

**Meeting Date:** March 02, 2020  
**Department:** Engineering & Public Works  
**Prepared by:** Paul Zuberbuhler, CET, Manager of Environmental Services  
**Reviewed by:** George Elliott, P.Eng., Director of Engineering & Public Works  
Fred Tranquilli, LL.B, Chief Administrative Officer

**SUBJECT:** **Water Bylaw Update**  
**Report No. EPW 2020-002**

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## **RECOMMENDATION:**

It is recommended:

1. That Council receive Report EPW 2020-002 regarding updated water bylaw, and
2. That Council endorse proposed amendments and approve the Water By-law.

## **BACKGROUND**

The current water by-law was last reviewed and updated in November 2015. In order to help in the administration of the by-law and align the by-law with the direction of the Engineering and Public Works department, the upcoming capital projects and design standards there are several administrative and procedural changes proposed.

## **COMMENTS**

In the proposed by-law, there are numerous small housekeeping changes. There are also larger procedural changes that will align the by-law with Drinking Water Quality Management System recommendations. The corresponding updates also align with the design standards for development and capital projects. The significant changes are summarized below.

### **Requirement to Connect (Mandatory Connection)**

In the updated by-law, the requirements for connections to the water system have been strengthened. The requirement includes a mandatory connection provision upon “notice to connect” from the Municipality. This requirement indicates that property owners with a service connection at the property line would be required to connect within two years of receiving notice from the Municipality. Property owners that do not have a service connection at the property line, but have access to the watermain along their property, would be required to connect within 5 years of receiving notice.

An important part of having a full cost recovery water system is the ability to ensure financial stability by having all serviced properties be connected to the watermain. This also assists with the quality assurance of potable water by maximizing the turnover and timely use of water in the system. This minimizes the maintenance costs of excessive flushing and wasted water to keep the drinking water fresh and clean.

### **Single Service and Single Meter**

The proposed amendments to this by-law would require one service and one meter for all new property connections. There are several reasons that this is beneficial to the water system in terms of quality of water and administration.

1. One service and meter per property results in fewer connections where leaks can occur.
2. Reduction in administration for managing several meters and accounts on a single property.
3. Removes health and safety risks of private watermain (looping) that returns water to the Municipal drinking water system.
  - a. Reduces opportunity for contamination of the Municipal water system
  - b. Private mains are not built to Municipal Standards
  - c. Private maintenance and repairs do not conform to the higher requirements of the Municipally owned systems
4. Costs of water loss or leaks on the private system are not borne by the Municipality and our ratepayers, but rather the private owner who has a leaking pipe.

### **Property Owner Responsibilities**

Currently there are situations where tenants are responsible for the water bills to the property. Should there be an issue or delinquency in payment, these charges are then applied to the Property Owners Municipal Taxes. Since the Owner is not regularly receiving water bills, they do not know immediately if there are issues with the property (such as leaks). In the past this has lead to conflict between the Municipality and Property Owners. It is proposed that moving forward, when a tenant moves out the water bill will be shifted to the Property Owner to manage.

### **Cross Connection Devices (Backflow Preventers)**

Installation of Cross Connection Devices is critical in protecting the drinking water system. The proposed change will require all new Industrial, Commercial, Institutional and Multi-Residential units to install a cross connection device. Should existing Industrial, Commercial, Institutional and Multi-Residential units not currently have a cross connection device, they would be required to have one installed within two years of the bylaw.

## **Prohibitions and Detailed Fine Schedule**

The proposed water bylaw now includes a detailed fine schedule. Once the by-law is passed, this schedule will be forwarded for approval to The Ontario Court of Justice. Having a detailed fine schedule will allow for easier enforcement by the Municipality's Bylaw Enforcement Officer when there are infractions to the bylaw.

## **FINANCIAL IMPLICATIONS**

Approval of the proposed by-law will not have any financial implications.

## **CONSULTATION**

- Chief Administrative Officer
- Director of Financial Services

## **ATTACHMENTS**

Proposed By-law 14-20 – Water Supply Control By-law