



**Town of Aurora
Council Report**

No. FS19-032

Subject: 2020 to 2022 Water, Wastewater, Stormwater Budgets and Rates
Prepared by: Laura Sheardown, Financial Management Advisor
Department: Finance
Date: December 10, 2019

Recommendation

- 1. That Report No. FS19-032 be received; and**
- 2. That the 2020, 2021 and 2022 combined Water, Wastewater and Stormwater budgets of \$28,805,381, \$30,474,578 and \$31,504,392 respectively be approved; and**
- 3. That the 2020, 2021 and 2022 retail water rate of \$2.41, \$2.45 and \$2.48 per cubic metre and the retail wastewater rate of \$3.11, \$3.11 and \$3.15 per cubic metre respectively be approved; and**
- 4. That the 2020, 2021 and 2022 flat stormwater charges of \$7.09, \$8.01 and \$9.32 per unit per month for residential and condominium properties and \$90.07, \$101.73 and \$118.31 per unit per month for metered non-residential commercial/industrial and multi residential properties respectively be approved; and**
- 5. That the new approved retail water, retail wastewater and stormwater charge rate become effective for all billings issued by the Town on or after May 1 of the effective year, and be retroactive for all consumption newly billed on such billings; and**
- 6. That the 2020, 2021 and 2022 bulk water rates of \$5.52, \$5.56 and \$5.63 per cubic metre, respectively, dispensed effective May 1 of the effective year be approved; and**
- 7. That the necessary by-law be enacted to implement the 2020, 2021 and 2022 retail water rates, retail wastewater rates, stormwater charges and bulk water purchase rates.**

Executive Summary

The purpose of the report is to present the budget for rate supported utility programs and to set the 2020, 2021 and 2022 rates for water, wastewater and stormwater services for billings issued on or after May 1 of the effective year.

- Budgets for water, wastewater and stormwater operations should be viewed as individual cost recovery budgets
- The corporate overhead charge has increased and continues to be spread across all three utility budgets
- The Region's on-going wholesale water and wastewater rate increases add pressure to the Town's underlying costs
- The water demand per household continues to decline
- Annual water consumption is impacted by the weather
- The investigation of water loss is ongoing
- A stormwater rate structure review is currently underway; results will be presented to Council once they are completed
- The water, wastewater and stormwater 2020, 2021 and 2022 budget summaries are attached
- Overall the recommended 2020, 2021 and 2022 water and wastewater rate increases are moderate
- The larger stormwater rate increases are a reflection the growing maintenance and repair needs for the Town's stormwater system
- Upward pressure on Town of Aurora utility rates is expected to continue into the future
- There will be an opportunity to make adjustments to future year water, wastewater or stormwater budgets as part of the Town's budget re-affirmation process

Background

In order to remain in sync with the Town's newly adopted multi-year operating budget framework, a draft three year budget for the Town's water, wastewater and stormwater operations have been developed on a balanced, cost-recovery basis. Each of these budgets were built upon the following foundational elements:

- Assurance of capital asset sustainability: Each budget will strive to ensure that sufficient funds are being contributed to reserves to ensure that the funds are

available when infrastructure repair and replacement requirements arise. In addition, each budget strives to ensure that the proper level of funding is planned in support of capital asset maintenance to ensure that system assets are achieving expected useful lives.

- Inclusion of overhead chargeback: Each budget will include a cost for its share of the Town's total overhead costs which are recovered from the tax levy funded operating budget.
- Inclusion of growth driven incremental operating costs: The incremental operating costs directly related to providing the same level of service to a growing community such as maintaining water quality and testing requirements and operations support costs.
- Estimate total water volume to be purchased from the Region of York; in an effort to calculate the Town's expected wholesale costs for water and wastewater treatment services.
- Take into consideration all other known information: Include any other known requirements in support of each utilities' operations in the budget.
- Determination of required retail rate: Based upon the Town's estimate of water consumption, the required rate is set in order to fully recover the identified gross operating budget for the period.

Similar to last year, this year's water budgets have been developed collaboratively with input from Operations, Billing Administration and Financial Management staff. All applicable ten year capital requirements were factored into the contribution to capital and reserve health analysis. In addition, all other operating costs have been reviewed in detail and adjusted where considered appropriate. During the development of the tax funded operating budget, the allocation of corporate overhead to the water budgets was adjusted to reflect actual costs and time allocations of staff directly and indirectly involved in the water operations.

