quarter
g. Agricultural Allocation Purchase Fees						
i.	Application fee	\$600.00	\$600.00	\$600.00	\$600.00	per application
ii.	For each 0.1 of a hectare of agricultural Allocation or part thereof	\$1,740.00	\$1,780.00	\$1,820.00	\$1,860.00	subject to availability; one year protection from rate increases for complete in-stream applications
h. Extended Irrigation Season application						
i.	Extended Irrigation Season application fee	\$120.00	\$120.00	\$120.00	\$120.00	per farm, application required
ii.	Extended Irrigation Season late application fee (charged after start of the GVW scheduled turn off)	\$230.00	\$230.00	\$230.00	\$230.00	per farm, application required
i. RDNO farm classification application						
i.	RDNO Farm Classification Application Fee	\$80.00	\$80.00	\$80.00	\$80.00	per property
ii.	RDNO Farm Classification late application fee (after Feb. 15) (charged in addition to RDNO Farm Classification Application Fee)	\$230.00	\$230.00	\$230.00	\$230.00	per property

2	Residential, Vacant Land, ICI and Mixed and Other Use Fees	2025	2026	2027	2028	Units / Comments
a.	Consumption Rate for Residential, ICI or Mixed uses (added to each Infrastructure Base Fee charged)					
i.	Tier 1 - 0 to 40 cubic metres	\$1.01	\$1.04	\$1.08	\$1.12	per cubic metre per Quarter
ii.	Tier 2 - over 40 to 80 cubic metres	\$2.02	\$2.08	\$2.16	\$2.24	per cubic metre per Quarter
iii.	Tier 3 - over 80 cubic metres (ICI and Mixed Use up to 1,000 cubic metres)	\$3.03	\$3.12	\$3.24	\$3.36	per cubic metre per Quarter
iv.	Tier 3a - ICI and Mixed Use Only - over 1,000 cubic metres	\$2.02	\$2.08	\$2.16	\$2.24	per cubic metre per Quarter
b.	Infrastructure Base Fee					
i.	Vacant land	\$112.00	\$116.00	\$120.00	\$124.00	per Quarter or part
ii.	Small Water Meter (29mm and less / 1" and less)	\$112.00	\$116.00	\$120.00	\$124.00	per Quarter or part
iii.	Medium Water Meter (30mm - 55mm / 1 1/2" - 2")	\$448.00	\$464.00	\$480.00	\$496.00	per Quarter or part
iv.	Large Water Meter (56mm and larger / 2 1/2" and larger)	\$896.00	\$928.00	\$960.00	\$992.00	per Quarter or part
c.	Water Meter Renewal Fee					
i.	26mm or less (1" and less)	\$8.60	\$8.76	\$8.93	\$9.10	per Quarter or part
ii.	27mm - 55mm (1 1/2" - 2")	\$41.09	\$41.87	\$42.67	\$43.48	per Quarter or part
iii.	56mm - 80mm (2 1/2" - 3")	\$82.18	\$83.74	\$85.33	\$86.95	per Quarter or part
iv.	81mm - 110mm (3 1/2" - 4")	\$134.91	\$137.47	\$140.08	\$142.74	per Quarter or part
v.	111mm - 160mm (4 1/2" - 6")	\$253.00	\$278.30	\$283.59	\$288.98	per Quarter or part
vi.	Larger than 160mm (larger than 6")	\$379.50	\$417.45	\$425.38	\$433.46	per Quarter or part
d.	Community Garden Consumption Rate (added to Infrastructure Base Fee)					
		\$0.21	\$0.21	\$0.21	\$0.22	per cubic metre
e.	Dialysis Consumption Rate (added to Infrastructure Base Fee)					
		\$0.21	\$0.21	\$0.21	\$0.22	per cubic metre
f.	Delcliffe Water Utility fee					
		\$425.00	\$455.00	\$487.00	\$521.00	per Unit per Quarter
g.	South Vernon Irrigation District fees					
i.	Irrigation fee	\$308.00	\$318.00	\$329.00	\$340.00	per hectare per Quarter, minimum 0.4 hectare
ii.	Mobile home	\$46.20	\$47.70	\$49.35	\$51.00	per Quarter
h.	Truck Fill Station Fees					
i.	Infrastructure Base Fee	\$200.00	\$200.00	\$200.00	\$200.00	per Quarter
ii.	Consumption Rate	\$4.04	\$4.16	\$4.32	\$4.48	per cubic metre
i.	Purchase new Water Meter (includes Water Meter, ERT, installation & inspection on new construction and inspection on retrofits)					
		Actual Cost	Actual Cost	Actual Cost	Actual Cost	All Water Meters must be purchased from GVW or approved by GVW. Cost based on Actual Cost of Water Meter, parts, ERT and service plus 20% overhead
j.	Unmetered Fee - added to Infrastructure Base Fee					
i.	Initial and first full Quarter after written warning	\$350.00	\$350.00	\$350.00	\$350.00	per unit per Quarter or part
ii.	Second and third Quarters	\$582.00	\$582.00	\$582.00	\$582.00	per unit per Quarter or part
iii.	Fourth Quarter	\$1,164.00	\$1,164.00	\$1,164.00	\$1,164.00	per unit per Quarter or part
iv.	After one year and beyond	\$2,328.00	\$2,328.00	\$2,328.00	\$2,328.00	per unit per Quarter or part

