



REPORT

Report Date: November 17, 2020
Contact: Andrea Becker
Contact No.: 604.871.6059
RTS No.: 14046
VanRIMS No.: 08-2000-20
Meeting Date: December 1, 2020

[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: 2021 Annual Review of Sewer Rates under the Sewer and Watercourse By-law

RECOMMENDATION

- A. THAT Council approve, in principle, proposed amendments to rates and fees in the Sewer & Watercourse By-law for 2021, generally as set out in Appendix A, including the following recommended increases: 11% increase in the per unit flat fee for Single Dwelling (from \$523 per unit in 2020 to \$581 per unit in 2021); 11% increase in Other Sanitary Sewer User Rates (as listed in Appendix A); 11% increase in per unit Metered Rate (from \$3.364 in 2020 to \$3.735 in 2021); 11% increase in the per unit Waste Discharge Permit User Rate (from \$1.1078 in 2020 to \$1.2301 in 2021); and, 2.1% increase in Flat Rate Sewer Connection Fees; 2.1% increase for inspection of a plumbing system, subsoil drainage pipes and a building sewer fees; and 2.1% increase for public sewer connections other than One-Family or Two-Family dwellings (as listed in Appendix A, PART I).
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary Sewer and Watercourse By-law amendments, generally as set out in Appendix B.

REPORT SUMMARY

Each year, the Sewer Utility provides a report that describes the Utility's progress in meeting its strategic objectives, plans for the upcoming year and recommends revised rates for sanitary sewer services and connection fees.

These rates cover the sanitary sewer system while the storm system is funded through property taxes. The cost of the City's sewer system includes a levy paid to Metro Vancouver for sewage treatment, as well as capital and operating costs to renew and maintain the City's sewer system.

The key drivers of the proposed rate increase are increasing treatment costs paid to Metro Vancouver and the debt costs associated with the Sewers Capital Plan. In 2016, the primary Metro Vancouver levy increased as a result of the regulatory obligation to upgrade the Iona Wastewater Treatment Plant, which treats sewage from the City of Vancouver.

For 2021, staff is recommending a 11% increase for sanitary service rates for flat and metered customers; 2.1% increase for public sewer connections other than One-Family or Two-Family dwellings, 2.1% increase for all other connection fees; and 2.1% for inspection fees of a plumbing system, subsoil drainage pipes and a building sewer.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Sanitary sewer user fees and public sewer connection fees are reviewed annually by Council to establish the following year's rates.

On April 4, 2000, Council approved the implementation of user fees for sanitary sewer services to fund the operating portion of the sanitary sewer costs, based on volume.

In December 2008, Council approved shifting the remainder of the sanitary sewer costs (the infrastructure costs) from general taxes to payment through user fees. This shift was implemented over two (2) years and was complete in 2010. Currently, only the allocated costs for the storm sewer system costs are funded by property taxes.

In December 2011, Council approved annual transfers between the Water Rate Stabilization Reserve and the Sewer Rate Stabilization Reserve based on the impact that weather related water consumption has on revenues in each utility.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Engineering Services recommends approval of recommendations A and B above.

REPORT

Background/Context

The City of Vancouver's sewer system has two (2) main components. The sanitary system collects wastewater from homes and businesses, while the storm system handles surface runoff from private and public property. Sanitary waste and stormwater are collected from more than 100,000 service connections from homes and businesses, and stormwater is collected from more than 45,000 catch basins through a system of pipes 2,136 km in length, with a replacement value of approximately \$6.1 billion.

The system delivers sanitary waste to the treatment facilities operated by the Greater Vancouver Sewerage and Drainage District (GVS&DD - Metro Vancouver) and stormwater to outfalls along the City's waterfront or managed by the City's green rainwater infrastructure assets. During periods of rainfall, Combined Sewer Overflows (CSOs) can occur in which the

combined sewer system can overflow into receiving waters. Originally the sewer system was built as a combined sewer system in which sanitary waste and storm flows were collected in a single combined sewer pipe in the street. Since the late 1950s, the system has been built and replaced as a separated system with both sanitary and storm pipes in the street. Approximately 54.7% of the system has now been separated.

