



The Corporation of The Municipality of Central Huron

BY-LAW 40-2026

Being a By-Law for the purposes of imposing fees or charges for Municipal Water and Sewer services and to provide for the payment of fees or charges and to provide for penalty and interest.

WHEREAS the Municipal Act, 2001, as amended, provides under Section 11(3).4 that a lower- tier municipality may pass by-laws respecting matters within the sphere of jurisdiction of Public Utilities; and

WHEREAS the Municipal Act, 2001, as amended, provides under section 8(1) that the powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern their affairs as they consider appropriate and to enhance the municipality's ability to respond to municipal issues; and

WHEREAS the Municipal Act, 2001, as amended, provides under Section 391 that a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it;

NOW THEREFORE Council of the Corporation of the Municipality of Central Huron enacts as follows:

Part 1: Definitions

In this by-law:

"All Other Residential" means a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, townhouse, condominium, converted dwelling, mobile home, modular dwelling; as defined in this by-law.

"Apartment Building" means a building that is divided horizontally and/or vertically into separate dwelling units with individual access from an internal or external corridor system, but does not include a converted dwelling or townhouse dwelling.

"Base Rate" is a fixed fee charged for water & sewer per unit. Base rates help ensure the financial stability of the water & sewer department by guaranteeing a certain minimum payment from all customers regardless of consumption or whether or not the unit is separately metered. Costs unrelated to the volume of water treated and distributed (or, in the case of wastewater, collected and treated) are high relative to variable costs. Base rates help ensure certain minimum revenue and can be transferred to Reserves.

"Campground" means a parcel of land used or maintained as an overnight tenting or camping area, where people are temporarily accommodated in tents, trailers, travel



trailers motor home or similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not include a mobile home or a mobile home park.

"Commercial Property" means a property used for the sale of goods or services and for the purposes of this By-law shall include office buildings, private nursing homes, hotels, motels, licensed premises and private clubs, and any building that is used in conjunction with these uses, but does not include any mixed-use commercial property that contains dwelling units.

"Condominium" means a building or buildings in which each individual unit is held in separate private ownership and all floor space, facilities and outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to the provisions of the Condominium Act.

"Consumption Charge"(also known as the Volumetric Rate) means the fee for water consumed, calculated on a per cubic meter basis (m³) for each respective customer.

"Converted Dwelling" means an existing dwelling constructed as a single, semi-detached, duplex or triplex dwelling on an existing lot in which the number of dwelling units has been increased without significant alteration to the exterior of the building.

"Consumer or Customer" shall mean any person who enters into a contract with the Municipality to take water from the Municipality or to receive water and sewer related services from the Municipality. After the adoption of this Bylaw - all contracts for service shall be created in the name of the property owner.

"Duplex Dwelling" means a building that is divided horizontally into two separate dwelling units but does not include a converted dwelling.

"Dwelling Unit" means a room or a suite of rooms operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and supporting general living conditions usually including cooking, eating, sleeping, and sanitary facilities.

"Fourplex Dwelling" means a building that is divided horizontally and/or vertically into four separate dwelling units but does not include a converted dwelling.

"Industrial Property" means a property for the manufacturing or processing of goods or used for the storage of goods or raw materials and any property that is used in conjunction with these uses.

"Institutional" means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as a hospital, school, public medical centre, daycare, public nursing home, arena, recreation center, community centre, museum, public library, scout house, drop-in centre, swimming pools, parks,



playgrounds, skating rinks, etc., but does not include private parks or commercial recreation establishments.

"Lot" means a property serviced with water and/or sewer to the property line.

"Mandatory Connection Area" If any new build is occurring within 300m of the existing Municipal water & sewer system, the owner shall follow Municipal procedures, cross-border agreement and bylaws to connect to the Municipal water and sewer system. If the water or sewer services are not at property line the lot owner shall be responsible for the expenses to extend the servicing.

