

THE CITY OF ROSSLAND REQUEST FOR COUNCIL DECISION

DATE : March 1, 2011
TOPIC : Water Rates for 2011
PROPOSAL : First, Second and Third Reading of Bylaw chosen.
PROPOSED BY : City Manager/Staff

SUMMARY:

The Committee of the Whole approved the following recommendation on March 7, 2011:

The Committee recommends to Council that the 2010 unmetered water rate be adjusted from \$357 to \$387 applicable for the year 2011 and the metered water rate be adjusted as follows: ranges of usage and rates: 0-30 m³=\$0.52; 31-100m³=\$0.60; & 101m³>=\$0.75. plus a flat charge of \$201 and all other ratepayer classification rates to be adjusted proportionately to the single family dwelling flat rate structure.

Staff are recommending Option 7, presented in the attached report. The proposed Bylaw No. 2503 also incorporates mandatory installation of water meters by December 31, 2011 replacing Policy 440.

STAFF RECOMMENDATION: Please refer to the attached Bylaws for Options.

Council chooses one of the following three options and gives the first three readings of the water rate structure bylaw chosen;

Option 7: Staff recommends to Council this option over Option 4 and 5

Option 4:

Option 5:

OPTIONS AND ALTERNATIVES: Please refer to the attached staff report for each option for the details of the proposal.

Option 1: *Council uses the proposed 2012 rate structure as information for 2012 proposed rate increase:* The ratepayers have information on the proposed rate increase and the expected annual charge based on the volume of water used and an annual flat customer charge.

Option 2: *Approval of a Flat Rate Water Charge with an incentive rate to encourage the installation of meters.* A higher flat rate is proposed for those who have not installed water meters and within the rate structure a credit is granted if the water meter is installed on or before May 31, 2011.

Option 3: *A new rate structure is implemented for 2011 and onwards.* A volume based rate structure plus a flat annual customer charge is implemented. For ratepayers who have not installed a water meter a substantial increase in flat water rate is implemented.

Option 4: *The 2010 flat water rate is adjusted along with adjustments to the 2010 volume based rate.* During the changeover year, this rate structure protects the water utility from incurring deficit.

Option 5: *Water rate structure staff report is received.* There is no change in water rate for 2011. The staff report is for information on setting future water rate structure.

Option 6: *A seasonal water rate pricing structure can be implemented.* A four season block rate structure can be utilized to manage usage and demands in the water system.

Option 7: *Council adjusts the 2011 flat rate charge for non-metered ratepayers from \$357 to \$387 emphasizing that the ratepayers have a reduction in fixed rate from \$387 to \$201 when the meter is installed. The following block rate structure is applicable for the 2011 metered water.*

BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:

The benefits and negative aspects are outlined within each of the proposals presented in the Staff Report. The key risk to the utility in any rate structure consideration is that it must generate enough revenue to meet the services. A flat rate structure provides the greatest revenue security for a small utility which has very little fluctuation in the basic cost structure.

COSTS AND BUDGET IMPACTS – REVENUE GENERATION:

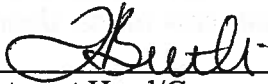
The future revenue requirement of the water utility is projected at \$595,000, based on the existing operations as presented in the attached schedules in the staff report. An annual flat charge of \$113 is proposed for 2012 plus a unit (within a water metered building) flat charge of \$24.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

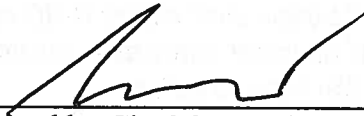
Council must impose a fee or charge by Bylaw. A Council may base the fee on any factors specified in the bylaw and establish different rates or levels of fees in relation to different factors. The City must make available to the public a report respecting how a fee was imposed and determined. The attached staff report complies with this legislative requirement.

STRATEGIC PLAN/OCP/SSP IMPLICATIONS

OCP projects a vision of the Community the development of lands. Increased water infrastructure may be required as lands are developed. SSP emphasizes the protection and conservation of water resources. The strategic plan proposed to achieve 90% compliance with water meters by the end of 2011.



