

The Corporation of the City of Temiskaming Shores
By-law No. 2026-035
Being a by-law with respect to water and sewer service rates

Whereas in accordance to Section 391(1) a municipality and a local board may pass by-laws imposing fees or charges on any class of persons,

(a) for services or activities provided or done by or on behalf of it; and

Whereas in accordance to Section 398 (2) of the Municipal Act, S.O. 2001, c.25, as amended, the treasurer of a local municipality may, and upon request of a local board whose area of jurisdiction includes any part of the municipality shall, add fees and charges imposed by the municipality, or local board, respectively, under this Part to the tax roll for the following property in the local municipality and collect them in the same manner as municipal taxes:

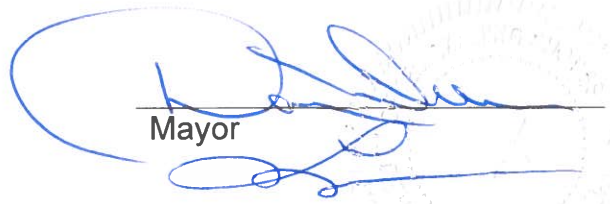
1. In the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied; and

Whereas Council considered Administrative Report No. CS-007-2026 at the April 21, 2026 Regular Council meeting, and directed staff to prepare the necessary by-laws utilizing the 2026 Tax Rates and Water/Sewer Rates, for consideration at the April 21, 2026 Regular Council meeting.

Now therefore the Council of The Corporation of the City of Temiskaming Shores deems it expedients to enact the following:

1. That the rates and charges with respect to water and sewer services are hereby set as per Schedules "A" and "B" hereto attached and forming part of this by-law.
2. All water accounts, wastewater accounts and special fees shall be subject to a percentage charge payable by the Consumer as a penalty for non-payment of water accounts or any part thereof of one and one-quarter percent (1.25%) on the first day of the calendar month immediately following the due date and on the first day of each calendar month thereafter in which default continues.
3. That the provisions of this By-law shall come into force and take effect January 1, 2026.
4. That By-law No. 2025-044 with respect to rates and charges for water and sewer services is hereby repealed.

Read a first, second and third time and finally passed this 21st day of April, 2026.



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Mayor



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Clerk

Schedule "A"
202 Schedule of Water & Sewer Rates

Part I – Definitions

For the purpose of this By-law:

"Account" means the bill issued by The Corporation of the City of Temiskaming Shores for the supply of water and wastewater distribution for a Property.

"Annual Flat Rate" means the charge applied to residential properties and or ICI properties that are not required to have a meter installed.

"City" means The Corporation of the City of Temiskaming Shores.

"Consumer" means any person who receives water from the City.

"Director of Environmental Services" means the Director of Environmental Services –for the City or his/her authorized representative.

"Environmental Reserve" means a reserve established to support financing of Environmental Capital Projects and to absorb operating surplus and deficit resulting from water/sewer operations to ensure these operations are not absorbed by the taxpayers.

"Fixed Rate" means the portion of the water bill that is due and payable even if water is not consumed and includes the monthly charge per meter.

"ICI" means Industrial, Commercial, and Institutional sectors.

"Municipal Water Services" means the pipe and fittings that convey water from a connection on a main or private main to the meter location.

"Occupant" means any owner, lessee, tenant, agent of an owner, lessee or tenant, or any person in possession of any Premises.

"Owner" means any person who is the registered owner of a Premises or any agent thereof, a person entitled to a limited estate in land, a trustee in whom land is vested, an attorney acting pursuant to a General Power of Attorney or Continuing Power of Attorney for Property, a committee of the estate of a mentally incompetent person which is an owner of a Premises, an executor of an estate which includes a Premises, or an administrator or guardian who has responsibility for a Premises on behalf on an owner.

"Premises" means any house, tenement, building, church, lot or part of a lot in, through or past which water service runs.

"Property" means land and Premises or any portion thereof which is supplied with water by the City.

"Sewer Charge" means the total sewer bill based on the Sewer Rate.

"Sewer Rate" means a rate based on the percentage of sewer as an expression of water billed.

"Tax Roll" means a roll prepared by the City's Treasurer each year based on the last returned assessment roll for the year, for the purposes of collecting taxes on each separately assessed property in the City.

"Treasurer" means the Treasurer for The Corporation of the City of Temiskaming Shores or his/her authorized representative.

"Unadjusted Three-Month Consumption Period" means any three months of consistent water consumption without adjustments upward or downward as authorized in this by-law.

"Unduly Burdensome" means a significant financial hardship to the property owner substantiated by evidentiary requirements as determined by the Treasurer and Director of Environmental Services or designate.

"Volumetric Charge" means the portion of the water bill that is based on the Volumetric Rate.

"Volumetric Rate" means the rate per cubic meter of water consumed.