"Modular Dwelling" means a prefabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than 6.0 metres in width.

"Mobile Home" shall mean a factory built dwelling occupied or designed for occupancy by one family on a permanent basis having a floor area of not less than sixty-five square meters (m²) designed to be towed on its own chassis, notwithstanding that its running gear is or may be removed, placed or designed to be placed on permanent foundations, and connected or designed to be connected to public utilities.

"Multiple Dwelling" means a building containing three (3) or more dwelling units.

"Municipality" shall mean the Corporation of the Municipality of Central Huron.

"Occupiable Unit" refers to a rentable commercial or residential unit that is in a standard condition or in a substandard condition, but is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied at any time for the purposes of habitation or business.

"Owner" means any person, partnership or corporation that is the registered owner of the Property/Premises or any agent thereof, a person entitled to a limited estate in land, a trustee in whom land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator or a guardian.

"Potable Water" shall mean water fit for human consumption.

"Property/Premises" shall mean any house, tenement, building, lot or part of lot, or both, in through, or past which water services run.

"Remote Read-Out Unit" is any device that relays the reading on a meter to an outside source. Can be wireless or through a wire to an outside dial.

"Residential" means habitable property that is used or designed for use as a domestic establishment in which one or more persons usually sleep and prepare and serve meals, and includes any lands or buildings that are appurtenant to such establishment



and all stairways, walkways, driveways, parking spaces, and fences associated with the dwelling or its yard.

"Sewage" means any liquid waste containing animal, vegetable or mineral matter in solution or in suspension, except uncontaminated water.

"Serviced Water Connection" means a water connection that is in use, providing water supply to an approved building on a property.

"Sewage related services" shall include but not be limited to those items set out under the heading "Miscellaneous Water and Wastewater Rates and Charges" in the Water and Wastewater Rates and Charges By-Law.

"Sewage Works" means any works for the collection, transmission, treatment or disposal of sewage, or any part of such works, but does not include plumbing to which the 2006 Building Code Compendium, Ontario Regulation 423/06, or any amendments thereto apply.

"Single Detached Dwelling" means a single dwelling which is freestanding, separate and detached from other main buildings or main structures, including a split level dwelling, but does not include a mobile home.

"Storm Water Connection Removal Credit" a credit for the removal of a previously unknown storm water connection to the Municipal sanitary system may be considered by the Manager; prior consultation with contractor is required.

"Townhouse" means a building divided vertically into separate dwelling units by common walls extending from the base of the foundation to the roofline, each dwelling unit having a separate entrance at grade, and so located on a lot that individual units may not have legal frontage on a public street. It can also be defined as a Duplex.

"Triplex Dwelling" means a building that is divided horizontally and/or vertically into three (3) separate dwelling units but does not include a converted dwelling or a townhouse dwelling.

"Water" shall mean potable water supplied by the Municipality.

"Water distribution system" shall mean mains with connections to feeder mains, feeder mains within subdivision lands, private mains, services, fire hydrants, and shut-off valves and all other appurtenances thereto.

"Water Meter" shall mean the water meter supplied and owned by the Municipality to measure the quantity of water used by the customer, including the remote readout unit and meter spuds.



"Water related services" shall include but not be limited to those items set out under the heading "Miscellaneous Water Rates and Charges" in the Water and Wastewater Rates and Charges By-Law.

"Waterworks" shall mean any works for the collection, production, treatment, storage, supply and distribution of water, or any part of any such works, but does not include plumbing to which the 2006 Building Code Compendium, Ontario Regulation 423/06, or any amendments thereto apply.

Part 2: Development of Water & Wastewater Rates and Charges

2.1 Development of water and wastewater rates and charges

The Water and Wastewater Rates and Charges contained in this by-law are approved and imposed commencing the first billing period after bylaw approval.

2.2 Fees and charges imposed

Water meters may be read and accounts rendered monthly, bi-monthly or any other basis at the discretion of the Municipality. Traditionally only Commercial Reading Routes have a monthly billing option.