Department Head/Corporate Officer



Reviewed by City Manager/CAO



THE CORPORATION OF THE CITY OF ROSSLAND
MEMORANDUM

TO: Mayor and Councillors

FILE: 1645.20/2011

PC: Management

DATE: March 8, 2011

FROM: Victor Kumar CAO/City Manager

SUBJECT: Subsequent to the Committee of the Whole Recommendation on the 2011 Water Rate Structure

Background

The Committee of the Whole discussed at length the Staff Report on the 2011-2012 Water Utility Rate Structure and recommended the following option to Council for approval:

Option 4: *The Committee recommends to Council that the 2010 unmetered water rate be adjusted from \$357 to \$387 applicable for the year 2011 and the metered water rate be adjusted as follows: ranges of usage and rates: 0-30 m³=\$0.52; 31-100m³=\$0.60; & 101m³>= \$0.75. plus a flat charge of \$201 and all other ratepayer classification rates to be adjusted proportionately to the single family dwelling flat rate structure.*

In approving the foregoing recommendation, the Committee brought a number of issues that are of relevance and need to be addressed before the foregoing rates are finalized into a rate structure bylaw for Council consideration.

Issues for consideration:

- Reducing water usage block range and its impact on the revenue;
- Expected revenue increase from the proposed rate increase;
- Reducing the block rate structure;
- Water meter installation incentive.

Issues Discussion:

Reducing water usage block range and its impact on the revenue: Reducing the water usage block range of consumption from 0-30m³ to 0-15³ with increments of 15m³ thereafter would work for the majority of the residential and medium sized commercial water ratepayers. An additional water usage block range for large commercial users could be added including a flat facilities charge. A flat facilities charge is utilized where the volume based rate structure makes these types of businesses and others, uncompetitive to operate in Rossland (example: hotels, restaurants, large apartment buildings). Facilities charge would take into consideration peak demands and its impact on the water treatment plant and other infrastructure that are required to support of these commercial operations.

At the present time not enough data is available on the users to structure a facilities charge flat rate. The revised water usage block structure is as follows:

		2011 Monthly Cubic Meter Rate				
All classifications	0-15m ³	16-30m ³	31-45m ³	46-60m ³	61-200m ³ >	
	\$ 0.15	\$ 0.25	\$ 0.35	\$ 0.40	\$ 0.50	
Large users	201-300m ³	301-400m ³	401-500m ³	501-600m ³	601m ³ >	
	\$ 0.60	\$ 0.80	\$ 1.00	\$ 1.25	\$ 1.50	

The current data is not sufficient to predict the impact on the revenue. With 18% of the total consumption being measured, the impact on revenue is at best a guess work and unreliable.

The next spreadsheet reveals the weakness in predicting a metered rate structure when only 2% of the entire water utility revenue is derived from meters. 98% of the entire utility revenue is derived from fixed/flat rate. The water utility is heavily reliant on revenues from fixed flat water charge. *Expected revenue increase from the proposed 2011 flat rate increase:* With almost two-thirds of ratepayers still unmetered, an assumption can be made on the numbers of meters that might be issued in the forth coming months. The proposed increase to the flat rate is \$30 for the entire year. It is the expectation that the majority of the flat rate water ratepayers would have installed water meter by the end of October 2011. Hence the flat/fixed rate would change from \$387 to \$201 or a decrease of \$186. The sooner the water meter is installed the ratepayer enters a different rate classification from a fixed/flat rate to a fixed rate and volume charge rate. This in itself is sufficient incentive to switch from the flat rate to metered rate with a fixed charge. There is a decrease of 48% in the fixed rate. This incentive was overlooked in the staff presentation on March 7, 2011 and specifically not emphasized in the schedules attached to the previous staff report. The biggest challenge lies in setting a metered block rate structure when the fixed rate continues to dominate the revenue of the utility. *Reducing the block rate structure:* The committee accepted the staff recommendation on the 2011 block rate structure with some reservation of its impact on the ratepayers. The proposed rate structure is based on average estimates of consumption and has its weaknesses. It appears to work on the spread sheet, however, it's real impact is uncertain since the metered water contributes only 2% of the revenue. Hence, any block rate structure simply will be based on estimates that might not be practical in 2011. The revenue from the existing volume rate structure is practically insignificant compared to the revenue derived from the flat/fixed rate.