The largest challenge in developing the water budget is in estimating the expected volumes to be purchased from the Region of York. It is the volume of water purchased together with rates that determine wholesale water and wastewater costs and the required retail water and wastewater revenues. To do this, staff worked with the Region to create an estimate and this expected water flow to Aurora was used for the basis of setting wholesale cost estimates, and the balancing of budgets by setting retail rates.

Analysis

Budgets for water, wastewater and stormwater operations should be viewed as individual cost recovery budgets

As provincial regulations require that each specific water budget be fully cost recovered, water, wastewater and stormwater utility budgets should also be viewed as distinct operating budgets, each balanced by a full cost recovery. Consequently, the Town has built its utility budgets accordingly and proposed rates that ensure these budgets are fully cost recovered each fiscal year.

Please note that the Town Operations and Maintenance budgets for all water budgets include one additional FTE starting in 2020. The request for this FTE has been included in the 2020-22 Operating Budget requests and business cases.

The corporate overhead charge has increased and continues to be spread across all three utility budgets

The methodology upon which the 2019 overhead charge calculation was based continues to be utilized for the overhead calculation for the 2020, 2021 and 2022 operating budgets. This methodology is consistent with the one being utilized for the corporate overhead recovery from Building Services. This has resulted in a slight increase in the corporate overhead charge.

In addition to the corporate overhead charge, each utility budget is charged for costs incurred by the Finance department for administration and billing functions that are performed on behalf of these utility operations.

These noted corporate overhead and administrative costs continue to be charged to all three of these utility operations.

The Region's on-going wholesale water and wastewater rate increases add pressure to the Town's underlying costs

Similar to the Town of Aurora, York Region is responsible for the maintenance of and repair & replacement of a growing base of water and wastewater asset infrastructure. In an effort to ensure that its assets were sustainable, the Region has been increasing its wholesale water and wastewater discharge rates by approximately nine percent per year since 2016. The nine percent increase is expected to conclude in 2020 and then drop to more of an inflationary increase of three percent per year for the next few years.

These material increases have consequently placed considerable pressure on the Town's water and wastewater rates each year as the Town must purchase its water and have its wastewater treated by York Region.

The water demand per household continues to decline

The Town's water demand per household continues to decline, however its overall water demand has continued to increase due to household growth. There are three key contributors to individual households using less water each year on average:

- New construction and renovation has seen reductions in total family water use through the implementation of more and improved water efficient devices and fixtures in the home. In addition, businesses seek to reduce their water consumption in their operations as well.
- With water rates increasing and the resultant increases in the household water billings, families are becoming more sensitive and wise in how they use and improve conservation within their homes. Water demand is seemingly fairly elastic with price increases.
- The restriction on outdoor pesticide and herbicide use has resulted in significant infestation of dandelions and other common weeds. With the increasingly difficult fight against these invaders, together with price sensitivity to increasing rates, many families have simply stopped watering or significantly reduced watering their lawns, further reducing demand per household.

Annual water consumption is impacted by the weather

Weather may have an impact on the annual demand for water. The greatest volatility in water demand takes place during the summer months. The unpredictable weather during the summer months has an impact on forecasted water consumption. Looking back at consumption data for years with cooler and wet summer months, staff can see a direct correlation between the weather and our resident's consumption of water. As staff are unable to reliably predict the weather for this coming summer season, we have had to rely upon the information provided by the Farmer's Almanac which is predicting a wet and warmer summer than normal.

The investigation of water loss is ongoing

For 2018, the water loss within our system was 11.1%, which York region has indicated is within municipal standards and represents a well-managed system. Water loss can be attributed to a variety of factors such as hydrant flushing, fire suppression leaks, water main breaks, faulty meter readings, construction activity and theft.

Operations staff have implemented an audit process for water consumption as a result of ongoing maintenance and fire suppression as well as meter replacement. Staff are also considering additional programs such as flow monitoring to further address the water loss.

A stormwater rate structure review is currently underway; results will be presented to Council once they are completed

With an understanding that its stormwater system requirements would continue to grow materially over the next several years, the Town engaged a consultant to assist it in evaluating potential more equitable stormwater rate structures. In the summer of 2019, Staff brought a report to Council outlining the consultant's findings and recommendations. At that time Council approved a project allowing staff to explore further the implementation of the consultant's recommended alternative rate structure. When it is in a position to do so, staff will bring a report to Council for its consideration, which may impact proposed rates.