The fees and charges imposed by this by-law are due and payable:

- a) at the time of the transaction for which the fee or charge is imposed; or
- b) upon the due date specified in any invoice issued by the Corporation of the Municipality of Central Huron to any person or party in connection with a fee or charge imposed by this by-law.

2.3 Potential Adjustments to Wastewater Consumption Charge for Commercial and Industrial Customers

Commercial and Industrial properties only, may apply to have the volume used to calculate the wastewater consumptive charge reduced to reflect volumes closer to the actual volume of wastewater discharged. The consumption volume that shall be considered for reduction is the volume of potable water that is incorporated into a product that is shipped off site in that product and is not discharged into the wastewater system. Application for reduction in wastewater consumptive charge shall be accompanied with supporting documentation to substantiate the volume reduction and if required, may be subject to third party review at the applicant's expense. Central Huron Council shall give final approval of any application for reduction in wastewater consumptive charges.

2.4 Minimum Charges for Mandatory Connection Areas

Any property within a mandatory service connection area must connect by the prescribed connection date and be subject to the rates of this bylaw. Failure to connect will result in:

- a) non-compliance fees as outlined in Section 8.1
- b) base rates, as outlined in Section 3.1, will be invoiced to the property owner commencing the prescribed connection date.



A serviced Lot that has not previously had buildings on the Lot is not subject to base rates.

2.5 Water & Wastewater Charges for Home Based Businesses

Home based business, for the purposes of water & wastewater billings only, shall be included in the Institutional, Commercial, Industrial rates category as per Section 3.1.

Part 3: Water and Wastewater Rates and Charges

3.1 Residential, Institutional, Commercial, Municipal and Industrial Water Supply Rates.

"Base Rates" help ensure the financial stability of the utility by guaranteeing a certain minimum payment from all customers regardless of consumption or whether or not a unit is separately metered. Water and wastewater utilities typically have a high ratio of fixed to variable costs. This means that costs such as infrastructure construction and maintenance, which are unrelated to the volume of water treated and distributed (or, in the case of wastewater, collected and treated) are high relative to variable costs such as energy for pumping and treating water, chemical inputs, and, where applicable, costs associated with the extraction of raw water. While volumetric rates are important for encouraging conservation and slowing the need for infrastructure expansion, utilities must ensure that revenue from water and sewer rates does not fall below that needed to cover the cost of delivering the service. Employing base charges help the utility ensure certain minimum revenue and can be transferred to Reserves.

All Residential, Institutional, and Commercial and Industrial properties in the Municipality shall be charged Base rates under the following stipulations:

- a) a "Base Rate" is charged per dwelling unit or occupiable unit.
- b) a "Base Rate" will also be charged for any additional services (more than 1 water and/or water service).
- c) Base Rate fees are based on the type of use and the size of the service. See Tables 3.1a & 3.1b.
- d) Base rates will not be charged for an empty Lot.
- e) Base rates are applied to all units regardless of vacancy.

Table 3.1a WATER BASE RATE CHARGES (per unit)

Type of Dwelling	Service Size	Monthly Cost	Bi-Monthly Cost
Residential Multi-Unit Base Rate	Equal to or less than 38 millimetres (1.5")	\$26.53	\$53.06
Residential Multi-Unit Base Rate	Greater than 38mm	\$28.21	\$56.42
Residential combined with Commercial (mixed use, as defined)	Equal to or less than 38	\$26.53	\$53.06



	millimetres (1.5 inches)		
Residential combined with Commercial (mixed use, as defined)	Greater than 38 millimetres	\$28.21	\$56.42
All other Residential (including individually serviced Apartments)	Not Applicable	\$33.17	\$66.34
Huronview (per water meter)	Not Applicable	\$34.83	\$69.66
Trailer/Mobile Home Parks: see 3.6 for more details	Not Applicable	\$33.17	\$66.34
Institutional, Commercial, Municipal & Industrial (ICMI)	Equal to or less than 38 millimetres (1.5 inches)	\$33.17	\$66.34
Institutional, Commercial, Municipal & Industrial (ICMI)	Greater than 38 millimetres	\$34.83	\$69.66