Perhaps to avoid a rate shock during the year of the change, a middle point of the 2010 and the proposed 2011 metered rate structure combined with reduction in the fixed rate of \$186 is sufficient incentive to install meters as soon as possible.

	2010 Revenue		2010 Block Rate Structure		
	Summary \$	% of Rev	0-30m3	31-100m3	101>m3
Residential Fixed rate	134,896	25%	\$ 0.20	\$ 0.35	\$ 0.60
Residential Flat rate	366,032	68%			
	500,928	92%			
Residential metered	-	0%			
	500,928	92%			
Commercial Fixed Rate	22,176	4%			
Commercial Flat rate	6,236	1%			
	28,412	5%			
Metered revenue	12,911	2%			
	41,323	8%			
Revenue Base Operations	542,251	100%			

C.O.W '2011 Block Rate Structure Proposal			
0-30m3	31-100m3	101>m3	
\$ 0.52	\$ 0.60	\$ 0.75	

Mid Range '2011 Block Rate Structure Proposal			
0-30m3	31-100m3	101>m3	
\$ 0.25	\$ 0.40	\$ 0.60	

Based on the foregoing discussion on the issues, Council is provided with an additional option for consideration along with the three options included in the proposed Bylaw No. 2503.

Option 7: Council adjusts the 2011 flat rate charge for non-metered ratepayers from \$357 to \$387 emphasizing that the ratepayers have a reduction in fixed rate from \$387 to \$201 when the meter is installed. The following block rate structure is applicable for the 2011 metered water

Mid Range '2011 Block Rate Structure Proposal		
0-30m3	31-100m3	101>m3
\$ 0.25	\$ 0.40	\$ 0.60

This Option addresses the incentive to install meters by obtaining an immediate credit of \$186 or a monthly reduction from \$32.25 to \$16.75 for the Single Family Dwelling. The reduction is based on the proposed 2011 flat rate. The single family dwelling is the largest ratepayer classification that has so far installed just over 36% of the water meters. The block rate structure is adjusted upward by 5 cents per cubic meter for the first two categories and the third category remains the same as was in 2010.

The risk of this proposal is the potential decline in revenues from the flat charge with the potential for a deficit in the water utility. The revenue decline is expected to be gradual and depends upon the out going meters and the switch from the fixed flat rate charge to the fixed rate and volume charge structure.

REVENUE GENERATION AND BUDGET IMPACT

The following spread sheet summarizes the revenue implications based on the outgoing of meters commencing in April.

	2010	2011 Proposal	2010 Revenue	2011 Expected	Net Change
Flat Charge: SFD	357	387	500928	531686	30758
Flat Charge: metered SFD	201	201	134,896	134,896	
Flat Charge convert SFD			201,603	201,603	
Revenue after conversion to meters			336,499	336,499	
Recovery required from meters			164,429	195,187	
Existing recovery thru meters			12911	12911	
Net Recovery reqd from meters			151,518	182,276	
Volume rate per cubic meter			\$ 0.214	\$ 0.258	