The costs of running the system include the capital costs for renewing the system and separating sewers, the costs to operate and maintain the system, and the cost of the delivery and treatment of sanitary waste provided by Metro Vancouver.

The sanitary system is funded through sewer user rates, based on water consumption, and the storm system is funded through general property taxes.

In the City of Vancouver, only some of the Sewer Utility's customers' water consumption is metered. All commercial, industrial, institutional and multi-family properties have water meters. In 2012, Council approved revisions to the Waterworks By-law requiring residential water metering for all new single-family and duplex properties. Approximately 9,400 or 11.0% of these homes are now metered. Metered properties pay sewer costs based on water consumption as a proxy for sewer flows and unmetered single-family dwellings pay a flat rate on an annual basis.

A third group of customers, referred to as Permittees, are those industries that discharge more than 300 cubic metres of wastewater into the sanitary system over a 30-day period. These customers pay Metro Vancouver directly for sanitary treatment but also pay their share of the costs the City incurs in operating the sewer system. This is a metered rate covering only City costs and is less than the metered rate charged to other customers (which includes both City and Metro Vancouver costs).

Strategic Analysis

The mandate of the City's Sewer Utility is to protect public health, the environment and property from contamination and flooding. All of the initiatives and strategies discussed here support this mandate.

As part of the strategic asset management approach, the City evaluates asset condition based on system performance and industry benchmarks. Currently, 23% of the sewer assets have a poor overall condition rating, while the remaining 77% are in fair-to-good condition. Additional investments will reduce the rate of deterioration; however, in the next 10 years, their condition is expected to deteriorate to 27% poor. This worsening condition is expected to be further exacerbated by climate change. As the assets increasingly deteriorate, it is expected there will be higher rates of pipe collapses and blockages. To counter this increase in failures, the renewal rate of old assets is being increased from 0.5% annually to 0.7% during the 2019-2022 Capital Plan, which will result in additional lengths of pipe being replaced year over year. Maintenance activities will also need to increase to maintain aging components such as service lines and catch basins, and to respond to more intense storms. Assets located adjacent to shorelines, such as outfalls and tide gates, will see increased maintenance and upgrades in response to sea level rise.

In addition to the asset management strategies, another City strategic priority is to accelerate the sewer separation program in order to achieve the elimination of combined sewer overflows by 2050. This change is required under provincial regulation and detailed in the region's Liquid Waste Management Plan (LWMP).

A separated sewer system, in which sanitary waste is delivered to the wastewater treatment plant and rainfall is collected and discharged to receiving waters, not only protects the environment and local receiving water bodies from combined sewer overflows, but also mitigates sewer backups and overland flooding damage to properties. Dedicated storm sewer pipes manage overland flows from more intense storm events which are expected to increase based on climate change projections. A piped storm sewer in conjunction with integrated rainwater management and green infrastructure helps manage the varying intensities of storm events that fall on the city, while utilizing rainfall as a resource and improve the water quality of our receiving bodies.

The City-Wide Integrated Rainwater Management Plan (IRMP) and Rain City Strategy provides action items and implementation options to best manage rainwater run-off in conjunction with the piped storm sewer network. Management of rainwater run-off has a number of primary benefits including improving and protecting watershed water quality along with the secondary benefit of mitigating the effects of climate change during rain events and supporting the city's biodiversity.

The following sections summarize the key services delivered and the important work being done in these areas.

