

VILLAGE OF CACHE CREEK

BY-LAW NO. 540

BEING A BYLAW TO REGULATE CONDITIONS AND CONNECTIONS, AND IMPOSE CONNECTION FEES AND USER RATES FOR THE VILLAGE WATER SYSTEM.

The Council of the Village of Cache Creek, in open meeting assembly, enact as follows:

1. This Bylaw may be cited for all purposes as "WATER REGULATIONS, CONNECTIONS AND RATES BY-LAW NO. 540, 1995."
2. Schedule "A", "Water User Rates" attached hereto, and hereby made part of this Bylaw.
3. An application for connection and/or service inspection or reconnection shall be made in a form similar to Schedule "B" attached hereto, and hereby made part of this Bylaw.
4. An application for Water Turn On or Turn Off shall be made in a form similar to Schedule "C" attached hereto, and hereby made part of this Bylaw.
5. Schedule "D", "E" and "F" Campbell Hill Water System Specified Area Water Works attached hereto, and hereby made part of this Bylaw.
6. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
7. Bylaw No. 491, 1993 and all amendments thereto are hereby REPEALED.

PART 2. DEFINITIONS, in this Bylaw:

CLERK means the Clerk of the Village of Cache Creek as appointed.

COUNCIL means the Council of the Village of Cache Creek.

HOME OCCUPATION means a business that requires the use of water and which is conducted in a residential unit.

INSPECTOR means the Inspector of the Village or any such person as the Village may from time to time appoint.

OWNER means a person to whom the definition "owner" as set forth in Section 1 of the Municipal Act applies.

PLUMBING FIXTURE means a receptical, appliance, apparatus or other device that discharges sewage or potable water.

RESIDENTIAL UNIT means a dwelling unit intended for long term occupancy and includes single family, two family, apartments and living quarters in business premises.

SERVICE means the pipes and fittings on the owner's property that supplies water to plumbing fixtures from the street connection.

SERVICE CONNECTION means the joining of the owner's service to the street connection located at the property line.

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**STREET CONNECTION** means the pipe connecting the waterworks of the Village and all fittings and valves owned or maintained by the Village provided to the property line on any street, lane, right-of-way or easement.

**VILLAGE** means the Village of Cache Creek.

**WATERWORKS** means the water system upon or under any street, lane, right-of-way or easement, which system is owned or maintained by the Village, whether laid by it or any other person whomever

**PART 3. CONNECTION AND SERVICE REQUIREMENT**

- 3.1 Every property that will come under the provisions of this Bylaw, which can be serviced by the waterworks, shall be provided with a street connection complete with corporation stop. Vacant properties may only be provided with a service connection at the discretion of the Village.
- 3.2 The owner shall make application for a service connection, in accordance with Part 4, no later than at the time an application is made for a building permit.
- 3.3 In the event a notice given pursuant to section 3.2 is not complied with within the time therein required the Inspector shall cause the street connection to be installed, and may enter upon the property of the said owner to ensure that the service connection required in section 3.1 has been made. The total cost of making any connections shall be added by the Clerk to the Tax Roll Register and the said sum shall then be treated in all respects as ordinary taxes due upon the said property.
- 3.4 No change or addition in the number or description of the service(s) on any property shall be made by any person until notice thereof has been given to the Clerk, and such change or addition has received approval in writing from the Inspector.
- 3.5 No change or addition in the number or description of the connection(s) to any property shall be made by any person until an application has been made.
- 3.6 Where a service connection is no longer required to a property, the owner must apply for a water turn off and pay the charge as indicated on Schedule "A".
- 3.7 In the case of any building or premises subdivided into separate units, dwellings or commercial premises, each having its own water service, there shall be provided for each water service a shut-off valve at each entrance of the water pipe service. The shut-off valve shall be of a type that may be sealed or locked, and approved by the Village. Any person unsealing or unlocking such shut-off valve without written authority shall be guilty of a breach of this bylaw.
- 3.8 When a building within the Village is removed or demolished, it shall be the duty of the owner or his agent to immediately apply to the Village, upon such form as the Council shall prescribe, for a permit to disconnect from the public water, at the property line. The fee for such disconnection shall be the actual cost of the work as determined by the Village.