Estimated Outgoing meters from City Hall to Ratepayers-SFD	Month Count	# of meters Out 2011 Expectation	2011 Monthly \$ 32.25 Rate	2011 Monthly \$ 16.75 Rate	Net change in Revenue Decrease
Jan to March Flat Charge; SFD	3		\$ 96,750		
Reduction in Expected Revenue:					
April	8	50	\$ 12,900	\$ 6,700	\$ 6,200
May	7	100	\$ 22,575	\$ 11,725	\$ 10,850
June	6	150	\$ 29,025	\$ 15,075	\$ 13,950
July	5	200	\$ 32,250	\$ 16,750	\$ 15,500
August	4	300	\$ 38,700	\$ 20,100	\$ 18,600
September	3	100	\$ 9,675	\$ 5,025	\$ 4,650
Oct	2	50	\$ 3,225	\$ 1,675	\$ 1,550
		950		\$ 77,050	\$ 71,300
January to December:	12	50	\$ 19,350		
Meters to install by the end of Dec.2011		1000			

Expected Increase in volumetric rate per cubic meter of decrease in revenue from flat to metered	\$ 0.10
2011` Middle Range Rate Structure with Incentive	
0-30m3	\$ 0.25
31-100m3	\$ 0.40
101>m3	\$ 0.60
All classifications	

The foregoing is a very speculative spreadsheet predicting the outgoing of meters from City Hall by each month and the impact on the revenue changing from a flat monthly charge of \$32.25(proposed for 2011 or \$29.75 for 2010) to \$16.75 after the meter installation. If the foregoing estimate of outgoing meters is realized, the potential exists for the water utility revenue to decrease by \$71,300 or \$59,000 based on 2010 flat rate structure. The decrease would have to be recovered by volumetric charge. This is based on an estimated 700,000 cubic meters that would be metered by the end of 2011.

It is unlikely that revenue projections can be established with any greater certainty during the changeover from a flat rate charge to a fixed rate and a volume rate charge. One complete year of operating with meters would establish the usage data. This would be utilized to structure a realistic water rate charge by volume.

Respectfully submitted



THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2503

A BYLAW TO ESTABLISH WATER SERVICE RATES

WHEREAS section 194 of the *Community Charter* (RS Chapter 26) authorizes the Council of the City of Rossland to establish a scale of charges payable for the treatment, distribution and sale of water, and

WHEREAS the Council of the City of Rossland has adopted a policy pursuant to which water services shall be provided on a user-pay basis,

NOW THEREFORE the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

SHORT TITLE

1. (1) This Bylaw may be cited as the "**WATER RATE BYLAW (2011)**"

DEFINITIONS

2. (1) In this Bylaw, unless the context otherwise requires:

"Private Water Service" shall mean a water line which serves a single service connection from the point where the line ends or enters a building to the curb stop (water shut off valve).

"Municipal Water Line" shall mean any water line, including but not limited to a main trunk line or an individual service line, that is not a *Private Water Service* line as defined in this section and shall include those water lines that traverse private property for which the City of Rossland holds an easement.

"Property" shall include a parcel of land held in fee simple or under strata title.

"Residential Dwelling Unit" shall mean a self-contained dwelling, consisting of one or more rooms forming a single unit that is used or intended to be used as a residence and contains cooking, eating, sleeping and sanitary facilities (including manufactured homes and mobile homes) either as a single family home or part of a multi-family building, not including those dwellings defined as a secondary suite.

"Secondary Suite" shall mean a self-contained, accessory dwelling unit located within a single detached dwelling or in an accessory building. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include townhouses, duplex housing or apartment housing.

"Senior Citizen" shall mean an individual 65 years of age or older.

- (2) For the purpose of this Bylaw, the City of Rossland shall be deemed to be the owner of all Municipal Water Lines, and shall have the duties, responsibilities and liabilities associated with the ownership of an asset.
- (3) For the purposes of this Bylaw, every ratepayer, unless otherwise exempt, must install a water meter and remote reader by December 31, 2011 and the following rates shall apply.

USER RATES

- 3. (1) The 2011 user rates for treatment, distribution and sale of water shall be those established in Schedule "A" attached to and forming part of this Bylaw.
- (2) The 2011 rates for the installation of new water services or maintenance to private water services shall be those established in Schedule "B" attached to and forming part of this Bylaw.
- (3) In the event of non-payment of any rates or charges invoiced pursuant to this Bylaw, any outstanding balance shall be collected pursuant to section 258 of the *Community Charter*.