The water, wastewater and stormwater 2020, 2021 and 2022 budget summaries are attached

Attachments #1 through #4 at the end of this report outline the budget details for each individual Town utility operation along with a consolidated summary of all three utility operations. It should be noted that each individual utility operation's gross operating requirements will be fully cost recovered through their established user rates should Council approve staff's recommended rate increases for each year's budget.

Overall the recommended 2020, 2021 and 2022 water and wastewater rate increases are moderate

Table 1 below presents the rates that are required in order to fully recover the identified gross operating requirements for water and wastewater operations for each year. These required rates are heavily influenced by the estimated volumes of water flow for each fiscal year.

Table 1 – Proposed Water Rates for 2020-2022

	Retail Water Rate (per cu.m)	Retail Wastewater Rate (per cu.m)	Combined Water & Wastewater Rate (per cu.m)	Stormwater Flat Rate Residential (per month)	Stormwater Flat Rate Non-Residential (per month)
2019 Rate	\$2.18	\$2.65	\$4.83	\$5.44	\$69.08
2020 Proposed	\$2.41	\$3.11	\$5.52	\$7.09	\$90.07
Change (%)	10.6%	17.4%	14.3%	30.3%	30.4%
2021 Proposed	\$2.45	\$3.11	\$5.56	\$8.01	\$101.73
Change (%)	1.7%	0.0%	0.7%	13.0%	12.9%
2022 Proposed	\$2.48	\$3.15	\$5.63	\$9.32	\$118.31
Change (%)	1.2%	1.3%	1.3%	16.4%	16.3%

The average residential household uses approximately 54 cubic metres of water per quarter. The impact of these rate changes on their quarterly bill for 2020 are summarized in Table 2 below:

Table 2 – Average Quarterly Residential Bill Impact

	Current rates billing	Proposed rates billing*	Dollar Increase (Decrease)	% Increase (Decrease)
2020 Average Bill				
Water Services	\$117.72	\$130.14	\$12.42	10.6%
Wastewater	143.10	167.94	24.84	17.4%
Stormwater	16.32	21.27	4.95	30.3%
Total Billing	\$277.14	\$319.35	\$42.21	15.2%
2021 Average Bill				
Water Services	\$130.14	\$132.30	\$2.16	1.7%
Wastewater	167.94	167.94	0.00	0.0%
Stormwater	21.27	24.03	2.76	13.0%
Total Billing	\$319.35	\$324.27	\$4.92	1.5%
2022 Average Bill				
Water Services	\$132.30	\$133.92	\$1.62	1.2%

Wastewater	167.94	170.10	2.16	1.3%
Stormwater	24.03	27.96	3.93	16.4%
Total Billing	\$324.27	\$331.98	\$7.71	2.2%

* Effective for billings issued after May 1, including all newly billed consumption thereon

As can be seen in Table 2, the impact of the proposed rate increases for a residential property is approximately \$168.84 for 2020 (\$42.21 times four billings); \$19.68 for 2021; and \$30.84 for 2022.

The larger stormwater rate increases are a reflection the growing maintenance and repair needs for the Town's stormwater system

As can be seen from Table 1, the required increases to the Town's storm water rates over the next three years are more material in nature. These required increases are attributable to the Town's storm water infrastructure beginning to show its age as well as the impact of climate change on the volume of stormwater travelling through our system and therefore requiring more maintenance and repair & replacement. Consequently, the storm water reserve's financial health has begun to deteriorate in recent years. In an effort to improve the health of this reserve, the Town has had to adopt a more aggressive funding strategy which is impacting the required storm water rate as well. The other key driver placing additional pressure on the storm water rate is in general the cost to maintain or replace storm water infrastructure has proven to be more expensive.

Upward pressure on Town of Aurora utility rates is expected to continue into the future

It is anticipated that there will continue to be an upward pressure on the Town's utility rates. This upward pressure will be driven by multiple drivers such as increasing costs for the Town's purchase of clean water for resale and the treatment of its wastewater. As noted above, the York Region is forecasting a continued increase to its rates for water and wastewater. In addition, as the Town's underground infrastructure continues to age, the Town must continue its strategy of setting aside the significant funding now that will be required in the future to replace this aging infrastructure in the future. This strategy allows the Town to spread its recovery of these significant requirements from rate payers over a longer period of time, thus making it more financially feasible for all. The other significant driver on rates will be future growth and inflation impacts.