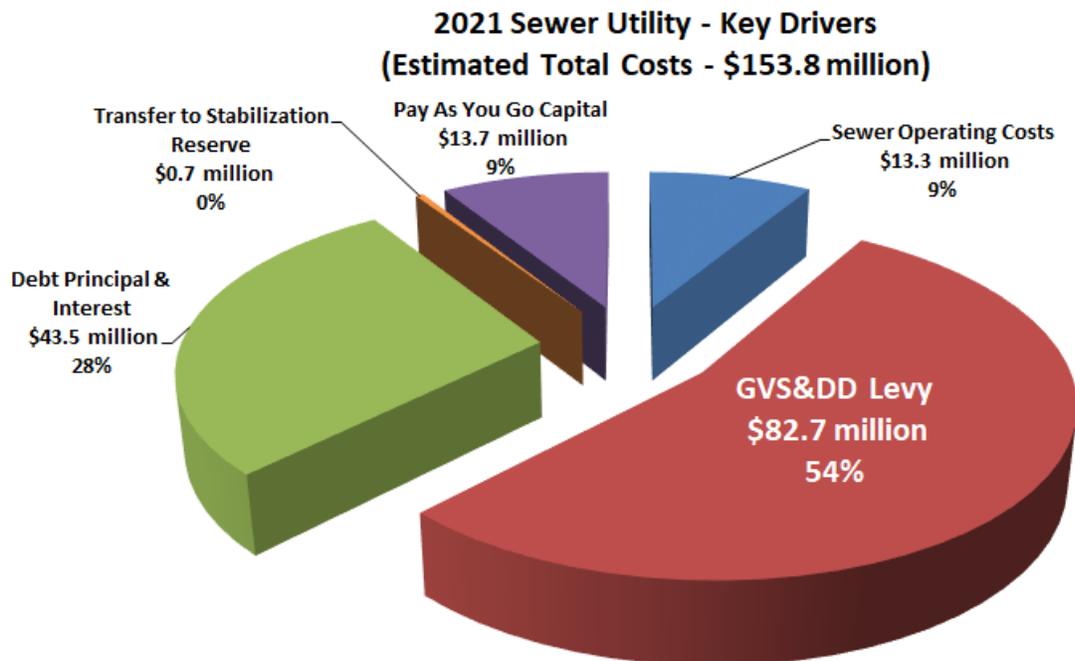
Key services delivered

- **Sanitary and stormwater sewer service** – Safely collect and convey wastewater to the wastewater treatment plant to protect public health, property and the environment. Safely collect and convey stormwater to the adjacent water body to protect public health, private property and the environment.
- **Pump station program** – Safely collect and redirect sanitary sewerage from low-lying areas into higher elevation pipe networks for conveyance to the wastewater treatment plants.
- **Service connections program** – Provide separated sanitary and stormwater sewer connections from buildings to the mainline sewers in the roadway, typically triggered from new and redeveloped properties. Provide proper street drainage with the operations of over 45,000 catch basins.

Financial Implications

Key Cost Drivers

Sewer Utility expenditures consist of four (4) key cost drivers: the Greater Vancouver Sewerage and Drainage District (GVS&DD) levy which makes up about 54% of the total budget, City of Vancouver operating costs which make up about 9% of the total budget, transfers to or from the stabilization reserve which make up about 0.5%, and costs associated with Sewers Capital Plan expenditures, which make up about 37% of the budget. A description of each component and its related activities is shown graphically in Figure 1 below.

Figure 1 – Sewer Utility Costs

GVS&DD Levy

Metro Vancouver imposes a levy on each member municipality annually to cover the cost of regional liquid waste collection and sewage treatment facilities. The levy is a fixed amount based on the operating and capital budgets in each of the sewerage areas in the region. Current year levy increases are associated with site preparation for the new plant. Future year levy increases will primarily be associated with the high capital cost associated with the new plant. Metro Vancouver is currently working on a multi-year funding strategy and debt structure options for evaluation and input. The levy, which also covers the operating and capital costs of the regional collection system, will increase by 5.1% in 2021.