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PART 4. APPLICATION FOR SERVICE CONNECTION

- 4.1 The Inspector shall determine the size and location of the service required, and confirm that the street connection, if not already installed, can be made to the existing waterworks.
- 4.2 Where there are no existing waterworks, or it is located so as to require changes to allow connection, the Clerk shall report on the change or extension required to the waterworks to the Council, with the suggested cost recovery method, including recommendations for or against such construction. Where construction is approved by Council, the owner shall confirm his share of the costs prior to commencement of such construction.
- 4.3 The appropriate charges as shown on Schedule "A" must be paid prior to work commencing, excepting those charges approved with regards Section 4.2 which may instead be added by the Clerk to the Tax Roll Register and the said sum shall then be treated in all respects as ordinary taxes due upon the said property.

PART 5. USER RATES

- 5.1 There shall be charged against the owner of every property with a service connection a user rate in accordance with the appropriate category as set out in Schedule "A", and shall commence from the time the water is turned on, prorated for the first month of use, and shall be paid in accordance with Section 5.2.
- 5.2 All charges for water service shall be due and payable in advance, but as a matter of convenience may be billed once annually.
- 5.3 Any user rate remaining unpaid on the last day of December shall be deemed to be in arrears, and shall be added to the Tax Roll as arrears taxes the first day of January so following.
- 5.4 In the case of a property becoming vacant for a period of two months or more, providing an application is made for a water turn off and the fee as shown on Schedule "A" paid, the user charge will be discontinued and refunds made where applicable.
- 5.5 All user rates and charges under this by-law shall be paid at the office of the Village of Cache Creek B.C.
- 5.6 The owners of premises, whether occupied or vacant, to which a service connection has been made, shall be responsible for the payment of all water rates, whether water is actually used or not.
- 5.7 Notwithstanding Section 5.6 where plumbing fixtures have not been connected in the premises, the fee as set out in Schedule "A" shall not be charged to the portion of the premises not connected.
- 5.8 To encourage early payment, there will be a ten percent (10%) discount for accounts paid before April 1 of the year which they are billed.

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- 5.9 Senior Citizens, and others who qualify for the additional Home Owner Grant, may upon application receive a reduction equivalent to one half to a maximum of fifty two dollars (\$52.00) of the water bill for a single family residence.

PART 6. CONSTRUCTION REGULATIONS

- 6.1 No service connection shall be less than a three quarter (3/4) inch diameter.
- 6.2 Every service shall have:
- (a) a properly placed stop and waste cock;
  - (b) a pressure reducing valve where pressure exceeds 85 PSI.
  - (c) no less than 1.5 metres of ground cover, with adequate protection for any fittings from freezing.
- 6.3 Installation of the service and materials used shall be in accordance with the regulations contained in the current Province of British Columbia Plumbing Code.
- 6.4 No service line or fittings shall be covered over until the installation has been inspected. Upon notification to the Clerk that such installation has been completed, the Inspector shall make such inspection at the earliest possible time, and note in writing all details of the service.
- 6.5 An application in the form of Schedule "C" and payment of the fee required as set out in Schedule "A" shall be made prior to any water turn on; the Clerk may refuse to accept an application for any property where the installation of the service is not approved by the Inspector or other requirements of the Bylaw have not been met.

PART 7. OTHER REGULATIONS

- 7.1 No person whomsoever shall sell or dispose of water from the Village waterworks without written permission from the Village and registered property owner.
- 7.2 Subject to Section 7.3., no person, except an employee of the Village in the course of his employment or any member of the volunteer fire department in the course of duty, may use for any purposes of any kind any water other than from an existing service without approval in writing from the Clerk.
- 7.3 Where approval in writing has been obtained from the Clerk in accordance with Section 7.2, the following shall apply:
- (a) A user rate shall be paid in accordance with Schedule "A";
  - (b) Where approval is to use water from a hydrant or standpipe, a cash deposit of Fifty Dollars (\$50.00) shall be placed with the Village to be returned when the "special tools" provided by the Village are returned undamaged, and provided there has been no damage to any of the waterworks.

