

The Corporation of the Township of Springwater

By-law 2025-033

Being a By-law to regulate Municipal Water Systems and to establish water rates within the Township of Springwater and to repeal and replace By-law 2023-127

(Water By-law)

Whereas under Section 11(1) of the Municipal Act, 2001, S.O. 2001, Ch. 25, herein referred to as the “Act”, establishes that the Township of Springwater as a lower tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

And Whereas under section 11(3) of the Act it provides that a municipality may pass by-laws to regulate matters within its sphere of jurisdiction;

And Whereas Section 80(1) of the Act provides that a municipality may, at reasonable times, enter on land to which it supplies a public utility, to inspect, repair, alter or disconnect the servicing pipe or wire, machinery, equipment and other works used to supply the public utility or to inspect, install, repair or alter a public utility meter;

And Whereas Watson & Associates Economists Ltd presented the Draft Water and Wastewater Rate Study at an open public meeting held November 21, 2023;

And Whereas at its regular meeting of Council on December 6, 2023, Council passed resolution C732C-2023 for the Water and Wastewater rate structures, and rate increases for 2024 to 2028.

And Whereas Section 391(1) of the Act provides that a municipality may pass by-laws imposing fees or charges on any class of persons,

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

And Whereas Section 391(2) of the Act provides that a fee or charge for capital costs related to sewage or water services or activities may be imposed on person not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time;

And Whereas Section 398(1) of the Act provides that fees and charges imposed by a municipality or local board on a person constitute a debt of the person to the municipality or local board, respectively;

And Whereas Section 398(2) of the Act provides that the Treasurer of a local municipality may, and upon the request of its upper-tier municipality, if any, or of a local board whose area of jurisdiction includes any part of the municipality shall, add fees and charges imposed by the municipality, upper-tier municipality or local board respectively, to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes:

1. In the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied.
2. In all other cases, any property for which all of the owners are responsible for paying the fees and charges.

And Whereas the Council of the Corporation of the Township of Springwater deems it desirable and necessary to pass a new by-law to regulate the Municipal Water Systems and to establish Water Rates within the Township and to repeal and replace By-law 2023-020, as amended;

Now Therefore the Council of the Corporation of the Township of Springwater enacts as follows:

1. Definitions

1.1 For the purpose of this By-law, the following definitions shall apply:

"AWWA Standards" means the standards adopted by the American Water Works Association, as amended from time to time.

"Commercial or Non-Residential Building Consumer" refers to the applicant, owner, or occupant who receives invoices for water or wastewater services provided to any premises where the water is used or wastewater treated for business, trade, or commercial purposes. This includes all commercial, industrial, or institutional buildings, as well as any residential units within a commercial building that share the same utility meter. These units are treated as part of the commercial entity for billing purposes.

"Council" shall mean the Council of the Corporation of the Township of Springwater.

"Director of Finance" shall mean the Treasurer of the Corporation of the Township of Springwater or their designate.

"Director of Fire and Emergency Services" shall mean a person appointed by Council under the Fire Protection and Prevention Act, or designate.

"Director of Public Works" shall mean the Director of Public Works of the Township of Springwater, or designate or such other person or agency as may be appointed by Council from time to time for the purposes of overseeing the Municipal Water Systems.

"Multi-Residential Building" shall mean residential buildings with four (4) or more units where such units are serviced by a single meter.

“Municipal Water Area” shall mean an urban settlement area or subdivision within the Township of Springwater services by a Municipal Water System.

“Municipal Water Supply” shall mean the water supplied from a Municipal Water System.

“Municipal Water Systems” shall mean all water works established by the Township or the former municipality in the built up areas of Anten Mills, Centre Vespra, Elmvale, Hillsdale, Midhurst (and area), Minesing, Phelpsston, Snow Valley, Vespra Downs subdivision and shall further include any new Municipal Water Systems or extensions to the existing Municipal Water Systems authorized by an Act, By-law or Agreement between the Township or its predecessors, but shall not include any private waterworks which have not been acquired, established, maintained, accepted or operated by the Township or its predecessors.