ENACTMENT

- 4. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) Bylaw #2433 and amendments thereto are hereby repealed.
- (3) This Bylaw shall come into full force and effect upon the adoption thereof.

READ A FIRST TIME	this day of March, 2011
READ A SECOND TIME	this day of March, 2011
READ A THIRD TIME	this day of March, 2011
RECONSIDERED AND FINALLY ADOPTED	this day of March, 2011

Mayor

City Clerk

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2503**SCHEDULE "A"****USER FEES FOR WATER SERVICE**

1. Fixed residential flat rate:
 - (a) Single family residential - \$387.00 per year (flat rate).
 - (b) Multi-unit residential (2 or more units per building) - 70% of the flat rate per unit per year.
 - (b) 'Non-profit' multi-unit residential (2 or more units per building) - 50% of the flat rate per unit per year.
 - (c) Residential secondary suites (forming part of a single family unit) – 25% of the flat rate per unit per year

2. Fixed rate non-residential service:
 - (a) for a 13 mm water service or less:
\$387.00 per year
 - (b) for a 19 mm water service or less:
\$662.00 per year
 - (c) for a 25 mm water service:
\$1,178.00 per year

3. Metered residential and non-residential base rates:
 - (a) Single family residential or single unit non-residential - \$16.75 per month (base water charge) plus consumption.
 - (b) Multi-unit residential or multi-unit non-residential (2 or more units per building) - 70% of the base water charge per month per unit plus consumption.
 - (c) 'Non-profit' multi-unit residential or multi-unit non-residential (2 or more units per building) - 50% of the metered base water charge per month per unit plus consumption.
 - (d) Residential secondary suites – 25% of the metered base water charge per month (no consumption charge)

4. Metered residential and non-residential consumption rates (per unit):

\$0.25 for the first 30 m³ consumed in each billing month.

\$0.40 for each additional m³ in excess of the first 30 m³ consumed in each billing month.

\$0.60 for each additional m³ in excess of the first 100 m³ consumed in each billing month.

** Consumption rates are in addition to the base rates.

5. Hydrant Use:

Bulk water hydrant use shall be charged at \$50.00 per day.

6. Senior Citizen Allowance:

Residential dwelling units, used as the principal residence of a Senior Citizen, shall be eligible for a senior's allowance of \$20.00 per unit for the year in which the user rate is invoiced and this allowance applies to both metered and non-metered accounts.

7. Late Payment Penalty:

Non-metered accounts: A penalty of 15% (fifteen percent) shall be imposed upon the balance that is unpaid after 30 days from the billing date.

Metered accounts: A penalty of 2.2% (two point two percent) per month shall be imposed upon the balance that is unpaid after the last business day of the current month.

8. Arrears:

A water service account balance which remains unpaid on December 31 in any year, including an account relating to service work as defined in this schedule, shall be transferred to the tax account of the property being serviced by such water service account on that date.

9. Refunds:

Service fees invoiced and paid pursuant to sections 1 to 4 inclusive of this schedule shall not be refunded.

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2503

SCHEDULE "B"

NEW WATER SERVICE OR WATER SERVICE MAINTENANCE FEES

1. New Water Service or Water Service Maintenance fees:
 - (a) The charge for the installation of a new water service or any maintenance work performed on a private water service by the City shall include the cost of labour, materials, and equipment plus an overhead charge for the actual costs incurred in the work.
 - (b) Where the City is requested to provide service work outside of regular working hours, being Monday to Friday, 7:00 AM to 3:30 PM, except statutory holidays, a basic call out charge shall be invoiced in addition to all other charges defined in this section.
 - (c) A deposit may be required prior to the commencement of the work.
 - (d) The City shall not perform service work on a private water service, unless the owner or a person acting on behalf of the owner has first signed an authorization as prescribed by the City.