December 10, 2019

Page 9 of 11

FS19-032

There will be an opportunity to make adjustments to future year water, wastewater or stormwater budgets as part of the Town's budget re-affirmation process

Should an unplanned impact arise subsequent to the initial approval of a future year water, wastewater or stormwater budget, there is an opportunity for the Town to make any necessary budget adjustments to any of its utility operation budgets and consequently its required user rates through the Town's annual budget re-affirmation process.

Advisory Committee Review

Not applicable.

Legal Considerations

The budgets and rates for water, wastewater and stormwater utilities operations must be approved by Council. The proposed budgets provide sufficient resources for the Town staff to meet all statutory responsibilities of the Town as an owner and operator of systems for water distribution, wastewater collection and stormwater collection and management.

Financial Implications

The water, wastewater and stormwater budgets are all full cost recovery driven. In developing the budgets, water flow estimates are made, wholesale costs then determined, operating and administrative costs developed, internal charges confirmed, and contribution requirements for reserves established. Ultimately, the full costs of these services are then recovered by establishing rates required to do so for the forecast volumes.

This year's budget sees the internal charge for corporate overhead allocation increased as determined by the overhead allocation formulas.

Should Council approve the utility rates recommended by staff for each year, the underlying identified gross operating requirements for each utility operation are financially feasible and in compliance with all applicable legislation.

Communications Considerations

Finance and Corporate Communications staff will work together in preparing a press release regarding the adoption of the utilities budgets and the impacts to be expected.

Link to Strategic Plan

Strategic Plan Goal of Supporting an Exceptional Quality of Life for All Objective 2: Invest in Sustainable Infrastructure. Both legislation and fiscal management lead to creating sustainable water, wastewater and stormwater infrastructure. Providing the appropriate rates ensures that sufficient revenues are generated to create financial sustainability and maintain the assets accordingly.

Alternative(s) to the Recommendation

1. Council may choose to accept, amend or reject any or all of the recommendations of this report.

Conclusions

The water, wastewater and stormwater programs are all funded through a rate structure based on consumption and full cost recovery. Overall, the proposed rate changes result in an increase of \$168.84 annually for 2020 for the average residential household. On a combined basis, the rates outlined in the recommendations are in line with previous year's increases and represent a prudent approach to achieving full cost recovery for future years. All new rates are to become effective for all billings issued by the Town on or after May 1, 2020 2021 and 2022 respectively and be retroactive for all consumption newly billed on such billings. This approach is consistent with past years, and ensures all properties receive four quarterly bills at the old rates and four quarterly bills at the new rates each year.

Attachments

- Attachment #1: Summary Water Operations Budget
- Attachment #2: Summary Wastewater Operations Budget
- Attachment #3: Summary Stormwater Operations Budget

December 10, 2019

Page 11 of 11

FS19-032

Attachment #4: Summary Combined Utility Operations Budgets
Attachment #5: 2020 Water, Wastewater and Stormwater Rates
Attachment #6: 2021 Water, Wastewater and Stormwater Rates
Attachment #7: 2022 Water, Wastewater and Stormwater Rates

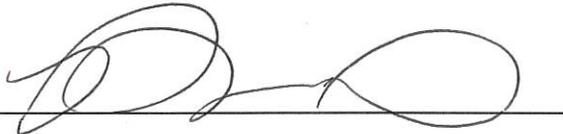
Previous Reports

None.

Pre-submission Review

Agenda Management Team review on October 16, 2019

Departmental Approval



Rachel Wainwright-van Kessel, CPA, CMA
Director, Finance
-Treasurer

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Allan Downey
Director
Operational Services