“Owner” shall mean the assessed owner(s) as identified on the Assessment Roll for taxation purposes, as amended.

“Person” shall mean an individual human being, his/her personal agent, heir, successors and assigns and shall include a corporation with or without share capital.

“Residential Building” shall mean residential building comprised of three (3) or less units and includes any residential unit in a Multi-Residential Building or Commercial Building serviced by a separate meter. These units are treated independently from the commercial building for billing purposes.

“Township” shall mean the Corporation of the Township of Springwater.

“Unit” shall mean an assessed or assessable unit within a Multi-Residential, Commercial or Residential Building and shall include an apartment located within a single family dwelling.

“Water Works” shall mean any works for the collection, production, treatment, storage, supply and distribution of water, or any part of such works, but does not include plumbing or other works to which the Ontario Building Code Act and its regulations apply.

2. General Provisions

- 2.1. This By-law shall apply to all Municipal Water Systems located within the geographical boundaries of the Township.
- 2.2. No person shall lay or cause to be laid any pipe or main to communicate with any pipe or main of a Municipal Water System, or in any way obtain or use the Municipal Water Supply without the written permission of the Township.
- 2.3. Any extensions or connection to a Municipal Water System shall be constructed in accordance with the Township of Springwater Engineering Standards.

- 2.4. No person, being an owner, tenant, occupant or resident of any multi-residential, commercial or residential building supplied with water from the Municipal Water System shall improperly wastewater.
- 2.5. No person, being an owner, tenant, occupant or resident of any apartment, commercial or residential building supplied with water from the Municipal Water System shall, without the written permission of the Director of Public Works, lend, sell or dispose of water, give water away, permit water to be taken or carried away, use or supply water to the use or benefit of another, or to any use and benefit other than the person's own, or increase the supply of water. This shall include the furnishing of water from one building connected to the Municipal Water System to another building.
- 2.6. All pipes, valves, fittings, and other equipment between the watermain and the street line shall remain the property of the Township.
- 2.7. All pipes, valves, fittings and other equipment between the property line and a building shall remain the property of the owner. The owner shall be responsible for the satisfactory operation, cleaning, repairing, replacement, and maintenance of the connection from the property line to the buildings.
- 2.8. The Director of Public Works shall be responsible for the operation and maintenance of all Municipal Water Systems and is authorized to take such measures as are necessary and proper to ensure an adequate and continuous Municipal Water Supply and to safeguard the hygienic purity thereof within the drinking water objective as established by the Safe Drinking Water Act, the Ministry of Environment, or such other approval authority.
- 2.9. The Director of Public Works, or other duly authorized employee, may, in the case of an emergency which may imperil the supply or quality of water, shut off the Municipal Water Supply and take such remedial action as may be necessary. Such remedial action may include limiting or stopping the supply of water in any area or restricting the use of water for any specific purpose.
- 2.10. When the Director of Public Works or other duly authorized employee deems it necessary to limit or shut off the Municipal Water Supply due to an emergency situation, the Township shall not be liable for damages incurred due to such action. Reasonable efforts will be made by the Township to notify the affected owners. The Director of Public Works shall report to Council all such incidents and actions taken as soon as it is practical.
- 2.11. In accordance with Section 449 of the Act, as amended, no proceeding based on nuisance, in connection with the escape of water from water works, shall be commenced against the Township, a member of a municipal council or of a local board, or an officer, employees or agent of a municipality.