Sewer Capital Program

The Sewers capital program has historically been funded through debentures. The impact of debt on the operating budget is gradual and spread over 10 years. In 2015, the City instituted a small 'pay-as-you-go' contribution towards capital expenditures on the sanitary sewer system, this grew to \$4.3 M by 2019 and \$9.3 M in 2020. The plan for 2021 is to increase the 'Pay as you Go' contribution by a further \$4.4 M to \$13.7 M in order to help fund the capital work associated with the 2019-2022 Capital Plan to achieve our targeted rate of renewal of 0.7% by the end of this capital plan.

Operating and Maintenance

Sewer operating and maintenance costs are associated with cleaning, repairing, inspecting and managing the infrastructure, as well as emergency response for sewer backups and flooding. Tasks include unblocking mains and connections, clearing tree root intrusions, completing

CCTV inspections, cleaning and maintaining catch basins, maintaining sewer pump stations and working with property owners to locate and eliminate cross connections.

2020 Budget Performance

Table 2 summarizes the operating budget and current forecast for the Sewer Utility in 2020.

Table 2 – 2020 Budget Performance

Sewer Utility (\$ millions)	2020 Forecast	2020 Budget	\$ Variance	% Variance
Water Consumption Volume (m³)	109,024,832	113,000,000		
Revenues				
General Tax Levy	\$ 44.4	\$ 44.4	\$ -	0.0%
Metered Rate Revenues	52.6	55.1	(2.5)	-4.6%
Flat Rate Revenues	39.7	39.7	(0.0)	0.0%
Industrial Waste Water Fees	1.1	1.1	-	0.0%
Other Revenues	2.0	1.7	0.3	16.1%
Total Revenues	\$ 139.8	\$ 142.0	\$ (2.2)	-1.6%
Expenses & Transfer				
GVS&DD Levy	\$ 78.6	\$ 78.6	\$ -	0.0%
Sewers Operating Costs	11.5	12.7	1.3	9.9%
Debt Service Charges	40.6	40.6	-	0.0%
Transfer to/(from) Stabilization Reserve	(0.3)	0.7	1.0	143.6%
"Pay as you Go" Capital	9.3	9.3	-	0.0%
Total Expenditures & Transfers	\$ 139.8	\$ 142.0	\$ 2.3	1.6%
Surplus/(Deficit)	\$ -	\$ -	\$ -	0.0%

*Tables may not sum due to rounding. The purpose of this table is to explain budget performance. Additional revenue is reported as positive and additional expenditures as negative.

2020 Revenues

The revenues from General Tax Levy fund the storm component of the sewer system and the utility fee supported revenues fund the sanitary component of the system. While the proportions can vary from year to year, the storm component typically makes up about 37% of the total sewer expenditures.

Metered sewer revenues are associated with the water used by metered customers since the volume of water consumed serves as a proxy for waste flows. In 2020, there is an anticipated decrease in the water consumption due to the commercial business slowdown as a result of COVID-19 pandemic. Due to the lower consumption, the current forecast for metered revenues is about \$2.5 million lower than budgeted. The increase in other revenues is largely due to unbudgeted insurance recoveries related to the sewer expenditures incurred during the flooding event at the Neighborhood Utility Energy facilities in December 2018.

2020 Expenditures & Transfers

As previously stated, the largest driver of expenses in the Sewer Utility is the levy paid to Metro Vancouver to cover the cost of regional liquid waste collection and sewage treatment facilities. As of now, there is no variance in the sewer levy for 2020. However, a significant underspend is forecasted for Sewer operating expenditures for 2020. This is mainly due to the restrictions in place due to COVID-19 and delays in hiring of staff, leading to deferral of some of the operating program works to 2021.

The Sewer Utility uses the Sewer Rates Stabilization Reserve to mitigate year-over-year increases in Sewer rates and balance year-end differences between budgeted and actual revenues. In 2020, there was a budgeted transfer of \$0.7 million to the reserve; however, for this year \$0.3 million is expected to be transferred from the reserve. This variance is due to lower metered revenues partially offset by lower than budgeted operating expenditures.