3 Service Fees		2025	2026	2027	2028	Units / Comments
a.	Operator Service Fee	\$70.00	\$70.00	\$70.00	\$70.00	per occasion; water sample request fee at the discretion of the General Manager, laboratory fees not included
b.	After Hours Call Out fee	\$96.00	\$96.00	\$96.00	\$96.00	per hour, minimum \$300
c.	Data Entry Fee	\$22.00	\$22.00	\$22.00	\$22.00	per Backflow Assembly Test Report
d.	Leak Adjustment Application Fee	\$64.00	\$64.00	\$64.00	\$64.00	per application (fee to be deducted from approved credit on utility bill)
e.	Latecomer Administration Fee	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	per occasion
f.	Local Area Service Administration Fee	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	per local area service
g.	Water Meter Manual Read Fee	\$50.00	\$50.00	\$50.00	\$50.00	per Water Meter read
h.	Water Meter Testing Fee	\$265.00	\$265.00	\$265.00	\$265.00	per occasion

4 Hydrant Fees						
a.	Hydrant flow test fees					
i.	First test	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
ii.	Each additional test in immediate area at the same time	\$350.00	\$350.00	\$350.00	\$350.00	
b.	Hydrant Use Fees					
i.	Hydrant Use Permit, includes rental for backflow / Water Meter box assembly and Operator Service Fee	\$286.00	\$286.00	\$286.00	\$286.00	per hydrant per week or part
ii.	Consumption Rate	\$3.03	\$3.12	\$3.24	\$3.36	per cubic metre
iii.	Hydrant Use Permit for other RDNO water utilities, includes rental for backflow / Water Meter box assembly	\$170.00	\$170.00	\$170.00	\$170.00	per hydrant per week or part (no water consumption charged)
c.	New hydrant application fee	\$160.00	\$160.00	\$160.00	\$160.00	per application
d.	New hydrant installation fee	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs, plus 20% overhead unless superseded by bylaw rate of respective jurisdiction
e.	Private Fire Main rate	\$38.00	\$39.00	\$40.00	\$41.00	per Quarter for all water service sizes

5 Development Application Fees						
a.	Proof of Water Fee (requirement of Building Permit application)	\$40.00	\$40.00	\$40.00	\$40.00	per occasion
b.	Hydraulic model inquiry fee	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs, plus 20% overhead per result. \$275.00 minimum for the first three hours
c.	Development Inquiry Fee	Actual Cost	Actual Cost	Actual Cost	Actual Cost	per inquiry, \$275.00 minimum for the first three hours
d.	Water Service Application Fee	\$275.00	\$275.00	\$275.00	\$275.00	per application
e.	Subdivision Application Fee	\$424.00	\$424.00	\$424.00	\$424.00	plus \$10.00 per lot created
f.	Written Confirmation of Services Fee	\$40.00	\$40.00	\$40.00	\$40.00	per occasion, includes Letters of Support