3. Requirement for Connection to and Regulation of Municipal Water System

- 3.1. Every owner of a property located within a Municipal Water Area who wishes to connect an existing building to the Municipal Water System shall apply in writing to the Director of Public Works. All applications for connection to the Municipal Water System shall be accompanied by the Connection Fee as stated in the Fees and Charges By-law, as amended.
- 3.2. Every new building constructed on property located within a Municipal Water Area shall be connected to the Municipal Water System, subject to the following:
 - 3.2.1. An application for connection to the Municipal Water System shall be filed with the Director of Public Works prior to the issuance of a building permit; and,
 - 3.2.2. An application shall be accompanied by the Connection Fee as stated in the Fees and Charges By-law, as amended; and,
 - 3.2.3. In addition to the Connection Fee, the owner shall be responsible for the cost of the service connection from the Water Works to the property line, where applicable. An estimate of this cost shall be provided by the Director of Public Works at the time of application and the owner shall deposit said amount with the Township prior to issuance of the connection permit; and,
 - 3.2.4. In the event that the actual cost exceeds the deposit, the owner shall be invoiced for the difference. If payment of said invoice is not received within 90 days, the Director of Finance is authorized to place the outstanding balance on the tax roll to be collected in the same manner as Taxes.
- 3.3. No connection to the Municipal Water System shall be made until:
 - 3.3.1. A permit has been issued by the Director of Public Works. No such permit shall be issued until the Connection Fee and/or deposit as required under this Section is paid to the Township.
 - 3.3.2. In the event that the connection is for a new building, no building permit shall be issued until such time as a connection permit is issued by the Director of Public Works.
 - 3.3.3. Upon connection, no water supply shall be granted until full water meter package is installed and inspected.

- 3.3.4. A Notice to Builders, as set out in Appendix B, shall be provided in every permit package prior to construction. Whereas no builder nor their staff are authorized to operate a curb stop. Should builders require water, the developer shall provide their own water supply, or have a water meter installed, and inspected by the Township.
- 3.4. The Township reserves the right to refuse any application for connection to the Municipal Water System, if the existing system, or portion thereof is at capacity or where any and all excess capacity has been allocated to other properties within the Municipal Water Area. The allocation of excess capacity shall be subject to such policy as Council may establish from time to time.
- 3.5. An owner may apply in writing to Council for an exemption from connection to the Municipal Water System. Council, or a committee designated by Council, shall consider such request and may only grant such an exemption where:
 - 3.5.1. Written approval is received from the Director of Public Works; and,
 - 3.5.2. Written approval is received from the Medical Officer of Health; and/or,
 - 3.5.3. Written approval is received from the Ministry of the Environment or such other approval authority for municipal water systems;

And that in addition to the above noted requirements, an exemption from connection may only be granted when:

- 3.5.4. It has been determined that the Municipal Water System is at capacity, or any excess capacity has been allocated to service other properties within the Municipal Water Area in accordance with Council policy; and,
- 3.5.5. It is anticipated that there is no potential for any future allocation of water capacity which could service the subject property.

And further that an exemption granted under this Section shall not relieve the owner from payment of any minimum Water Rate or any other Waterworks Rate assessed against the subject property.

- 3.6. Notwithstanding Section 3.4, no owner of a property located within a Municipal Water Area and connected to the Municipal Water Supply shall be granted an exemption in order to permanently disconnect from the Municipal Water System.
- 3.7. Every building connected to a Municipal Water System shall have its own individual connection with the exception of a Multi-Residential or Commercial Building which contains multiple units where minimum 25 millimetre dual connection with 19 millimetre wyes may be provided.