2021 Proposed Budget and Rates

Sewer utility rates will increase by 11% or \$58 per year for a single-family residence. This increase is necessary due to:

- A 5.1% increase in the Metro Vancouver levy, which includes costs for site preparation for secondary treatment at Iona Island wastewater treatment plant. The Iona Island plant must be upgraded to secondary treatment by no later than 2030 to meet regulatory requirements; preparatory work has already begun. The cost of this facility will impact sewer rates in future, but the investment will help reduce environmental impact as the city and region continue growing in population.
- Increase in debt servicing costs related to capital programs supporting sewer main replacement and maintaining a sewer system that continues to function reliably as Vancouver grows.
- Increase in funding for sewer capital projects related to the approved 2019-2022 Capital Plan to achieve our targeted rate of renewal of 0.7% by the end of this capital plan to keep up with deterioration of aging infrastructure.

Since sewage flows are not directly metered, an estimate is made on the basis of water consumed. Actual water consumption is lower than budgeted in 2020 and the longer term trend demonstrates a gradual overall reduction in per capita use. Water consumption over the short-term is anticipated to be lower due to the slowdown in commercial business activity as a result of the COVID-19 pandemic. However, in the long-term, enhanced water conservation strategies and additional investment in water conservation programs are expected to further contribute to the downward per capita water use trend. The water consumption volume budget for 2021 has been set at 112,000,000 m³.

The Draft 2021 budget is summarized in Table 3 with the restated 2020 budget and forecast for comparison.

Table 3 – Draft 2021 Budget

Sewer Utility (\$ millions)	2020 Budget	2021 Proposed	\$ Change from 2020 Budget	% Change
Water Consumption Volume (m³)	113,000,000	112,000,000		
Revenues				
General Tax Levy	\$ 44.4	\$ 46.5	\$ 2.1	4.7%
Metered Rate Revenues	55.1	60.6	5.6	10.1%
Flat Rate Revenues	39.7	43.8	4.1	10.4%
Industrial Waste Water Fees	1.1	1.1	0.0	2.0%
Other Revenues	1.7	1.8	0.0	1.7%
Total Revenues	\$ 142.0	\$ 153.8	\$ 11.8	8.3%
Expenses & Transfer				
GVS&DD Levy	\$ 78.6	\$ 82.7	\$ 4.0	5.1%
Sewers Operating Costs	12.7	13.3	0.6	4.4%
Debt Service Charges	40.6	43.5	2.9	7.0%
Transfer to/(from) Stabilization Reserve	0.7	0.7	(0.0)	-7.1%
"Pay as you Go" Capital	9.3	13.7	4.4	47.1%
Total Expenditures & Transfers	\$ 142.0	\$ 153.8	\$ 11.8	8.3%
Surplus/(Deficit)	\$ -	\$ -	\$ -	0.0%

*Tables may not sum due to rounding. The purpose of this table is to present year-over-year changes in the budget as presented in the 2021 Budget Book where both additional revenue and expenses are presented as positive changes.

2021 Revenues & Proposed Rates

The proposed rate increase for both flat and metered sewer utility customers is 11% in 2021. The net increase of \$5.6 million in metered revenues is a result of an increase of \$6 million attributed to the change in the rate charged offset by \$0.4 million attributed to a decrease in the water consumption in 2021.

Prior to 2012, all single-family dwellings and duplexes paid a flat annual rate for sanitary services. Since January 1, 2012, all new single-family homes and duplexes are metered and no longer pay the flat rate. Approximately 1,000 homes per year are moving to a metered rate through redevelopment activity. Although the rates are increasing by 11% over 2020, the total flat revenue is only increasing by 10.4% due to a decrease in the number of households to be billed in 2021.

The \$2.1 million increase in the tax supported portion of the sewer budget represents the cost of the storm component of the sewer system which is calculated to be about 37.0% of the total expenses and transfers, which include cost that are fully allocated to the sanitary system.