Attachment #1

Water

	2019 Forecast to Year End	2019 Budget	2019 Budget/Actual variance fav/(unfav)	2020 Budget	% Change Budget	2021 Budget	% Change Budget	2022 Budget	% Change Budget
Required rate revenues	(9,797,962)	(11,105,365)	(1,307,403)	(11,552,126)	4.0%	(12,101,617)	4.8%	(12,385,961)	2.3%
Less: Region Wholesale Charges	6,113,727	7,151,000	1,037,273	7,569,518	5.9%	7,913,504	4.5%	8,156,720	3.1%
Gross Contribution to Fixed Costs	(3,684,235)	(3,954,365)	(270,130)	(3,982,608)	0.7%	(4,188,113)	5.2%	(4,229,241)	1.0%
<u>Town Operational, Administrative and Fiscal Costs</u>									
Town Operations and Maintenance	1,108,661	1,029,581	(79,080)	922,994	-10.4%	927,221	0.5%	924,862	-0.3%
Administration and Billing	997,622	1,266,284	268,662	1,382,372	9.2%	1,417,922	2.6%	1,455,641	2.7%
Corporate Overhead Allocation	710,400	710,400	-	749,142	5.5%	784,870	4.8%	810,638	3.3%
Infrastructure Sustainability Reserve Contributions	1,700,000	1,700,000	-	1,700,000	0.0%	1,700,000	0.0%	1,700,000	0.0%
Less: Misc Revenue and direct cost recoveries	(735,462)	(751,900)	(16,438)	(771,900)	2.7%	(641,900)	-16.8%	(661,900)	3.1%
Total Fixed Town Costs	3,781,221	3,954,365	173,144	3,982,608	0.7%	4,188,113	5.2%	4,229,241	1.0%
Net Budget - (surplus)deficit	96,986	-	(96,986)	(0)		0		0	
Total Expenditures: Region Wholesale Charges plus Town Costs	9,894,948	11,105,365	1,210,417	11,552,126	4.0%	12,101,617	4.8%	12,385,961	2.3%

Attachment #2

Wastewater

	2019 Forecast to Year End	2019 Budget	2019 Budget/Actual variance fav(unfav)	2020 Budget	% Change Budget	2021 Budget	% Change Budget	2022 Budget	% Change Budget
Required rate revenues	(12,846,910)	(13,839,100)	(992,190)	(14,741,594)	6.5%	(15,413,999)	4.6%	(15,708,083)	1.9%
Less: Region Wholesale Charges	9,826,825	10,944,000	1,117,175	11,459,330	4.7%	11,845,616	3.4%	12,356,197	4.3%
Gross Contribution to Fixed Costs	(3,020,085)	(2,895,100)	124,985	(3,282,264)	13.4%	(3,568,383)	8.7%	(3,351,886)	-6.1%
<u>Town Operational, Administrative and Fiscal Costs</u>									
Town Operations and Maintenance	791,959	868,800	76,841	1,225,707	41.1%	1,233,879	0.7%	1,247,254	1.1%
Administration and Billing	261,400	261,400	-	261,400	0.0%	261,400	0.0%	261,400	0.0%
Corporate Overhead Allocation	554,900	554,900	-	585,157	5.5%	613,104	4.8%	633,232	3.3%
Infrastructure Sustainability Reserve Contributions	1,300,000	1,300,000	-	1,300,000	0.0%	1,550,000	19.2%	1,300,000	-16.1%
Less: Misc Revenue and direct cost recoveries	(60,356)	(90,000)	(29,644)	(90,000)	0.0%	(90,000)	0.0%	(90,000)	0.0%
Total Fixed Town Costs	2,847,903	2,895,100	47,197	3,282,264	13.4%	3,568,383	8.7%	3,351,886	-6.1%
Net Budget - (surplus)deficit	(172,182)	-	172,182	0		0		-	
Total Expenditures: Region Wholesale Charges plus Town Costs	12,674,728	13,839,100	1,164,372	14,741,594	6.5%	15,413,999	4.6%	15,708,083	1.9%