- 3.8. Any owner of a building connected, or to be connected to a Municipal Water System shall install, if not already provided, a gate type control valve and backflow preventer on the water service between the wall and floor of the building and the meter. The control valve shall have the capability to be drained and shall be mounted so the valve can be drained when the water supply is shut off. This control valve is in addition to the curb stops located on the service pipe at the property line.
- 3.9. The owner shall be held liable for any damage to the meter or other equipment of the Township which may be willfully caused by the owner, or result from carelessness or negligence on the part of the owner, or on the part of any person acting for or on behalf of the owner and in particular, without limiting the foregoing, for damage occasioned by operating the Township's curb stop in lieu of control valve, for damage due to ground wire attachments and for damage to the meter caused by hot water or steam from the building or frost.
- 3.10. Any owner who desires a change in the location, arrangement, or size of the connection to the Municipal Water System shall apply in writing to the Director of Public Works. The Director of Public Works shall provide a written estimate of the cost of carrying out this change. The owner shall deposit with the Township an amount equal to the estimate value of the works prior to the commencement of the works. In the event that the actual cost exceeds the estimate, the owner shall pay upon demand the difference. If payment is not received within 90 days, the Director of Finance is authorized to place the outstanding balance on the tax roll to be collected in the same manner as taxes.
- 3.11. Where an auxiliary water supply exists in any building connected to a Municipal Water System, an approved backflow protection shall be provided. This requirement shall include the handling of processed waters and waters originating from the Municipal Water System which may have been or may be subjected to deterioration in sanitary quality. Backflow protection devices shall be installed where internal cross connections exist.
- 3.12. Any owner desiring to have the Municipal Water Supply temporarily turned off or on for any reason whatsoever shall apply in writing to the Director of Public Works who may direct that the water be turned on or off.
- 3.13. A Disconnection/Reconnection Fee as stated in the Fees and Charges By-law, as amended, shall be charged by the Township for the turning off or on of the Municipal Water Supply where such action is necessitated by a written request by the owner.
- 3.14. No person shall throw or deposit injurious, noxious, or offensive matter into the Municipal Water System or in any way foul the Municipal Water Supply.
- 3.15. No person shall commit any willful damage, or injury to the water works, pipes or water, or encourage the same to be done.

4. Connection by Properties outside Municipal Water Area

- 4.1. In the event that an owner of property outside of the Municipal Water Area wishes to make an application to connect to the Municipal Water System, the owner shall make an application in the same manner as set out in Section 3 above.
- 4.2. In addition to any Connection Fee as required under Section 3 above, any owner of property outside of the Water Services Area shall also make a capital contribution to the Water Reserve Fund prior to connection to the Water Works. The amount of this capital contribution shall be negotiated between the Township and the owner at the time of connection.
- 4.3. Where an extension of the Municipal Water System is required to service a property outside of the Municipal Water Area, the Township may require an owner to enter into an Agreement to provide for the construction of the Water Works and the payment of all associated costs to extend the system.

5. Water Usage and Restrictions

- 5.1. No person shall willfully let off or discharge water so that the water runs waste or useless out of the Municipal Water System.
- 5.2. The Township reserves the right to turn off the Municipal Water Supply, as deemed necessary, by the Director of Public Works to stop and prevent waste.
- 5.3. Failure to comply with any requirements relative to the protection of a Municipal Water Supply shall be sufficient reason for the immediate discontinuance of water service by the Township until such time as it is determined that the requirements of the Township and the Ontario Building Code Act have been met.
- 5.4. The Director of Public Works may take such measures as it is deemed necessary to regulate or suspend any or all use of water distributed through a hose, or any other attachment, for street, lawn or garden watering, washing of motor vehicles, or for any fountain or object, or for any other similar purpose. A Water Ban Order issued by the Township to suspend lawn watering or any similar purpose shall remain in effect until it has been revoked by the Director of Public Works.
- 5.5. No person shall use water for lawn watering or any similar purpose when a Water Ban Order is in effect.

- 5.6. No person shall water lawns or gardens within the Township of Springwater except when provided in By-law 2009-042 or any subsequent replacement by-laws that may come into force.