2021 Expenditures & Transfers

The 2021 budget for Metro Vancouver charges will increase by 5.1% over the 2020 budget. While this levy includes Greater Vancouver Sewerage and Drainage District (GVS&DD) capital costs, the 2021 increase is primarily driven by increased Metro Vancouver operating costs at the Iona Island wastewater treatment plant, including the expense of site preparation for

secondary sewer treatment. The increase in City operations costs are mainly to support the development of a Shoreline Protection program to monitor progress towards the City's long-term targets set in the Climate Change Adaptation Strategy to address sea level rise.

In 2021, City staff recommends a \$4.4 million increase in the pay-as-you-go contribution from \$9.3 million to \$13.7 million to help fund the approved 2019-2022 Capital Plan. Debt charges (interest and principal combined) will also increase by \$2.9 M or 7%.

Staff proposes to transfer \$0.7M to the Sewer Rates Stabilization Reserve in 2021 to provide rate stabilization to mitigate what would otherwise be a higher year-over-year rate increase in future years.

Five Year Outlook

Table 4 summarizes the five (5) year outlook for the Sewer Utility and the following paragraphs discuss the assumptions used.

Table 4 – Sewer Utility Five-year Outlook

Sewer Utility (\$ millions)	2021	2022	2023	2024	2025
Assumptions:					
Water Consumption Volume (m ³)	112,000,000	112,000,000	112,000,000	112,000,000	112,000,000
Metro Levy Price Increase	5.1%	10.8%	7.1%	11.9%	12.3%
City Rate Increase	11.0%	12.5%	12.5%	12.0%	12.0%
Revenues					
General Tax Levy	\$ 46.5	\$ 49.7	\$ 51.0	\$ 55.0	\$ 64.6
Sewer Fees - Metered	60.6	68.2	76.8	85.9	96.2
Sewer Fees - Flat Rate	43.8	48.6	53.9	59.6	65.8
Industrial Waste Water Fees	1.1	1.2	1.3	1.5	1.6
Other Revenues	2.9	3.0	3.1	3.3	3.6
Total Revenues	153.8	169.5	184.8	203.8	230.1
Expenses					
GVS&DD Levy	82.7	91.6	98.1	109.8	123.3
Sewers Operating Costs	12.9	13.2	13.4	13.7	14.0
Total Expenses	96.0	105.2	111.9	123.9	137.7
Transfers					
Debt Transfers	43.5	44.7	43.2	43.5	44.4
Pay As you Go Capital	13.7	20.1	30.1	36.3	42.8
Transfer to/(from) Stabilization Reserv	0.7	(0.5)	(0.4)	0.1	5.2
Total Transfers	57.9	64.3	72.9	79.9	92.4
Total Expenditures & Transfers	153.8	169.5	184.8	203.8	230.1
Surplus/(Deficit)	\$ -				

**Tables may not sum due to rounding – some of the revenues are grouped in Property tax revenue, Cost recoveries, grants & donations and Other revenue in the budget book*

The GVS&DD levy for the Vancouver Sewerage Area (VSA) is increasing by 5.1% in 2021 with projected increases in the GVS&DD levy by 10.5% per year for the next four (4) years. These projections are based on operating and capital costs at the Iona Wastewater Treatment Plant

and have been adjusted for site preparation. The Iona plant must be upgraded to secondary treatment by 2030 and the Lions Gate Treatment Plant by 2020. As such, we expect to see larger increases in Metro costs in the future.

Capital expenditures (Debt costs and Pay-you-go contributions) are expected to increase as we continue to invest in our sewer infrastructure and strive to meet the LWMP requirement to prevent combined sewer overflows by 2050. The five (5) year outlook numbers were projected based on the forecasted rate of separation in the approved 2019-2022 Capital Plan.