6 Plan Review and Inspection Fees		2025	2026	2027	2028	Units / Comments
a.	Plan Review Fee	\$275.00	\$275.00	\$275.00	\$275.00	per sheet. Maximum of two reviews.
b.	Inspection Fees based upon the Waterworks Construction Cost					
i.	On first \$750,000 of construction cost	3.0%	3.0%	3.0%	3.0%	minimum \$500.00
ii.	Above \$750,000 of construction cost	2.0%	2.0%	2.0%	2.0%	
c.	Site inspection fees where Plan Review and Inspection Fees not charged above	\$150.00	\$150.00	\$150.00	\$150.00	per occasion

7 Connection Fees

Fee for increasing capacity to Greater Vernon Water. The Connection Fee is applied to:
 - Existing water utilities that are not managed by or connected to the Regional District; or
 - Existing buildings or lots not serviced by the Greater Vernon Water Utility; or
 - Existing customers where there is no subdivision and/or no Building Permits being issued; or
 - A new building at time of Building Permit that is serviced by an existing GWV service on the subject property.

a.	Single family dwelling	\$2,180.00	\$2,180.00	\$2,180.00	\$2,180.00	per unit
b.	Multi-family units	\$1,857.00	\$1,857.00	\$1,857.00	\$1,857.00	per unit
c.	Park Model Recreation Unit lots or pads	\$1,090.00	\$1,090.00	\$1,090.00	\$1,090.00	per lot or pad
d.	Recreational Vehicle and Trailer lots or pads	\$545.00	\$545.00	\$545.00	\$545.00	per lot or pad
e.	Institutional	\$8.90	\$8.90	\$8.90	\$8.90	per square metre of gross floor area
f.	Commercial	\$7.27	\$7.27	\$7.27	\$7.27	per square metre of gross floor area
g.	Industrial	\$3.63	\$3.63	\$3.63	\$3.63	per square metre of gross floor area

8 Water Service Construction Fees

a.	Service size less than or equal to 26 mm with a maximum length of 20 metres not located on a Major Road	\$8,900.00	\$9,200.00	\$9,510.00	\$9,830.00	plus Water Meter
b.	Service size greater than 26 mm and up to 39 mm diameter with a maximum length of 20 metres not located on a Major Road	\$9,400.00	\$9,720.00	\$10,050.00	\$10,390.00	plus Water Meter
c.	Service greater than 39 mm and up to 55 mm diameter with a maximum length of 20 metres not located on a Major Road	\$13,000.00	\$13,440.00	\$13,900.00	\$14,370.00	plus Water Meter
d.	Service greater than 55 mm diameter and any size service installed on Major Roads or with a length greater than 20 metres	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs, plus 20% overhead
e.	Service Disconnection	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	per service disconnection
f.	Service Disconnection in same trench as new service	\$500.00	\$500.00	\$500.00	\$500.00	per service disconnection
g.	Other construction services	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs, plus 20% overhead
h.	Curb Stop Repair Fee	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs, plus 20% overhead per result. \$275.00 minimum.

9 Enforcement Fees

a.	Hydrant Tampering Fee	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	per hydrant per day or part
b.	Obstructed Water Meter Fee	\$280.00	\$280.00	\$280.00	\$280.00	per occasion
c.	Unauthorized turn on/off fee (not by an Operator)	\$110.00	\$110.00	\$110.00	\$110.00	per occasion (in addition to Operator Service Fee charged)
d.	Water Meter Tampering Fee	\$640.00	\$640.00	\$640.00	\$640.00	per occasion or per day
e.	Water System Tampering Fee	Actual Cost	Actual Cost	Actual Cost	Actual Cost	direct costs of repair, plus 20% overhead