6. Meters

- 6.1. The Township shall provide meters for the purpose of measuring the supply of water to any building, subject to the following:
- 6.1.1. Meters shall be required for all new Multi-Residential, Commercial or Residential buildings to be constructed on properties lying within a Municipal Water Area at the cost of the owner. The owner shall pay the applicable fee as stated in the Fees and Charges by-law, as amended, prior to the issuance of the building permit.
 - 6.1.2. Meters shall be required for all existing Multi-Residential, Commercial or Residential Buildings located within a Municipal Water Area, subject to the following:
 - i. Where property was exempted from connection by the former municipality and the owner wishes to connect to the Municipal Water System, meters shall be installed at the expense of the owner. The fee as stated in the Fees and Charges by-law, as amended, shall be due and payable prior to the issuance of the Connection permit and shall be in addition to any Connection fee.
 - ii. Where the Township determines that water meters shall be installed or replaced in existing buildings located within a Municipal Water Area, meters shall be installed or replaced by the Township and the cost will be borne by the Municipality through the Water Reserve Fund. Any replacement meter requested by the owner will be at the cost of the owner.
 - 6.6.1 One (1) meter shall be required for each unit within any Multi-Residential, Commercial or Residential building. The Director of Public Works may waive the requirement for separate meters where, in the opinion of the Director of Public Works, the existing or proposed water service prevents the installation of multiple meters. The waiving of this requirement does not relieve the owner from any minimum water charge which may be assessed against each unit under this By-law.
- 6.2. Interior and exterior meters shall remain the property of the Township and shall not be boxed in such manner as to prohibit the meters from being read, examined or removed.

- 6.3. Exterior meters shall be firmly attached to the wall of the building and shall be mounted so that the top of the meter shall be between 140 and 170 centimetres from the grade level of the wall directly below it.
- 6.4. Interior meters shall be located in a safe and convenient space, free from charge or rent, in a heated room suitable for this purpose, as close as possible to the entrance of the service pipe into the building. The inside meter shall be mounted in such a manner as to be fully braced to prevent movement.
- 6.5. Free access shall be afforded to such meters and their connections for persons authorized by the Township whenever such access is required.
- 6.6. Where the Township has reason to believe that a meter is inoperable and is unable to gain access thereto for inspection and repair:
 - 6.6.1. Written notice shall be sent by registered mail, courier, or personal delivery to the owner. Such notice shall require that access to the subject meter be provided to the Township within twenty-one (21) days of the date of the Notice.
 - 6.6.2. If access is not granted within the said 21 days, the Director of Finance and/or designate, shall shut off the Municipal Water Supply to the subject property.
 - 6.6.3. A Disconnection for Non-Compliance Fee as stated in the Fees and Charges by-law, as amended, shall be charged by the Township.
- 6.7. Where the Municipal Water Supply has been shut off under Section 6.6, the Director of Public Works shall turn on the water supply when the owner has complied with the following conditions:
 - 6.7.1. Access has been provided to the meter for inspection and repair by the Township; and,
 - 6.7.2. The Reconnection fee as stated in the Fees and Charges by-law, as amended, has been paid to the Township.
- 6.8. The owner shall be responsible for the security of the meter and other Township equipment and shall pay the Township the value of such meter and equipment should any damage or loss occur which is, in the opinion of the Director of Public Works, due to circumstances beyond normal wear and tear.
- 6.9. No person other than an authorized employee or agent of the Township shall be permitted to remove, inspect, or repair the meter or other equipment of the Township.

- 6.10. No person shall willfully alter any meter placed on any service pipe or connected therewith, within or outside any building or other place so as to lessen or alter the amount of water registered.
- 6.11. Under this By-law, the testing, flow rates and procedures used to determine Water Meter (all types and sizes) accuracy will be in accordance with the current AWWA Standards.
- 6.12. The Owner, upon written application to the Township, on the prescribed form, may have the Water Meter at this Property tested by the Township to determine if the Water Meter is over-registering. The Owner shall pay to the Township the fee as set out in the Fees and Charges By-law for such testing.
- 6.13. If a Water Meter is found to be over-registering in excess of one and one half percent (1.5%) in favour of the Township, the Township shall credit the Owner's Account and amount equal to such excess percentage of the water rates charged on previous water and wastewater billing which in no case shall exceed twelve months prior to testing of such meter below the minimum water rates fixed by Council.
- 6.14. In the event the accuracy test indicates over-registering by the Water Meter in an amount less than or equal to one and one half percent (1.5%) then no credit shall be applied to the Owner's Account. In addition, the Owner shall pay to the Township all expenses incurred by the Township in removing, replacing, flow monitoring or testing the Water Meter, as set out in the Fee By-law.
- 6.15. No reduction shall be made as provided in Section 6 if the owner or occupant of the building has not complied with the provisions of this by-law.

