

CITY OF SURREY

BY-LAW NO. 13678

A by-law to amend the provisions of "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. [2240](#)," as amended.

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. [2240](#)," as amended is hereby further amended as follows:

(a) Section 1 is amended by deleting the definitions "Fixture Unit" and "Flushing Unit" in their entirety.

(b) Sections 3.(g) and 3.(h) are amended by deleting the words "by July 2" and inserting the words "before July 3rd" in their place.

(c) Section 9.(a)(i) is deleted in its entirety and new Section 9.(a)(i) is inserted in its place as follows:

"9. (a) (i) Each parcel of land or premises to which a service connection has been made shall be classified by the Collector in accordance with the categories set out in Schedule "B" to this By-law. Any parcel of land which contains more than one of the categories enumerated in Schedule "B" shall be classified in respect to each such category contained within the said parcel."

(d) Section 9.(a)(ii) is deleted in its entirety.

(e) Sections 9.(c)(i), (ii), and (iii) are amended by deleting the words "by July 2" and inserting the words "before July 3rd" in their place.

(f) Section 9.(c)(ii) is amended by inserting a new sentence at the end of the paragraph as follows:

"- Date Strata Plan is approved by the Signing Officer."

(g) Section 9.(e) is deleted in its entirety and new Section 9.(e) is inserted in its place as follows:

"(e) If a change is made in the size, use or type of building or structure classified by the Collector pursuant to Clause (a) hereof, the Collector shall reclassify such building, structure, or land and alter the charges accordingly, and, if such changes shall occasion a higher charge to be payable, the same shall be payable forthwith from the date of change, and, if such change shall occasion a lesser charge to be payable, a refund shall be made of such differences from the date of change if the higher charge has already been paid for that year."

(h) Schedule "B" is deleted in its entirety and new Schedule "B", attached hereto and forming a part of this by-law, is inserted in its place.

2. This By-law shall be cited for all purposes as "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. [2240](#), Amendment By-law, 1999, No. 13678."

PASSED THREE READINGS on the 22nd day of February, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of March, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

Schedule "B" to By-law No. 13678

"SURREY SEWER RATES AND EXTENSION  
REGULATION BY-LAW, 1964, NO. 2240"

**SCHEDULE "B"**

**CHARGES:**

**1.0 CONNECTION CHARGE:**

1.0.1. The following one-time connection charge shall be payable for provision of a sanitary sewer connection to serve a property:

1.0.1.1 For a single family dwelling unit:

first 100 mm (4 in.) dia. gravity, or 50 mm (2 in.) dia. vacuum system connection

**Connection Charge:** \$1,500.

1.0.1.2. Connections for all other users or, connections of sizes other than 100 mm (4 in.) dia. and additional connections to a property:

**Connection Charge:** 110% of Actual Cost. (Minimum: \$1,500)

If the City has front-ended the cost of the additional sanitary sewer connection, the connection charge shall equal the actual cost plus 10% plus a financing charge calculated at a rate of 8% per annum which shall be added on annually on each anniversary of the installation date until the sum is paid or for a maximum period of six years, whichever event occurs first, after which no further financing charge shall be added.

1.0.1.3. For the first sanitary sewer connection included as a part of works chargeable to the Owner under a Local Improvement Construction By-law or for connections constructed by developer at no cost to the City:

**Connection Charge:** Nil.

1.0.2. Where, for the sanitary sewer service, a specified charge is established under a supplementary by-law, that charge shall take precedent over the aforementioned connection charges.

## **2.0 ANNUAL SEWER CHARGES:**

2.0.1. Every Owner of Land or the occupant (hereinafter referred to as "the User") whose land is served directly or indirectly by a connection to the Sanitary Sewer System or Storm Sewer System of City of Surrey shall pay to the City the charges per "User Entity" (defined here-in-below) as set out within this schedule.

2.0.2. Definitions:

2.0.2.1. A "Res User Entity" is defined as:

- i. each single family Dwelling Unit
- ii. each Mobile Home Space
- iii. each Dwelling Unit within a Multiple Residential building complex
- iv. each of the Dwelling Units in a Condominium complex composed of four (4) or less strata lots.

2.0.2.1.1 A "Secondary Suite Entity" is defined as each Secondary Suite.

2.0.2.2. A "Con User Entity" is defined as:

each of the Dwelling Units in a Condominium complex composed of five (5) or more strata lots.

2.0.2.3. For Industrial or Commercial properties, "I-C User Entity" is defined as:

- i. any Industrial or Commercial unit that can be independently rented, leased or owned but shall not include temporary spaces occupied by casual /seasonal tenants operating for not more than 30 days, or uninhabited rental storage spaces.
- ii. any Industrial or Commercial strata title unit, notwithstanding that more than one strata title may be occupied by a single owner; however if a strata title contains units that can be independently rented or leased, each of the units shall be counted as an I-C User Entity.

