

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2025-009

BEING a by-law for fixing rates for the supply of water and wastewater services.

WHEREAS the *Municipal Act, 2001*, c. 25, s. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25, s. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the *Municipal Act, 2001*, c. 25, s.11 provides that a municipality may pass by-laws respecting matters within the sphere of public utilities;

AND WHEREAS the *Municipal Act, 2001*, c.25, s. 326 (1) authorizes the council of a local municipality, in authorizing the installation of special services, to pass a by-law to identify a special service and determine which of the costs are related to that special service;

AND WHEREAS the *Municipal Act, 2001* c. 25, s. 326 (4) authorizes the council of a local municipality, in authorizing the installation of special services, to levy a special local municipal levy upon owners or occupants of land who derive or will or may derive a benefit, to pay all or such portion of the capital costs as the by-law may specify;

AND WHEREAS the *Municipal Act, 2001*, c. 25, s. 391, authorizes Council to pass a by-law imposing fees or charges for services or activities provided and for costs payable by it for services or activities provided and for use of its property;

AND WHEREAS the *Municipal Act, 2001*, c. 25, s. 398 states that the Treasurer of a local municipality may add fees and charges imposed by the municipality to the tax roll for the property in the local municipality and collect them in the same manner as municipal taxes and, in the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied and, in all other cases, any property for which all of the owners are responsible for paying the fees and charges.

NOW THEREFORE Council of the Corporation of the Township of South Stormont enacts as follows:

Definitions

1.

- a) "building" shall mean any structure used or intended for sheltering any use or occupancy. The word "building" shall include the whole of such structure or part thereof and shall include any building types as regulated by the *Ontario Building Code Act*, R.S.O. 1992, c.23.

- b) "commercial" shall mean any commercial use permitted the zoning by-law of the municipality and any amendments thereto.
 - c) "dwelling unit" shall mean one or more rooms designated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and in which separate cooking, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building. This shall not include a mobile home, park model trailer, recreational vehicle, hotel, motel or boarding house.
 - d) "industrial" shall mean a use for or in connection with manufacturing, producing, processing, storing or distributing something and research or development in connection with manufacturing, producing or processing something and as permitted in the zoning by-law of the municipality and any amendments thereto.
 - e) "multiple dwelling" shall mean a dwelling in which there are two or more dwelling units.
 - f) "municipality" shall mean the Corporation of the Township of South Stormont.
2. The rates, as set out in Schedule "A" attached hereto and forming part of this by-law, are hereby adopted and shall be in effect as noted on the Schedule.
 3. Flat-rate water billings shall be billed quarterly, in March, June, September and December, and shall be due and payable no less than thirty (30) days after the date of mailing.
 4. Metered residential water billings shall be billed quarterly, in March, June, September and December, and shall be due and payable no less than thirty (30) days after the date of mailing.
 5. Metered industrial users with an annual consumption in excess of six thousand (6,000) cubic meters shall be billed monthly and shall be due and payable no less than thirty (30) days after the date of mailing.
 6. The remaining metered industrial, commercial and institutional users shall be billed quarterly, March, June, September and December, and shall be due and payable no less than thirty (30) days after the date of mailing.
 7. A surcharge of ten percent (10%) shall be added to the current bill if payment is not received on or before the due date.

8. Property owners may sign up to receive their utility invoices via e-mail (e-billing).
9. Invoices are payable, in Canadian currency, by cash, cheque or debit.
10. Payments may be made in person at the municipal office, by mail, telephone/internet banking and at most financial institutions (a transaction fee may be applicable), through the pre-authorized payment (PAP) or through equal payment plan (EPP) program (2 instances of returned payments shall result in removal from the PAP/EPP plan and the appropriate service charge will apply in each instance).
11. The owner on all new accounts shall be billed the applicable water and/or wastewater rates commencing on the date the water was turned on at the property. Bills will be pro-rated based on days of service.
12. For applicable properties, it shall be the responsibility of the seller to contact the municipal office to request a final water meter reading upon the sale of the property. An invoice will be generated based on the date of the last reading to the closing date. The final utility bill is the responsibility of the vendor.
13. There shall be no monetary compensation if the water has been shut off.
14. There shall be no monetary compensation for vacant units.
15. For the purpose of clarification, no exemption from the water and/or wastewater rates shall be permitted solely because of tax exempt status under the *Assessment Act*.
16. Properties connected to the municipal water and/or wastewater systems will not be eligible for wastewater rate exemption based solely on the fact that the owner does not choose to utilize the connection.
17. Any balance outstanding in the utility account after the final billing of the year will be transferred to property taxes.
18. All former by-laws or resolutions contrary to and inconsistent with this by-law are hereby repealed.

READ and passed in open Council, signed and sealed this 12th day of February 2025.



Mayor



Clerk

Schedule "A" to By-Law 2025-009

Effective January 1, 2025

Long Sault / Ingleside Water and Wastewater Rates

	Water Rates			Wastewater Rates		
	Minimum Consumption per Quarter (m ³)	Billing Rate	Minimum Bill per Quarter	Rate @ Min. Consumption (38.5m ³)	Minimum Bill per Quarter	Billing Rate (per Water \$)
Residential	38.5	1.6293	\$62.73	4.9924	\$192.21	3.064
Commercial and Institutional	38.5	1.6293	\$62.73	4.9924	\$192.21	3.064
Industrial	38.5	1.6293	\$62.73	4.9924	\$192.21	3.064
Industrial >6,000 m ³		1.3015		3.9888		3.064

Multiple dwelling shall be deemed to be equivalent of 2/3 of the dwelling units it contains as per Residential rate above.

Rosedale Terrace / St. Andrews West / Eamers Corners Water Rates

	Water Rates		
	Minimum Consumption per Quarter (m ³)	Rate	Minimum Bill per Quarter
Residential	38.5	1.7970	\$69.18
Commercial and Institutional	38.5	1.7970	\$69.18
Industrial	38.5	1.7970	\$69.18

Multiple dwelling shall be deemed to be equivalent of 2/3 of the dwelling units it contains as per Residential rate above.

Hamlet of Newington Water Rates

	Water Rates		
	Minimum Consumption per Quarter (m ³)	Rate	Minimum Bill per Quarter
		Metered	
Residential	38.5	2.2302	\$85.86
Commercial and Industrial	38.5	2.2302	\$85.86
Institutional	38.5	2.2302	\$85.86
Other	38.5	2.2302	\$85.86
Commercial/Industrial >6,000 m ³		1.2128	

Multiple dwelling shall be deemed to be equivalent of 2/3 of the dwelling units it contains as per Residential rate above.

	Water Rates	
	Flat Rate/Year	Flat Rate/Quarter
	Flat Rate	
Residential	\$744.52	\$186.13
Institutional	\$744.52	\$186.13
Other	\$744.52	\$186.13

Multiple dwelling shall be deemed to be equivalent of 2/3 of the dwelling units it contains as per Residential flat rate above.

Commercial/Industrial shall be deemed the equivalent of 1.5 the rate of Residential flat rate above.