"Water and Sewer Charge" means the total water and wastewater bill based on the Water Rate, Sewer Rate, Volumetric Rate.

"Water Rate" means a combined fixed and volumetric rate based on water meter size.

Part II – Policy

1. The City shall recover water and sewer costs through Water and Sewer Rates and, in particular:
 - a) Any net surplus generated from water services in any year shall be contributed to the existing Environmental Reserve and any deficiency in any year shall be funded from Environmental Reserve.
 - b) Any net surplus generated from sewer services in any year shall be contributed to the existing Environmental Reserve and any deficiency in any year shall be funded from Environmental Reserve.
 - c) Net water costs may be recovered through an Annual Flat Rate, or a Fixed Charge with a Volumetric Rate, or a combination of these.
 - d) Net sewer costs shall be recovered through a Sewer Rate stated as a percentage of the water bill.

Part III – Rates and Charges

2. Attached hereto, and forming part of this by-law is a list of water and sewer rates for 2026. The annual, monthly rates and charges set out below shall apply to the Owner of each separately assessed parcel of land which is serviced by a municipal water main:
 - a) An Annual Flat Rate for supply of water for domestic or household use as set out in Schedule B.
 - b) A Volumetric Rate for supply of water for Industrial, Commercial and Institutional (ICI) sectors as determined by the water consumption measured

- by the water meter on a quarterly basis, at the rates identified within Schedule B.
 - c) A monthly Fixed Rate based on the size of water meter, invoice quarterly, at the rates identified within Schedule B.
 - d) A Sewer Rate which is a percentage of the water rates as set out in Schedule B.
3. Notwithstanding the provisions of section 4 of this By-Law, where no meter is installed, subsections 2(b) and 2(c) shall not apply and instead the following rates and charges shall apply to the Property Owner:
- a) An ICI property authorized by the City for fixed billing will be invoiced in accordance with the annual Fixed Rate outlined in Schedule B and prorated up until a water meter is installed.
 - b) An ICI property in where the Owner has refused to have a water meter installed in the Premises shall be invoiced equal to three (3) times the annual Fixed Rate as outlined in Schedule B.
4. For property uses where there is a connection to a sewer main only, the Property Owner shall be charged a Sewer Rate as determined by the Director of Environmental Services and the Treasurer.

Part IV – Administration - Adjustments – Collection

Administration

- 5. All properties supplied by Municipal Water Services shall be liable to the City for such services.
- 6. The City shall only accept an application for a supply of water from the Property Owner or agent thereof and the Property Owner shall be liable to the City for the payment of all rates in respect of water supplied to the Premises and for all charges and costs of the City applicable to the supply of water to such Premises.
- 7. Where an Owner of a Property, or an agent thereof, has made an application to the City requesting that the notice of account shall be given to the tenant of the Owner of a Property and the Treasurer has accepted such direction, the notice of account shall be given to the tenant.

Adjustments

- 8. Where the Treasurer and the Director of Environmental Services acting jointly and after proper investigation, determine that it would be Unduly Burdensome in the circumstances to require payment of the Water and Sewer Charges determined in accordance with this By-law, they may authorize such adjustment, on a one-time basis only, to the Water and Sewer Charges as they jointly determine to be appropriate in the circumstances.

9. In circumstances in which the Director of Environmental Services or delegate has directed an ICI property in writing to run water, in where a water meter is installed, the Water and Sewer Charges during the 'run water' period shall be adjusted to reflect a charge equal to an average Unadjusted Three-Month Consumption Period.
10. In circumstances in which the Director of Environmental Services or delegate has allowed for the connection of a temporary water service to or from an ICI property where a water meter is installed, the Water and Sewer Charges during the 'temporary water service' period shall be adjusted to reflect a charge equal to an average Unadjusted Three-Month Consumption Period.
11. Where a billing error from any cause has resulted in an under billing or over billing of Water and/or Sewer Charges, the Treasurer may adjust the billing for the period affected by the error to a maximum period of two years from the date the error is detected at the rates applicable for that period. Where the amount of the error cannot otherwise be determined, the adjustment shall be based on the water consumption rate established after the error is detected.
12. Any adjustment arising from an over billing shall be applied to reduce the amount owing on the next and subsequent water and wastewater billings as necessary or refunded to the Consumer. Any additional charges resulting from an under billing shall be added to the next water and wastewater billing and be due and payable in accordance with the billing unless alternate payment arrangements acceptable to the Treasurer are made. Interest on unpaid amounts shall run from the due date of the invoice.