Table 3.1b SEWER BASE RATE CHARGES (per unit)

Type of Dwelling	Service Size	Monthly Cost	Bi-Monthly Cost
Residential Multi-Unit Base Rate	Equal to or less than 150 millimetres (6 inches)	\$35.44	\$70.88
Residential Multi-Unit Base Rate	Greater than 150 millimetres (6 inches)	\$41.69	\$83.38
Residential combined with Commercial (mixed use, as defined)	Equal to or less than 150 millimetres (6 inches)	\$35.44	\$70.88
Residential combined with Commercial (mixed use, as defined)	Greater than 150 millimetres (6 inches)	\$41.69	\$83.38
All other Residential (including individually serviced Apartments)	Not Applicable	\$41.69	\$83.38
Huronview (only one base rate)	Not Applicable	\$43.76	\$87.52
Trailer/Mobile Home Parks: see 3.6 for more details	Not Applicable	\$41.69	\$83.38
Institutional, Commercial, Municipal & Industrial (ICMI)	Equal to or Less than 150 millimetres (6 inches)	\$41.69	\$83.38
Institutional, Commercial, Municipal & Industrial (ICMI)	Greater than 150 millimetres (6 inches)	\$43.76	\$87.52



3.2 Consumption Charges

"Consumption Charges" will cover operation costs associated with the production of water and the treatment of sewage. The consumption charge is fixed rate and is applied for volume of water used. This rate presents tangible incentive for consumers to conserve water. As metering provides direct feedback as to usage patterns and the consumer has direct control over the total amount paid for the commodity, the consumer is encouraged to use only those volumes that are reasonably required.

A "Consumption Charge (Volumetric Rate)" applies for all water consumption, on a per cubic meter basis, for each respective customer. For non-metered customers, a flat rate shall be applied per dwelling unit at the rates indicated in section 3.4 of this bylaw.

Table 3.2a Water Consumption Rate:

Type of Dwelling	Cost per Cubic Meter
All Residential (including Apartments, Mixed Use and Trailer Parks)	\$1.48
Institutional, Commercial, Municipal and Industrial	\$1.48

Table 3.2b Sewer Volumetric Rate:

Type of Dwelling	Cost per Cubic Meter
All Residential (including Apartments, Mixed Use and Trailer Parks)	\$1.28
Institutional, Commercial, Municipal and Industrial	\$1.28
Central Huron Community Centre (rate incorporates ice resurfacing water)	\$0.66
Hensall co-op (incorporates water evaporation during feed production)	\$1.16

3.3 Reserve Charges

A "Reserve Charge" for all residential, apartments, trailer parks, mobile homes, Institutional, Commercial and Industrial properties per serviced water connection and sewer connection, are at a fixed percentage of the rates. The rates are as follows:

- a) water portion is 35% of the Water "Base Rate" and "Constant Rate".
- b) sewer portion is 37% of the Sewer "Base Rate" and "Constant Rate".

This will be reviewed periodically based on yearly revenues, expenses and reserve amounts.

3.4 Unmetered Buildings

Although all water supplied on premises within the Municipality is to be metered, there remains a few buildings that have not been metered in the rural systems. Until the Municipality can successfully install a meter, a flat fee to cover off the consumption of unmetered water will be applied to the account holder.



If it is deemed that the water consumption does not accurately reflect these rates, it will be at the Manager's discretion to consider adjusting the rates set section 3.4a. Seasonal items such as lawn hydrants and fountains will not be charged the flat rates while the water is turned off (curb stop off).