7. Fire Hydrants

- 7.1. No individual shall connect, cause to be connected, or permit the connection of any plumbing, fixture, fitting, container, or appliance to a Township-owned or private fire hydrant, unless explicitly authorized as specified below. The use of any Township of Springwater hydrants without written approval from the Township is unlawful and prohibited.
- 7.2. No individual shall utilize hydrants connected to any Municipal Water System except under the following conditions:
 - 7.2.1. Employees, agents or volunteer firefighters authorized by the Director of Fire and Emergency Services, or designate; or.
 - 7.2.2. Employees or agents authorized by the Director of Public Works; or,
 - 7.2.3. Individuals who have obtained written permission from the Director of Public Works, ensuring the use of hydrants under direct Township supervision.
 - 7.2.4. Bulk Water – Hydrant Extended Use Permit holders shall abide by the requirements as set out in the permit.

- 7.3. No person shall, without approval of the Director of Public Works or Director of Fire and Emergency Services, willfully open or close any hydrant.
- 7.4. No person shall obstruct fire access to any hydrant, stopcock, chamber, pipe or hydrant by placing on it any building material, rubbish or other obstruction.
- 7.5. The Director of Public Works or the Director of Fire and Emergency Services shall ensure that any accumulation of snow from around all fire hydrants shall be removed as deemed necessary.
- 7.6. Bulk Water – Hydrant Extended Use Permits
 - 7.6.1 An individual may apply for a temporary water supply from a fire hydrant by completing the prescribed application form provided by the Township. Approval is contingent upon the applicant paying all required fees and deposits upfront, as specified in the permit and outlined in the Fees and Charges By-law.
 - 7.6.2 Once an application has been approved for a temporary supply of Water from a fire hydrant, the Township will install a Backflow Preventer, and a temporary Water Meter on the fire hydrant. The supplied Backflow Preventer, and temporary Water Meter shall not be removed or tampered with. Water will only be supplied through the Water Meter. Connection to the fire hydrant and taking of Water from the hydrant except through the temporary Water Meter is not permitted.
 - 7.6.3 The Applicant shall provide a security deposit as set out in the permit and outlined in the Fees and Charges By-law to ensure the safe return and proper working condition of any Backflow Preventer, temporary Water Meter or valve supplied by the Township.
 - 7.6.4 The applicant must agree to cover all monthly charges for water consumption recorded by the water meter, along with the rental fees for the hydrant meter and Backflow Preventer. These costs are detailed in the Fees and Charges By-law and specified in the permit.
 - 7.6.5 The Township may, by issuing a hydrant permit, authorize the use of a specified Township hydrant for a specified time and under specified conditions, including the supervision of such use by the Township. A hydrant permit may, at the discretion of the Township, be suspended for any length of time.

8. Water Charges, Billing and Collection

8.1. Multi Residential Buildings

- 8.1.1. At the end of each month, the Director of Public Works shall read, or cause to be read, all meters connected to Multi-Residential Buildings to determine the amount of water used during the previous month.

- 8.1.2. The Director of Finance and/or designate shall calculate Water Rates to be assessed against each unit in a Multi-Residential Building, in accordance with the fixed monthly rate and consumption charge per cubic metre as set out in Appendix A of this By-law.
- 8.1.3. The Director of Finance and/or designate shall issue monthly bills to the owner of each Multi-Residential Building based on the applicable Water Rates.

8.2. Commercial/Non-Residential Buildings

- 8.2.1. At the end of each month, the Director of Public Works shall read, or cause to be read, all meters connected to Commercial/Non-Residential Buildings to determine the amount of water used during the previous month.
- 8.2.2. The Director of Finance and/or designate shall calculate Water Rates to be assessed against each unit in a Commercial/Non-Residential Building, in accordance with the fixed monthly rate and consumption charge per cubic metre as set out in Appendix A of this By-law.
- 8.2.3. The Director of Finance and/or designate shall issue monthly bills to the owner of each Commercial/Non-Residential Building based on the applicable Water Rates.