Collection

13. The Treasurer is hereby authorized to accept amounts payable under this By-Law. Amounts shall be paid to the City of Temiskaming Shores, 325 Farr Drive, Haileybury, Ontario, P0J 1K0, on or before the respective due date provided above, or paid into such banks named in Schedule 1 or Schedule 2 of the Bank Act, S.C. 1991, c. 46, a trust company incorporated under the Trust and Loan Companies Act, S.C. 1991, c.45, or a credit union incorporated or continued under the Credit Unions and Caisses Populaires Act, 2020, S.O. 2020, c. 36.
14. The Treasurer shall charge an associated fee as specified in the City's User Fee By-Law then in effect, to any accounts for which payment was tendered by cheque where such cheque is not honoured by the financial institution named on such cheque, is returned as NSF (Not Sufficient Funds) or failed pre-authorized payments.
15. All water accounts, sewer accounts and special fees shall be subject to a percentage charge payable by the Consumer as a penalty for non-payment of water accounts or any part thereof of one and one-quarter per cent (1.25%) on the first day of the calendar month immediately following the due date and on the first day of each calendar month thereafter in which default continues.
16. In the event of non-payment of an account, the Treasurer shall enter any such unpaid amounts as fixed by Schedule "B" attached hereto for such service or work upon the Tax Roll and collect them in the same manner as taxes.

17. The Treasurer shall charge an associated fee as specified the City's User Fee By-Law then in effect, to any accounts for which unpaid amounts are entered upon the Tax Roll.
18. The Director of Environmental Services or delegate may shut off the supply of water to a Premises if fees or charges payable by the Owners or Occupants of the Premises are overdue where those fees and charges relate to water supply and water use under this By-Law.
19. Prior to shutting off water supply for non-payment of fees or charges, the City shall provide notice of the proposed shut-off to the Owner and occupants of land in the manner outlined in City of Temiskaming Shores Water Works System By-Law 2016-068, as amended.

Where water to a Premises has been turned off for non-payment, water shall not be turned on again to the Premises until all outstanding amounts owing to the City pursuant to this By-law which pertain to that property have been paid.

Schedule "B"
2026 Schedule of Water and Sewage Rates

Domestic Water and Sewage Users

	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Annual	\$591.09	\$502.43	\$1,093.52
Pool	\$63.55	\$54.03	\$117.58

Enhanced Metered Water Rates

Monthly Fixed Rate for Supply of Water

Meter Size	Monthly Fixed Rate
5/8 x 3/4 inch	\$19.72
1 inch	\$49.30
1.5 inch	\$98.59
2 inch	\$157.75
3 inch	\$177.47
4 inch	\$492.96
6 inch	\$985.92
8 inch	\$1,577.47

Water Consumption Rate: \$1.57 / cubic meter

Sewage Service Rates

Sewage service rates shall be charged at a rate of eighty-five percent (85%) of the total water rate charges.

Vacancy Rates

Units unoccupied for a period of at least three (3) consecutive calendar months with water service maintained are eligible for a reduction in the water/sewer rate.

The vacancy rate will take effect in the 4th month of the vacancy period.

50%/unit/month

<u>Water Service Off</u>	
Properties with water service turned off by Public Works will be adjusted for the period that the water service is off.	Water Rate - \$0.00 Sewer Rate – 50% of applicable rate

<u>Water Service Turn off or Turn on</u>	
-during regular hours	\$40.00 plus HST
-after regular hours	\$70.00 plus HST
<u>Bulk Water Charge</u>	
-Per Load up to 5,500L (based on tank size)	\$50.00 plus HST
-Each Additional 1,000L	\$10.00 plus HST

Where water meters have not or may not be installed, the following flat rates shall apply:

<u>Business Operated Out of Residential Units</u>			
	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Annual	\$285.33	\$242.54	\$527.87
<u>Commercial/Industrial</u>			
	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Small	\$570.68	\$485.08	\$1,055.76
Medium	\$950.32	\$807.77	\$1,758.09
Large	\$1,520.41	\$1,292.35	\$2,812.76
Commercial Retail Outlet	\$103.66/employee	\$88.11/employee	\$191.77/employee
<u>Restaurants/Licensed Facilities</u>			
	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Restaurant Dining Room	\$51.52/seat	\$43.79/seat	\$95.31/seat
Restaurant Tavern	\$29.44/seat	\$25.02/seat	\$54.46/seat
<u>Hotels / Motels (Each Self-Contained Unit)</u>			
	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Annual	\$446.44	\$379.48	\$825.92
<u>Car Dealers</u>			
	<u>Water only/unit</u>	<u>Sewer only/unit</u>	<u>Combined/unit</u>
Annual	\$1,138.36	\$967.61	\$2,105.97

Rooming Houses:

Basic Residential

Annual

Water only/unit

\$591.09

Sewer only/unit

\$502.43

Combined/unit

\$1,093.52

Each Add'l Room

Annual

\$110.44

\$93.87

\$204.31

**Schools (per student/
staff)**

Annual

Water only

\$15.57

Sewer only

\$13.23

Combined

\$28.80

Sewage Service Rates

Sewage service rates shall be charged at a rate of eighty-five percent (85%) of the total water rate charges.