Table 3.4a Non Metered Water Flat Rates

Type of Dwelling	Monthly Cost	Bi-Monthly Cost
Residential	\$15.90	\$31.80
Institutional, Commercial, Municipal and Industrial	\$31.80	\$63.60
Water serviced Parks (fountains, lawn hydrants and lawn sprinklers)	\$24.43	\$48.86

3.5 Water Conservation

The Municipality strives to promote water conservation. A conservation tax has been created to encourage water & sewer account holders to use less water. If the volumes, from the table below, are surpassed then the applicable fee will be added to the account holder's invoice. Exceptions made be made at the Manager's discretion for non-negligent leaks.

Table 3.5 Conservation Tax Rates:

Type of Dwelling	Usage	Water Tax
Residential (per unit or family home)	Per 100 cubic meters	\$10.00
Residential Combined with Commercial (per unit)	Per 100 cubic meters	\$10.00
Institutional, Commercial, Municipal and Industrial	Per 1250 cubic meters	\$50.00

3.6 Mobile Home Park

a) The Municipality will not individually meter mobile homes in a mobile home park. If the owner requires individual metered units that will be the responsibility of the park owner.

Each water service entering the park must have a bulk meter prior to servicing the park. The Municipality does not operate the private shutoff valves for individual mobile homes.

b) The owner of the mobile home park will be charged "Base rates" as per Section 3.1 for each individual unit at the Apartment Base rate and per water & sewer service entering the Mobile Home Park at the ICMI Base rate. If a Mobile Home is removed from a Lot, the "Base rates" will be waived until another mobile home is placed on that Lot. It is the responsibility of the Mobile Home Park owner to notify the Municipality of the removal or placement of a Mobile Home within the park. An unoccupied mobile home does not constitute waiving the Base rates.



c) The owner will also be billed the total Volumetric amount based on the bulk water meter(s) for the water service(s) entering the mobile home park, as set out in Section 3.2.

Part 4: Water Meter Fees

4.1 Water Meters

Water meters, remote readouts & meter spuds will be supplied by the Municipality at the Municipality's expense, except for the following:

a) Meters over 38mm

b) Meters that have been damaged or vandalized due to negligence, including second time Frozen meter. A Non-Compliance fee will be charged for such incidents as shown in Part 8 of this bylaw.

Cross reference: Frozen Water Service Policy.

c) Multi unit buildings with more than four (4) units should be bulk metered via one meter. The Municipality will cover the cost of the first four meters that are less than or equal to 38mm in size. Over four less than or equal to 38mm sized meters, the cost shall be borne by the owners. Meters installed after the bulk meter shall be the property owners' responsibility & cost.

Table 4.1 Water Meter Fees:

	Cost
Meter Installation Fee equal to or less than 38mm (except in negligence):	No cost
Meter Installation Fee greater than 38mm	110% of Municipal cost

4.2 Meter Vault

Meters are to be installed inside the building, but if the only option is a meter pit/ vault outside, it will be the building owner's responsibility to purchase and install the meter vault and any plumbing required. For the actual water meter cost, see Water Meter Fees.

Part 5: Water Services & Sewer Laterals

5.1 a) New Water Services

An owner of a property requiring a new service connection from the water main to the property line is subject to the applicable fees outlined in the Water Service Fees below. The new service fees reimburse the Municipality for time & expenses incurred for inspections, curb stop operations, mapping, new meter coordination and construction water used.

If the Municipality is involved in any construction of the new water service (water main tapping, curb stop installation, excavation costs, installing pipe), the property owner will be charged time & material plus a markup of 10%.



Base rates & Consumption are outlined in Part 3 of this bylaw and these charges will commence the day the meter is installed in respect to new services.

Table 5.1a Water Service Fees:

	Cost
New Water Service Fee (Clinton Well Supply)	\$359.64
New Water Service Fee (Rural Well Supply)	\$599.40
Water Service Installation Costs (if applicable)	110% of Municipal cost

5.1 b) New Sewer Service/Lateral

An owner of a property requiring a new service connection from the sewer main to the property line is subject to the applicable fees outlined in Table 5.1 b). The new service fees reimburse the Municipality for time & expenses incurred for inspections, mapping, and marker balls if needed.