2. All fees in this schedule are subject to federal and provincial taxes as required.

THE CORPORATION OF THE CITY OF ROSSLAND

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WHEREAS section 194 of the *Community Charter* (RS Chapter 26) authorizes the Council of the City of Rossland to establish a scale of charges payable for the treatment, distribution and sale of water, and

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"Property" shall include a parcel of land held in fee simple or under strata title.

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"Senior Citizen" shall mean an individual 65 years of age or older.

- (2) For the purpose of this Bylaw, the City of Rossland shall be deemed to be the owner of all Municipal Water Lines, and shall have the duties, responsibilities and liabilities associated with the ownership of an asset.
- (3) For the purposes of this Bylaw, every ratepayer, unless otherwise exempt, must install a water meter and remote reader by December 31, 2011 and the following rates shall apply.

USER RATES

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ENACTMENT

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- (3) For the purposes of this Bylaw, every ratepayer, unless otherwise exempt, must install a water meter and remote reader by December 31, 2011 and the following rates shall apply.

USER RATES

- 3. (1) The 2011 user rates for treatment, distribution and sale of water shall be those established in Schedule "A" attached to and forming part of this Bylaw.
- (2) The 2011 rates for the installation of new water services or maintenance to private water services shall be those established in Schedule "B" attached to and forming part of this Bylaw.
- (3) In the event of non-payment of any rates or charges invoiced pursuant to this Bylaw, any outstanding balance shall be collected pursuant to section 258 of the *Community Charter*.

ENACTMENT

- 4. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) Bylaw #2433 and amendments thereto are hereby repealed.
- (3) This Bylaw shall come into full force and effect upon the adoption thereof.

READ A FIRST TIME	this day of March, 2011
READ A SECOND TIME	this day of March, 2011
READ A THIRD TIME	this day of March, 2011
RECONSIDERED AND FINALLY ADOPTED	this day of March, 2011

Mayor

City Clerk

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2503

SCHEDULE "A"

USER FEES FOR WATER SERVICE

1. Fixed residential flat rate:
 - (a) Single family residential - \$357.00 per year (flat rate).
 - (b) Multi-unit residential (2 or more units per building) - 70% of the flat rate per unit per year.
 - (b) 'Non-profit' multi-unit residential (2 or more units per building) - 50% of the flat rate per unit per year.
 - (c) Residential secondary suites (forming part of a single family unit) – 25% of the flat rate per unit per year

2. Fixed rate non-residential service:
 - (a) for a 13 mm water service or less:
\$357.00 per year
 - (b) for a 19 mm water service or less:
\$611.00 per year
 - (c) for a 25 mm water service:
\$1,087.00 per year

3. Metered residential and non-residential base rates:
 - (a) Single family residential or single unit non-residential - \$16.75 per month (base water charge) plus consumption.
 - (b) Multi-unit residential or multi-unit non-residential (2 or more units per building) - 70% of the base water charge per month per unit plus consumption.
 - (c) 'Non-profit' multi-unit residential or multi-unit non-residential (2 or more units per building) - 50% of the metered base water charge per month per unit plus consumption.
 - (d) Residential secondary suites – 25% of the metered base water charge per month (no consumption charge)

4. Metered residential and non-residential consumption rates (per unit):

\$0.20 for the first 30 m³ consumed in each billing month.

\$0.35 for each additional m³ in excess of the first 30 m³ consumed in each billing month.

\$0.60 for each additional m³ in excess of the first 100 m³ consumed in each billing month.

** Consumption rates are in addition to the base rates.

5. Hydrant Use:

Bulk water hydrant use shall be charged at \$50.00 per day.

6. Senior Citizen Allowance:

Residential dwelling units, used as the principal residence of a Senior Citizen, shall be eligible for a senior's allowance of \$20.00 per unit for the year in which the user rate is invoiced and this allowance applies to both metered and non-metered accounts.

7. Late Payment Penalty:

Non-metered accounts: A penalty of 15% (fifteen percent) shall be imposed upon the balance that is unpaid after 30 days from the billing date.

Metered accounts: A penalty of 2.2% (two point two percent) per month shall be imposed upon the balance that is unpaid after the last business day of the current month.