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- 7.4 No person shall obstruct, destroy, injure or tamper with any hydrant or other fixture of the waterworks, and no person shall in any manner interfere or meddle with any street connection or make any additions or alterations to the waterworks or turn on or off any corporation stop-cock or other valve, or perform any work on or under any street, lane, right-of-way or easement without written approval of the Village.
- 7.5 No connection or cross connection between the Village waterworks and any other water system shall be permitted.
- 7.6 Should any service line become frozen or from any other condition cause a disruption to the waterworks and the owner fail to take the necessary steps to repair same or requests the Village to do so, the Inspector may take such steps as he deems advisable to restore service and the cost of the work shall be deemed to be a charge on the property and the said sum so certified by the Clerk shall be added to the Tax Roll Register and shall then be treated in all respects as ordinary taxes due upon said property. Where it is determined the service line of the property became frozen due to a faulty street connection, the Inspector shall take such steps as he deems advisable to restore service at no cost to the owner.
- 7.7 (a) The Village shall not be liable for the failure of the waterworks in consequence of any damage or accident to the works, or to excessive pressure or lack of pressure, or any temporary stoppage thereof on account of alterations or repairs, whether such failure arises from the negligence of any person in the employ of the Village or other person whomsoever, or through natural deterioration of the system or otherwise.
- (b) No pump, booster or other device shall be employed by any consumer without permission in writing from the Village, for the purpose of, or having the effect of, increasing water pressure in service lines to a higher pressure other than the normal water pressure in the said service lines, and the Village may without notice discontinue service to any customer employing such pump, booster or other device.
- 7.8 Nothing contained in this Bylaw shall be construed to impose any liability on the Village to provide, or continue to provide water to any owner or property.
- 7.9 (a) If at any time the Council shall deem it necessary, in order to maintain the health and safety of the public, it may order the placing of restrictions for irrigation or car washing purposes. An order may also be given to any individual who permits water to escape from his property or continuously irrigates in a manner that could be considered wasteful.
- (b) Immediately upon the sounding of the fire alarm, all water taps must be immediately shut off and not turned on until no further water is required for fire fighting purposes.

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PART 8. WATER - SALES/PURIFICATION BUSINESS

- 8.1 Any business set up to sell water is required to install a Water Meter approved by the Village at the business' expense.
- 8.2 Any business set up to sell water, including a Water Purification business is required to pay the Store water rate as set in Schedule "A", plus the Water Purification Rate per litre as set in Schedule "A".
- 8.3 The water meter shall be read and billed quarterly.

PART 9. ADMINISTRATION

- 9.1 The following shall be considered infractions under this Bylaw:
  - (a) The failure of an owner to comply with a notice given under section 3.2;
  - (b) The failure of any member of the public to comply, or of an individual to comply with an order given under section 7.9;
  - (c) The failure to repair or replace defective pipes, fittings, valves or fixtures whether given notice or not to do so.
- 9.2 Every person who is found guilty of an infraction of this Bylaw is liable upon summary conviction to a fine not exceeding \$500 and the costs of prosecution.

READ A FIRST TIME THIS 14th day of AUGUST, 1995

READ A SECOND TIME THIS 14TH day of AUGUST, 1995

READ A THIRD TIME THIS 14TH day of AUGUST, 1995

ADOPTED THIS 11th day of September, 1995

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK/ADMINISTRATOR

I hereby certify that this a true copy of "VILLAGE OF CACHE CREEK WATER REGULATIONS, CONNECTIONS AND RATES BYLAW NO. 540, 1995" as ADOPTED this 11th day of September, 1995.

\_\_\_\_\_  
 CLERK/ADMINISTRATOR

A true copy of By-Law No. 540  
 registered in the office of the Inspector  
 of Municipalities this 6th day of  
 November 1995.  
  
 Deputy Inspector of Municipalities

# Water Rates Amendment

## VILLAGE OF CACHE CREEK

### BYLAW NO. 705

### SCHEDULE "A"

1.	<u>WATER RATES:</u>	<u>2007</u>	<u>2008</u>
a)	Apartment - Each Unit	\$125.76	\$132.00
b)	Auto Body	226.44	237.72
c)	Bank	125.76	132.00
d)	Campsite - Per Space, Per Serviced Unit	48.24	50.64
e)	Car Wash - Stand Alone - Per Bay	125.76	132.00
f)	Church	125.76	132.00
g)	Clinic (Doctor/Veterinarian)	125.76	132.00
h)	Club	125.76	132.00
i)	Daycare	125.76	132.00
j)	Duplex - Each Unit	125.76	132.00
k)	Garage (Repair Shop)	226.44	237.72
l)	Gas Bar - with Convenience Store	226.44	237.72
	- with Car Wash - Per Bay extra	62.88	66.00
	- with Repair Shop extra	113.28	118.92
m)	Hotel - Each Rental Un	48.24	50.64
n)	Industry – Light	226.44	237.72
o)	Laundromat Per Washer	41.04	43.08
p)	Library	125.76	132.00
q)	Lounge/Beverage Room/Cocktail Bar - Per Seat	1.80	1.92
r)	Mobile Home	125.76	132.00
s)	Motel - Manager's Unit	125.76	132.00
	- Each Rental Unit	48.24	50.64
t)	Office	125.76	132.00
u)	Post Office	125.76	132.00
v)	Residence	125.76	132.00
w)	Restaurant/Coffee Shop/Cafe - Per Seat	3.96	4.20
x)	School - Per Classroom	125.76	132.00
y)	Store	125.76	132.00
z)	Unspecified	125.76	132.00