Attachment #3

Stormwater

	2019 Forecast to Year End	2019 Budget	2019 Budget/Actual variance fav(unfav)	2020 Budget	% Change Budget	2021 Budget	% Change Budget	2022 Budget	% Change Budget
Required rate revenues	(1,973,944)	(2,069,100)	(95,156)	(2,511,661)	21.4%	(2,958,962)	17.8%	(3,410,348)	15.3%
Less: Region Wholesale Charges			-						
Gross Contribution to Fixed Costs	(1,973,944)	(2,069,100)	(95,156)	(2,511,661)	21.4%	(2,958,962)	17.8%	(3,410,348)	15.3%
<u>Town Operational, Administrative and Fiscal Costs</u>									
Town Operations and Maintenance	461,942	529,200	67,258	769,848	45.5%	1,015,360	31.9%	1,265,492	24.6%
Administration and Billing	105,400	105,400	-	105,400		105,400		105,400	
Corporate Overhead Allocation	34,500	34,500	-	36,413		38,202		39,456	
Infrastructure Sustainability Reserve Contributions	1,400,000	1,400,000	-	1,600,000	14.3%	1,800,000	12.5%	2,000,000	11.1%
Less: Misc Revenue and direct cost recoveries	-	-	-	-		-		-	
Total Fixed Town Costs	2,001,842	2,069,100	67,258	2,511,661	21.4%	2,958,962	17.8%	3,410,348	15.3%
Net Budget - (surplus)deficit	27,898	-	(27,898)	-		-		-	
Total Expenditures: Region Wholesale Charges plus Town Costs	2,001,842	2,069,100	67,258	2,511,661	21.4%	2,958,962	17.8%	3,410,348	15.3%

Attachment #4

Total

	2019 Forecast to Year End	2019 Budget	2019 Budget/Actual variance fav(unfav)	2020 Budget	% Change Budget	2021 Budget	% Change Budget	2022 Budget	% Change Budget
Required rate revenues	(24,618,816)	(27,013,565)	(2,394,749)	(28,805,381)	6.6%	(30,474,578)	5.8%	(31,504,392)	3.4%
Less: Region Wholesale Charges	15,940,552	18,095,000	2,154,448	19,028,848	5.2%	19,759,120	3.8%	20,512,918	3.8%
Gross Contribution to Fixed Costs	(8,678,264)	(8,918,565)	(240,301)	(9,776,533)	9.6%	(10,715,458)	9.6%	(10,991,474)	2.6%
<u>Town Operational, Administrative and Fiscal Costs</u>									
Town Operations and Maintenance	2,362,562	2,427,581	65,019	2,918,549	20.2%	3,176,460	8.8%	3,437,608	8.2%
Administration and Billing	1,364,422	1,633,084	268,662	1,749,172	7.1%	1,784,722	2.0%	1,822,441	2.1%
Corporate Overhead Allocation	1,299,800	1,299,800	-	1,370,712	5.5%	1,436,176	4.8%	1,483,326	3.3%
Infrastructure Sustainability Reserve Contributions	4,400,000	4,400,000	-	4,600,000	4.5%	5,050,000	9.8%	5,000,000	-1.0%
Less: Misc Revenue and direct cost recoveries	(795,818)	(841,900)	(46,082)	(861,900)		(731,900)		(751,900)	
Total Fixed Town Costs	8,630,966	8,918,565	287,599	9,776,533	9.6%	10,715,458	9.6%	10,991,475	2.6%
Net Budget - (surplus)deficit	(47,298)	-	47,298	(0)		0		0	
Total Expenditures: Region Wholesale Charges plus Town Costs	24,571,518	27,013,565	2,442,047	28,805,381	6.6%	30,474,578	5.8%	31,504,392	3.4%

Attachment # 5

2020 Proposed Water, Wastewater, and Storm Sewer Rates

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.41 per m ³	\$3.11 per m ³ of water consumed	\$5.52 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$159.00 per unit per month	Flat Rate \$204.00 per unit per month	Flat Rate \$363.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$80.00 per unit per month	Flat Rate \$102.00 per unit per month	Flat Rate \$182.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$7.09 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$90.07 per meter per month.

3. Penalty for Late Payment

- 3. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.52 per m³

Attachment # 6

2021 Proposed Water, Wastewater, and Storm Sewer Rates

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.45 per m ³	\$3.11 per m ³ of water consumed	\$5.56 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$162.00 per unit per month	Flat Rate \$204.00 per unit per month	Flat Rate \$366.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$81.00 per unit per month	Flat Rate \$102.00 per unit per month	Flat Rate \$183.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$8.01 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$101.73 per meter per month.

3. Penalty for Late Payment

- 3. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.56 per m³

Attachment # 7

2022 Proposed Water, Wastewater, and Storm Sewer Rates

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.48 per m ³	\$3.15 per m ³ of water consumed	\$5.63 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$164.00 per unit per month	Flat Rate \$207.00 per unit per month	Flat Rate \$371.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$82.00 per unit per month	Flat Rate \$103.00 per unit per month	Flat Rate \$185.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$9.32 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$118.31 per meter per month.

3. Penalty for Late Payment

- 3. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.63 per m³