Although this five (5) year outlook assumes inflationary increases in the sewer operating costs, we will continue to look for ways to provide the service at a lower cost by finding more efficient ways to maintain the system.

Related Fees

To be consistent with other flow related rate increases, a 2.1% increase in rates for specific types of disposals is proposed. These include discharge of contaminated groundwater, ship wastewater and discharges by Utilities (per maintenance hole connected).

Connection Fees

All new development and major renovation projects in the City are required to install separated sewer connections on private property and pay connection fees for the corresponding connections on City property. These fees are updated regularly to ensure cost recovery.

The fees are collected prior to the timing of the actual connection work and are based on an average price model and the underlying complexities can vary by job.

The Conference Board of Canada forecasted that the CPI for Metro Vancouver would increase between 1.9% and 2.3% from 2021 to 2024.

To maintain full cost recovery, it is recommended that a 2.1% increase is recommended for approval for Sewer Flat Rate Connections other than One-Family or Two-Family dwellings and a 2.1% increase be approved for all other Sewer Flat Rate Connections and for inspection of a plumbing system, subsoil drainage pipes and a building sewer.

Legal Implications

The Sewer and Watercourse By-law annual rate changes are contained in Appendix B.

CONCLUSION

Rates for sewer services are adjusted annually to offset cost increases in the sewer utility, including operating and debt costs and the Metro (GVS&DD) levy. Based on a review of the proposed sewer costs for 2021, it is recommended that flat and metered sewer fees be increased by 11%, sewer and connection fees other than One-Family or Two Family dwellings be increased by 2.1% and all other service and connection fees be increased by 2.1%.

* * * * *

Appendix A
Sewer & Watercourse By-law No. 8093
2021 Rate Changes

Schedule A

Part I: Sewer Connection Flat Rates

	2020	Proposed 2021	% Increase
1. Public Sewer Connection, for One-Family or Two-Family Dwellings (including 3 inch/75 mm diameter and greater pressure connections)	\$11,858	\$12,107	2.1%
2. Public Sewer Connection, other than One-Family or Two-Family Dwellings			
a) 4 inch/100 mm diameter	\$17,364	\$17,729	2.1%
b) 6 inch/150 mm diameter	\$20,958	\$21,398	2.1%
c) 8 inch/200 mm diameter	\$23,709	\$24,207	2.1%
d) 10 inch/250 mm diameter	\$27,350	\$27,924	2.1%
e) 12 inch/300 mm diameter	\$31,077	\$31,730	2.1%
f) 15 inch/375 mm diameter	\$34,753	\$35,483	2.1%
g) Manhole installation in conjunction with a public sewer connection pursuant to Sentence 2.7 (3) of Sewer and Watercourse By-law	At Cost pursuant to Sentence 2.7 (3)		
3. Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above.			
4. New fitting on a twin sewer pursuant to Sentence 2.7 (4)	\$5,306	\$5,417	2.1%
5. New fitting on a single sewer pursuant to Sentence 2.7 (4)	\$2,339	\$2,388	2.1%
6. Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$321	\$328	2.1%

Part III: Flat Rates for Unmetered Property

	2020	Proposed 2021	% Increase
Single Family Dwelling	\$523	\$581	11.0%
Single Family Dwelling with Suite	\$706	\$784	11.0%
Single Family Dwelling with Laneway House	\$706	\$784	11.0%
Single Family Dwelling with Suite and Laneway House	\$889	\$987	11.0%
Strata Duplex (per dwelling unit)	\$354	\$393	11.0%
2 Services, 1 Lot	\$1,045	\$1,160	11.0%
3 Services, 1 Lot	\$1,566	\$1,739	11.0%
4 Services, 1 Lot	\$2,090	\$2,321	11.0%
Parking Lot/Garden	\$299	\$332	11.0%