If the Municipality is involved in any construction of the new sewer lateral (sewer main connection, clean-out installation, excavation costs, installing pipe), the property owner will be charged time & material plus a markup of 10%.

Base rates & collection fees are outlined in Part 3 of this bylaw and these charges will commence the day the meter is installed in respect to new laterals.

Table 5.1b Sewer Lateral Fees:

	Cost
New Sewer Service Fee	\$239.76
Sewer Lateral Installation Costs (if applicable)	110% if Municipal cost

5.2 a) Disconnection: Water Service

When discontinuation of water service is permitted, the Municipality must shut off the water supply and the services are disconnected from the curb stop at the property line. The Municipality must inspect the disconnection of the water services. A Disconnection fee is charged to the Owner for this service as shown in table 5.2 a). If the Municipality performs the disconnection work, the property owner will be subject to time and material expenses as outlined below. Base rates will cease the day the services are physically disconnected.

Table 5.2a Water Disconnection Fees:

	Cost
Disconnection Fee (Service Termination)	\$35.00
Service Termination Construction Work (if applicable)	110% of Municipal cost

5.2 b) Disconnection: Sewer Lateral/Service

When discontinuation of a sewer service is permitted, the sewer lateral pipe must be disconnected at the property line and capped. The Municipality must inspect the disconnection of the sewer lateral. A Disconnection fee is charged to the Owner for the inspection as shown in Table 5.2b. If the Municipality performs the disconnection work, the property owner will be subject to time and material expenses as outlined below. Base rates will cease the day the services are physically disconnected.



Table 5.2b Sewer Disconnection Fees:

	Cost
Disconnection Fee (Service Termination)	\$35.00
Lateral Termination Construction Work (if applicable)	110% of Municipal cost

5.3 Servicing Outside of the Municipality

Water & Sewer consumers serviced by The Municipality of Central Huron systems (Domestic, Commercial, Municipal and Industrial) that are located outside the limits of the Corporation of the Municipality of Central Huron shall be charged and shall pay in accordance with this Water & Sewer Rates bylaw unless a specific bylaw or agreement is mutually approved upon that differs from the rates set out in the Water & Sewer Rates bylaw.

Part 6: Fire Hydrant and Fire Suppression

6.1 Sprinkler System Fee

Unmetered Fire Sprinkler Systems are designed to provide uninterrupted (no downtime for meter maintenance) and unrestricted supply of water for fire suppression. This fee is a substitute for metered water volume costs in the event of a fire and for fire sprinkler maintenance or testing. Water Services specifically designated for fire suppression and separate from the potable water service shall be subject to an additional "Base Rate" fee.

6.2 Fire Hydrant Fees

- a) Hydrant Usage & Maintenance Fee: A fee will be charged to the Municipality of Central Huron's Fire Department for an unmetered water supply and maintenance costs associated with the operation and water supply associated with the municipally owned fire hydrants. Whether the Fire Department is municipally run or contracted, the Fire Hydrant Usage & Maintenance Fee will be charged to the Fire Department
- b) Private Fire Hydrant Maintenance Fee: Privately owned Fire Hydrants connected to the Municipal Water Distribution System shall be charged a fee for an unmetered water supply and maintenance costs associated with the operation and water supply associated with the privately-owned fire hydrants, as set out in Table 6.2. Specifically written agreements for privately owned fire hydrants may supersede this clause, if mutually agreed upon by the property owner and the Municipality.
- c) Temporary Fire Hydrant Use: Permission may be granted by the department to allow hydro-excavating and construction related equipment fill with water, supplied from a fire hydrant for construction related jobs. A Municipally approved hydrant meter and backflow valve must be connected prior to any hose connection. The Municipality requires 24-hour notification from the contractor before permission will be given. Fees related to this service are outlined in Table 6.2. Job Specific agreements may be considered or negotiated by the Manager for Construction projects for the Municipality. Agreements must be mutually agreed upon by both parties and the set rates shall apply.