8.3. Residential Buildings

- 8.3.1. The Director of Public Works shall read, or cause to be read meters four times per year around February 1, May 1, August 1, and November 1.
- 8.3.2. The Director of Finance and/or designate shall calculate Water Rates to be assessed against each unit in a Residential Building, in accordance with the fixed monthly rate and consumption charge per cubic metre as set out in Appendix A of this By-law.
- 8.3.3. The Director of Finance and/or designate shall issue quarterly bills to the Owner of each Residential Building based on the applicable Water Rates.

8.4. Water bills shall be due and payable not less than fourteen (14) days from the date of billing.

8.5. Water bills shall be payable to the Township of Springwater and may be paid during office hours in person or by mail at Springwater's Administration Centre, 2231 Nursery Road, Minesing ON, L9X 1A8, or in person at most financial institutions, or by telephone and online banking with most financial institutions.

8.6. The Director of Finance and/or designate may offer a Pre-Authorized Debit Plan to owners for the payment of water bills.

8.7. The owner shall pay to the Township upon demand the Water Rates assessed against each unit, subject to the following:

- 8.7.1. An owner may apply, in writing, to the Director of Finance to authorize the billing of Water Rates to a tenant. Said application shall be signed by both the owner and the tenant.
- 8.7.2. An application for the billing of Water Rates to a tenant shall be denied if there is more than one unit serviced by one water meter and where an exemption under Section 6.1.3 has been granted with respect to separate water meters.
- 8.7.3. An owner who has opted to have Water Rates billed directly to a tenant, is not relieved from the financial responsibility of said charges should a tenant default.
- 8.8.** The Director of Finance and/or designate shall impose an interest charge of 1.25% per month on the first day of the calendar month on any unpaid balances.
- 8.9.** If a water account remains unpaid for a period of at least ninety (90) days:
 - 8.9.1 The Director of Finance shall notify the bill recipient by mail that the water account has an amount owing that is at least ninety (90) days past due.
 - 8.9.2 The notice shall provide the bill recipient with thirty (30) days from the date of the notice to make suitable arrangements for payment of the account.
 - 8.9.3 If the bill recipient fails to pay the account or make suitable arrangements for the payment thereof within the thirty (30) days, the Director of Finance may add the water balance to the tax roll to be collected in the same manner as property taxes, accompanied by the fee to add an unpaid balance to the property tax roll, as stated in the Fees and Charges By-law, as amended, with no further notice.
 - 8.9.4 If an owner has opted to direct bills to the tenant, a notice shall be provided to the owner to advise of any balance and/or fee added to the property tax roll.
- 8.10.** Where the property has changed ownership and the previous owner has not paid their outstanding water bills, all outstanding charges for the supply of water services will be added to the tax roll of the property to which the service was supplied as per Section 398(2) of the Act and collected in the same manner as municipal taxes.
- 8.11.** Where a billing error has resulted in over-billing, the account shall be credited with an amount equal to any overpayment during the twelve-month (12) period preceding the discovery of the error by the Township. Where a property has changed ownership during the twelve-month (12) period, the Township shall make every reasonable effort to locate and refund any applicable credit to the previous owner.

8.12. Where a billing error has resulted in under-billing, the account shall be charged an amount equal to any underpayment during the twenty-four (24) month period preceding the discovery of the error by the Township. Where a property has changed ownership during the twenty-four month period, the water shall only be charged the amount attributable to the current owner.

8.13. For the purpose of calculating the Water Rates under this By-law, 220 gallons equals 1 cubic metre.

9. Offences and Penalties

9.1. Every person who:

9.1.1. Willfully hinders or interrupts, or causes or procures to be hindered or interrupted, the Township, its officers, contractors, agents, servants or workers in the exercise of any of the powers conferred under this By-law, the Municipal Act or Safe Drinking Water Act; or,

9.1.2. Who contravenes any provision of this By-law is guilty of an offence and is subject to a penalty pursuant to the Provincial Offences Act, R.S.O. 1990, Chapter P.33, as amended.