Part IV: Flat Rates for Other Property or Shut Off Water Service

	2020	Proposed 2021	% Increase
Other Property	\$277	\$283	2.1%
Turned Off, 1 Service	\$277	\$283	2.1%
Turned Off, 2 Services	\$277	\$283	2.1%
Turned Off, 3 Services	\$277	\$283	2.1%

Part V: Unit-Based Rates for Metered Property

	2020	Proposed 2021	% Increase
Metered Property Rate	\$3.364	\$3.735	11.0%
Waste Discharge Permit User Rate	\$1.108	\$1.230	11.0%

Part VI: Flat Rate for Specific Types of Discharges/Disposals

	2020	Proposed 2021	% Increase
For the discharge of contaminated groundwater pursuant to Section 7.11 (per cubic metre)	\$1.42	\$1.45	2.1%
For the disposal of ship wastewater pursuant to Section 7.12 (per cubic metre)	\$1.42	\$1.45	2.1%
For discharges by Utilities pursuant to Section 7.13 (per manhole connected)	\$374	\$382	2.1%

**DRAFT By-law to amend
Sewer and Watercourse By-law No. 8093
regarding 2021 Sewer Rate and Fees**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council repeals Parts I, III, IV, V, and VI of Schedule A to the Sewer and Watercourse By-law, and substitutes:

“PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must, at the time of application, pay to the City the following rates:

- | | | |
|----|---|-------------------------------------|
| 1. | Public sewer connection, for One-Family or Two-Family Dwellings with or without a Laneway House (including 3 inch/75mm and greater pressure connections) | \$ 12,107.00 |
| 2. | Public sewer connection, other than One-Family or Two-Family Dwellings | |
| | a) 4 inch/100 mm diameter | \$17,729.00 |
| | b) 6 inch/150 mm diameter | \$21,398.00 |
| | c) 8 inch/200 mm diameter | \$24,207.00 |
| | d) 10 inch/250 mm diameter | \$27,924.00 |
| | e) 12 inch/300 mm diameter | \$31,730.00 |
| | f) 15 inch/375 mm diameter or greater | \$35,483.00 |
| | g) connection to building sewer where installation cost is greater than 1.5 times the applicable flat rate connection fee set out in this Schedule | At cost, pursuant to Section 2.7(2) |
| | h) manhole installation in conjunction with a public sewer connection, pursuant to Sentence 2.7(3) of Sewer and Watercourse By-law | At cost, pursuant to Section 2.7(3) |
| 3. | Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10% for each additional foot below 5 feet, of the | |

	fee otherwise payable by section 1 or 2 above	
4.	New fitting on a twin sewer pursuant to Sentence 2.7(4)	\$5,417.00
5.	New fitting on a single sewer pursuant to Sentence 2.7(4)	\$2,388.00
6.	Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$328.00

PART III

**FLAT RATES
FOR UNMETERED PROPERTY**

Single Family Dwelling	\$581.00
Single Family Dwelling with Suite	\$784.00
Single Family Dwelling with Laneway House	\$784.00
Single Family Dwelling with Suite and Laneway House	\$987.00
Strata Duplex (per dwelling unit)	\$393.00
2 Services, 1 Lot	\$1,160.00
3 Services, 1 Lot	\$1,739.00
4 Services, 1 Lot	\$2,321.00
Parking Lot/Garden	\$332.00

PART IV

**FLAT RATES FOR OTHER PROPERTY
OR SHUT OFF WATER SERVICE**

Other Property	\$283.00
Turned Off, 1 Service	\$283.00
Turned Off, 2 Services	\$283.00
Turned Off, 3 Services	\$283.00

PART V

UNIT-BASED RATES FOR METERED PROPERTY

Metered Property Rate	\$3.735
Waste Discharge Permit User Rate	\$1.230

PART VI

**FLAT RATE FOR SPECIFIC TYPES
OF DISCHARGES/DISPOSALS**

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	\$1.45
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	\$1.45
For discharges by Utilities, pursuant to Section 7.13 (per manhole connected) ”	\$382.00