*Note once the Bulk Water Fill Station is operational section 6.2 C Temporary Fire Hydrant use will no longer be a service that is offered.

Table 6.2 Fire Hydrant and Fire Sprinkler Fees:

	Cost
Hydrant Usage and Maintenance Fee (Fire Department)	\$9.36 per month per hydrant
Hydrant Maintenance and Inspection Fee (private hydrants)	\$213.20 annual fee
Unmetered Fire Sprinkler System Fee	\$8.11 per month
Unmetered Designated Fire Line Water Service (Base Rate)	\$32.54 per month
Bulk Fill Station	\$4.30 per cubic meter

Part 7: Sanitation Dumping

7.1 Private Contractor - Non Municipal work

The Clinton Sewage Treatment Plant is not set up to receive sanitation or hydro-excavation trucks. The Municipality will accept the occasional load on an emergency basis only. The decision to receive will be made by the Manager or his/her designate. The source of the load must be identified and logged at the CSTP with the hauler's signature. A fee will apply as per Table 7.1. Exceptions to Table 7.1 rates through job specific agreements may be considered or negotiated by the Manager and the contractor / 3rd party.

Table 7.1 Sanitation/Hydro-Vac Dumping Fee:

	Cost
Dumping Fee	\$10.82 per cubic meter plus \$54.08 per load

Part 8: Violation Fees

8.1 Violations

As per Table 8.1 a) and 8.1 b) Enforcement of the Water Sewer Bylaw, every person who willfully or maliciously damages or causes damage or knowingly operates, digs without locates, clogs, steals potable water, impairs or alters any water & sewer apparatus belonging to the Municipality, is guilty of an offence and is liable to a fine levied by the Municipality & liable for any expenses of repairing or replacing of Municipal appurtenances or infrastructure. The Municipality shall apply a Non-Compliance Fee for any such offences if no damage is inspected. If damages are applicable then the Non-Compliance Fee will still apply plus 110% of the Municipal costs will be charged to the perpetrator. Costs are not limited but can include, plumbing costs, excavation costs, time & material, legal costs, insurance costs, restoration costs and inspection fees. If the Municipality finds an illegal connection to a sewer lateral or a sewer main, the homeowner will be charged a fee on the property owner's water & sewer invoice on a



continuous basis until the illegal connection is removed. An illegal connection includes but is not limited to footing drains, eaves troughs, sump pumps and floor drains.

Table 8.1a Water Violation Fees:

	Cost
Non-Compliance Fee	\$50.00 plus 110% of Municipal Costs (if applicable)
Water Theft	\$50.00 plus pay 2 times volume used (estimate)

Table 8.1b Sewer Violation Fees:

	Cost
Non-Compliance Fee	\$52.00 plus 110% of Municipal costs (if applicable)
Illegal Dumping/Discharging	\$520.00 plus pay 2 times volume dumped (estimate)
Illegal Connection	\$5.20 per invoice until disconnected

Part 9: Account Credits

9.1 Credits

Sewer credits shall be considered at the Managers discretion for specified water use circumstances where the water used can be verified not to have entered the Municipal sanitary system. Table 9.1 below is a break down on the allowable sewer credits and amounts.