8. Arrears:

A water service account balance which remains unpaid on December 31 in any year, including an account relating to service work as defined in this schedule, shall be transferred to the tax account of the property being serviced by such water service account on that date.

9. Refunds:

Service fees invoiced and paid pursuant to sections 1 to 4 inclusive of this schedule shall not be refunded.

THE CORPORATION OF THE CITY OF ROSSLAND

BYLAW #2503

SCHEDULE "B"

NEW WATER SERVICE OR WATER SERVICE MAINTENANCE FEES

1. New Water Service or Water Service Maintenance fees:
 - (a) The charge for the installation of a new water service or any maintenance work performed on a private water service by the City shall include the cost of labour, materials, and equipment plus an overhead charge for the actual costs incurred in the work.
 - (b) Where the City is requested to provide service work outside of regular working hours, being Monday to Friday, 7:00 AM to 3:30 PM, except statutory holidays, a basic call out charge shall be invoiced in addition to all other charges defined in this section.
 - (c) A deposit may be required prior to the commencement of the work.
 - (d) The City shall not perform service work on a private water service, unless the owner or a person acting on behalf of the owner has first signed an authorization as prescribed by the City.

2. All fees in this schedule are subject to federal and provincial taxes as required.



Policy Title: Residential Water Conservation Incentive Program **Policy #: 0440**

Section: LICENSING & PUBLIC WORKS

Initially Approved: May 25, 2009

Last Reviewed:

Scheduled to be Reviewed; May 25, 2010

POLICY

It is the policy of Council to offer three year water meter and low flush toilet subsidy programs as incentives to promote water conservation and to have the ability to track water flows.

POLICY BACKGROUND:

Studies have shown that once meters are installed in a municipality water consumption can be expected to decrease from 10-15%. This means that less water needs to be treated and less wastewater is sent to the regional wastewater treatment plant; saving tax money through decreased infrastructure costs. In addition, less water extracted from the streams in our watershed will ensure the long-term health of our environment. With the signing of the Climate Action Charter and with consideration of the Strategic Sustainability Plan and the Official Community Plan, Council has taken the initiative to implement this water conservation incentive program.

POLICY GOAL:

It is the goal of this policy to use funding from the Operating Budget and the Community Works Fund - Gas Tax Grant to assist single family residences and strata units to install water meters by December 31, 2011 and to have older homes in Rossland convert to low flush toilets. This will allow residents to pay only for the water they use; promoting water conservation, and better tracking and measuring of water usage across the City.

POLICY OBJECTIVES

Water Meters

- The City will provide one water meter, remote reader and wire to each single detached residence or strata unit in Rossland (as per definitions in City of Rossland Zoning Bylaw #1912).

- New homes receiving occupancy permit after the adoption of this policy are not eligible for the free water metering equipment as this is a bylaw requirement under the Water Service Bylaw.
- The City does not cover the cost of installing the meter.
- The home owner must install the meter and then have it inspected by the City within 6 months of receipt or the owner will be billed for the cost of the water meter, remote reader and wire.
- The remote reader unit must be installed in a location physically accessible to Public Works Staff during all seasons.
- Following the three year incentive program period, penalties will apply to properties that are not metered.
- The program does not apply to properties zoned commercial or multi-family.

Low Flush Toilets

- Owners of the following property types who are eligible for the Provincial Home-owner grant may receive a rebate:
 - Single detached
 - Duplex
 - Multiple Family
 - Dwelling unit in conjunction with a commercial use
- Applicant must provide proof of residency.
- \$50 rebate for one toilet per residence only.
- Original receipt required.
- Toilets must use 6 litres or less of water per flush.
- Rebates may be applied to the utility or property tax account or refunded in the form of a cheque.
- New homes receiving occupancy permit after the adoption of this policy are not eligible for the toilet rebate.
- Toilets purchased before April 28, 2008 are not eligible for rebate.
- The rebate will be available until December 31, 2011