9.2. The conviction of an offender upon the breach of any provisions of this By-law shall not operate as a bar to a prosecution against the same offender upon any continued or subsequent breach of any provision.

10. Miscellaneous

10.1. If any court of competent jurisdiction finds that any of the provisions of this By-law are ultra vires the jurisdiction of Council, or are invalid for any reason, such provisions shall be deemed to be severable and shall not invalidate any of the other provisions of the By-law which shall remain in full force and effect.

10.2. If any provisions of this By-law is inconsistent with the Municipal Act, Safe Drinking Water Act, or any other Act, the provisions of the applicable Act shall prevail.

10.3. Where the context permits, words importing the singular also include more than one persons, parties or things of the same kinds.

10.4. That this By-law may be cited as the "Water Regulation and Rating By-law".

11. Repeal

11.1. That By-law 2023-127 and all amending by-laws are hereby repealed effective April 16, 2025.

12. Enactment

12.1. That this By-law shall take force and such rates are effective April 16, 2025.

Read a First, Second and Third Time and Finally Passed this 16th day of April, 2025.

Original Signed By,

Jennifer Coughlin, Mayor

Jennifer Marshall, Clerk

The Corporation of the Township of Springwater
By-law 2025-033

Appendix “A” – Water Rates & Fees Schedule

Fixed Monthly Fee										
Rate Structure	2024 Rates		2025 Rates		2026 Rates		2027 Rates		2028 Rates	
	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential
Fixed Monthly Fee	\$20.39	\$34.00	\$21.21	\$35.36	\$22.06	\$36.77	\$22.94	\$38.24	\$23.86	\$39.77
Consumption Rate (per m³/month)										
Rate Structure	2024 Rates		2025 Rates		2026 Rates		2027 Rates		2028 Rates	
Consumption Rate (per m³, per month)	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential	Residential	Commercial/ Non-Residential
0-15 m³/mth	\$1.87	\$1.87	\$1.94	\$1.94	\$2.02	\$2.02	\$2.10	\$2.10	\$2.18	\$2.18
16-30 m³/mth	\$1.97	\$1.97	\$2.05	\$2.05	\$2.13	\$2.13	\$2.22	\$2.22	\$2.31	\$2.31
31-45 m³/mth	\$2.45	\$2.45	\$2.55	\$2.55	\$2.65	\$2.65	\$2.76	\$2.76	\$2.87	\$2.87
45 + m³/mth	\$3.43	\$3.43	\$3.57	\$3.57	\$3.71	\$3.71	\$3.86	\$3.86	\$4.01	\$4.01

Note: If more than 1 unit is serviced by a single meter, the consumption levels shall be multiplied by the number of units to calculate the consumption level. For example, a building with two units serviced by one meter would pay the lowest rate for up to 30 cubic metres of consumption, or 15 cubic metres * 2 units.

NOTICE TO BUILDERS

WATER SUPPLY TO CONSTRUCTION PROPERTIES TO BE TURNED OFF AT CURB STOP

Effective immediately, all curb stops are to be turned off and remain closed. Builders nor their staff are authorized to operate the curb stops.

Should Builders require water, the Township has included two options below:

1. Builder to provide their own water.
2. Builder may access Township water with a water meter:
 - i. Water meter must be purchased by Builder from **WAMCO**.
 - ii. Builder to have water meter installed.
 - iii. Water meter to be inspected by **Township Building Department**.
 - iv. Once approved, Building Department to notify **Township IOS Department** to arrange for water to be turned on*.
 - v. Builder to be billed for consumption until property has closed.

Please note, Builders are **not authorized to operate curb stop valves.*

WAMCO: Todd Hunter, (705) 734-3535, thunter@wamco.ca

Building Department: Darren Verstraten, Chief Building Official,
darren.verstraten@springwater.ca

IOS Department: Erin Moriarty, Support Assistant,
erin.moriarty@springwater.ca

Your cooperation with these changes is greatly appreciated.