Table 9.1 Sewer Credit:

	Sewer Credit Amount
New Pool Fill	\$16.22
Existing Pool Spring Fill	\$10.82
Random Pool Fill (weekly, monthly, etc.)	No credit
Hot tub fill	No credit
Skating Rink (Initial Fill)	\$10.82
Random Skate Rink Flooding (weekly, monthly, etc.)	No credit
Fish & Recreational Pond Fills	No credit
New Lawn Watering Credit (existing lawns do not qualify)	\$10.82
Water Leak not entering Sanitary System	Credit on estimated volume used unless leak is caused by negligence.
Storm Water Connection Removal Credit	up to \$572.00

Part 10: Miscellaneous Fee

10.1 Back Flow Testing

Permanent testable backflow devices are required to be tested and certified annually. Portable backflow devices are required to be tested per use. The fee for Central Huron staff to perform back flow testing is outlined in Table 10.1a



Table 10.1a Back Flow Testing Fee:

	Cost
Back flow testing fee per device	\$61.45

Part 11: Payment

11.1 Methods of Payment

The fees, charges and penalties imposed by this by-law shall be paid to Municipality of Central Huron by cash, cheque, debit, preauthorized payment, telephone banking, internet banking or through a financial institution (if applicable).

11.2 Deposits and New Accounts

The Municipality will collect a deposit from new account holders unless a proven credit history can be established in writing from another Municipality's Water/Sewer Department or another Utility company. Waiving of the deposit must be approved by the Manager. The deposit will be returned with no interest paid when the account closes with nothing owing to the Municipality or the account holder demonstrates good payment practices after 2 years if billed bi-monthly and 1 year if the account is invoiced monthly.

Following the adoption of this Bylaw - new water/sewer accounts will only be created in the owner's name.

Table 11.2a Deposits:

	Cost
New Water Account	\$120.00

Table 11.2b Deposits:

	Cost
New Sewer Account	\$90.00

11.3 Administrative Fees

An administrative fee will be charged to the account holder for opening a new account. The fee will be charged on the first invoice.

Table 11.3 Administrative Fee:

	Cost
New Account	\$35.00

11.4 Non-Payment of Fees and Charges

Fees and charges imposed under this by-law on a person constitute a debt of the person to the Municipality. Fees and charges for the consumption of water and use of sewage works imposed under Part XII of the Municipal Act, 2001, as amended have priority lien status. Where there is statutory authority to do so, the Treasurer may add



unpaid/outstanding fees and charges imposed by this by-law to the tax roll for the property in the same manner as municipal taxes.

Failure to receive an invoice does not entitle the customer exemption of late fees.

If three (3) NSF Pre-Authorized Payments (PAP) occur in a 12-month period, the account is removed from the PAP system.

Cross Reference: Water & Sewer Collection Policy.

Table 11.4 Non-Payment Fees:

	Cost
NSF cheque or pre-authorized payment	\$35.00
Late payment	1.25% per month
Disconnection Fee (unpaid accounts)	\$50.00 per closing curb stop
Reconnection Fee	\$50.00 per opening curb stop

11.5 Invoicing errors

Invoice errors will be adjusted up to 2 years maximum of the initial date of the error. This applies to dollars to be collected and returned.

Part 12: Previous By-laws Repealed

12.1 Repeal – Previous By-laws

This by-law supersedes and replaces By-Law 55-2025 and amendments thereto, related to rates and charges for water and wastewater services of the Municipality of Central Huron.

By-Law 38-2026 is repealed upon passing of this By-Law.

Part 13: Effective Date

13.1 Effective Date

This by-law comes into force and effect on August 1, 2026.

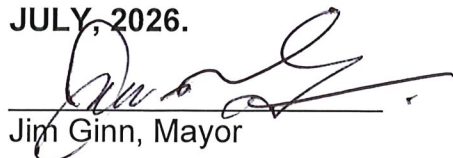
13.2 Rates

The rates outlined herein come into effect the first billing after August 1, 2026.

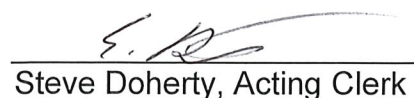
Read a first and second time this 20th day of July, 2026.

Read a third time and finally passed this 20th day of July, 2026.

THAT THIS BY LAW BE ENACTED, SIGNED AND SEALED THIS 20TH DAY OF JULY, 2026.


Jim Ginn, Mayor




Steve Doherty, Acting Clerk