2.0.2.4. "Inst User Entity" for Institutional properties:

- i. Inst User Entity for a school whether public or private, shall be each of the class-room units

comprising of a maximum of twenty five (25) students of the total number of enrolled students.

ii. Inst User Entity for a hospital, a Special Care Housing facility, Assembly Halls or other such facility, whether public or private, shall be each patient or resident bed.

2.0.3. The user charges levied on a property does not in anyway legalize the use which might be in breach of other City By-laws. In levying the user rates, no determination of compliance with other City Bylaws has been made and should the use of land and premises breach any of the By-laws now or in the future, the City reserves the right to enforce those by-laws in accordance with their conditions.

## 2.1. Residential User Charges:

Table 2.1.A. User Charges - Per Parcel of Land

Type	User Rate	Payment before July 3	Payment before September 3
First Res User Entity	\$137.67	\$125.15	\$131.41
Each additional Res User Entity	\$212.47	\$193.15	\$202.81
Each Secondary Suite Entity	\$169.97	\$154.52	\$162.25
Each Con User Entity	\$117.87	\$107.15	\$112.51

## 2.2. Non-residential Sanitary Sewer Users without metered water service - Commercial, Industrial and/or Institutional Properties.

2.2.1. Any Owner or occupier of a non-residential Real Property whose water service is not metered shall pay annually the Annual Basic Charge per Parcel of Land set out in Table 2.2.1.A.

Table 2.2.1.A. Annual Basic Charge Per Parcel of Land

	User Rate	Payment before July 3	Payment before September 3
Each I-C User Entity	\$ 263.07	\$ 239.15	\$ 251.11
Each Inst User Entity	\$ 137.67	\$ 125.15	\$ 131.41

**2.2.2. DELETED**

**DELETED - Table 2.2.2.A.**

**2.2.3. DELETED**

**DELETED - TABLE 2.2.3.A**

2.3. Non-residential Sewer Users with metered water service.

- Commercial and/or Industrial Properties.

2.3.1. For the use of the City's sanitary sewer and storm sewer systems, the Owner or occupier of non-residential Real Property with metered water supply shall be levied 'pay-by-flow' user charges in accordance with this schedule and shall be billed the user charges for each four month period or part thereof commencing upon installation of a water meter and based on eighty percent (80%) of the total quantity of water delivered by the City's waterworks system to the premises situated on the Real Property.

**2.3.1.1. DELETED**

2.3.1.2. For sewage discharge: Annual Sewer User Charge = \$0.35 per cu. metre of sewage discharged

2.3.2.1 An Owner or occupier of Real Property who considers that the volume of sewage output from the Real Property in question differs significantly from the volume of water delivered to the premises may make a written request to the General Manager for a review of the volume of sewage output. The request shall accompany technical substantiation certified by a Professional Process Engineer to prove the lesser flow volumes.

2.3.2.2. The General Manager may establish a revised basis upon which the Owner or occupier shall pay for the sewer use. The General Manager shall, in that event, instruct the City Collector to revise the Sewer User Charge in question.

2.3.3 Adjustment to the Sewer User Charge for each of the years 1996 to 1999.

2.3.3.1. Notwithstanding the above, the increase or decrease between the aggregate sewer user charge for the year resulting from the conversion to the 'pay-by-flow' method and the corresponding aggregate 1995 sewer charge adjusted appropriately for inflation up to the year under consideration, shall be phased-in over the four year period commencing 1996 in the following manner:

- 25% of the increase or decrease to be applied in 1996
- 50% of the increase or decrease to be applied in 1997
- 75% of the increase or decrease to be applied in 1998, and
- 100% of the increase or decrease to be applied in 1999 and thereafter.

2.3.3.A. Adjustment to the Sewer User Charge for each of the years 1999 to 2001.

2.3.3.1.A. Notwithstanding the above, the increase or decrease between the aggregate sewer user charge for the year resulting from the elimination of the annual basic user charge (former Section 2.3.1.1) and the elimination of the

additional fixture charges (former Section 2.2.2), the corresponding aggregate 1999 sewer charge adjusted appropriately for inflation up to the year under consideration, shall be phased-in over the three-year period commencing 1999 in the following manner:

- 33% of the increase or decrease to be applied in 1999
- 66% of the increase or decrease to be applied in 2000, and
- 100% of the increase or decrease to be applied in 2001 and thereafter.

2.3.4. Where all the water used on any premises connected to the sanitary sewer system is supplied to said premises by the City Waterworks Utility, a meter or other device capable of measuring and recording the quantity of sewage discharged into the sanitary sewer system shall be installed to the satisfaction of the General Manager and all costs of such installation shall be borne by the applicant. Where such meter or other device is installed, the user charges provided for herein shall be applied to the total volume of sewage discharged into the sanitary sewer system as recorded by such meter or other device.

2.3.5. All accounts classified under this category shall be due and payable on the twenty-fifth (25) day of the month following the month in which the account is rendered and shall be entitled to a discount of ten percent (10%) if the amount for that bill is paid on or before that date.