# Water Rates Amendment

## VILLAGE OF CACHE CREEK

### BYLAW NO. 705

#### SCHEDULE "A" cont'd

2. WATER SALES/PURIFICATION:

Per litre	\$ .011
Minimum quarterly charge	50.00

3. CONNECTION CHARGES:

Actual cost to the Village of Cache Creek for labour, materials and equipment. Equipment shall be billed as per the most recent "Equipment Rental Rate Guide" authorized by the Province of British Columbia.

4. WATER SUPPLIED FROM HYDRANT OR STANDPIPE:

a) Per Thousand Gallons of Water	\$5.00
b) Minimum Charge	10.00

5. WATER TURNED ON

a) Per call out	\$25.00
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6. WATER TURNED OFF

a) Per call out	\$25.00
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7. TEMPORARY TURN OFF AND ON FOR REPAIRS

a) During regular office hours	\$20.00
b) After regular office hours, weekends and statutory holidays	\$20.00 plus applicable call out fee

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SCHEDULE "B"

APPLICATION FORM

TAX FOLIO NO. \_\_\_\_\_

Civic Address \_\_\_\_\_ Legal \_\_\_\_\_

Use: - \_\_\_ Residential: \_\_\_ Single \_\_\_ Duplex \_\_\_ Other; suites \_\_\_  
\_\_\_ Commercial/Industrial; type of \_\_\_\_\_

I hereby apply for a \_\_\_" Street Connection for the property identified above AND/OR for the inspection of a \_\_\_" Service Connection and agree to follow all regulations contained in Bylaw 540, and further agree to provide the Inspector or Clerk with additional information if required. \_\_\_ Installation/\_\_\_ inspection is required

by the date of \_\_\_\_\_ Ph. No. \_\_\_\_\_

Signature (owner/agent) \_\_\_\_\_ Date \_\_\_\_\_

Mailing address \_\_\_\_\_

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INSPECTOR'S USE: The applicant, having submitted drawings applicable to the installation, is hereby given approval to install the Street Connection, OR the Street Connection shall be installed

on the date of \_\_\_\_\_.

Signature \_\_\_\_\_ (Inspector's Signature)\_

Dated \_\_\_\_\_

OFFICE USE:

Applicant advised \_\_\_\_\_.

Amount to be paid in advance (as per Schedule "A")

\$ \_\_\_\_\_ Rec. No. \_\_\_\_\_ Date \_\_\_\_\_

Inspector Notified \_\_\_\_\_

INSPECTOR'S REMARKS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(Inspector, please note, a drawing of the street connection location should be provided along with the approximate service location on the back of this page).

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SCHEDULE "C"

TURN ON/OFF APPLICATION Tax Folio No. \_\_\_\_\_

Civic Address \_\_\_\_\_, I \_\_\_\_\_

hereby apply for a water turn on/off for the property noted.

The water turn on/off is required for the following reasons \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Signature (owner/agent) \_\_\_\_\_ Ph. No. \_\_\_\_\_

Mailing Address \_\_\_\_\_ Date \_\_\_\_\_

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OFFICE USE:

Approved (signature) \_\_\_\_\_ Date \_\_\_\_\_

Inv. Rec. No. \_\_\_\_\_ Date \_\_\_\_\_ Am't \$ \_\_\_\_\_ & Inspector

notified (date) \_\_\_\_\_ Turned on/off on (date) \_\_\_\_\_

by \_\_\_\_\_ (signature)

NOTES ON USER RATES:

Billed/Refunded (date) \_\_\_\_\_

in the amount of \$ \_\_\_\_\_

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SCHEDULE "D"

CAMPBELL HILL WATER SYSTEM SPECIFIED AREA WATER WORKS

That the Water Works Management Specified Area shall mean all the areas specified and established by Petition, jointly with Georgia Pacific Building Materials Sales Ltd. and Wastech Services Ltd., hereinafter referred to as "user", to the Village of Cache Creek for the purpose of building and supplying water.

1) CONDITION:

- a) It is understood that when this Bylaw comes into effect, that the Village of Cache Creek retains the right to collect maintenance and user fees from adoption of this By-Law No. 540, henceforth.
- b) It is understood and agreed that any and all costs as per this schedule shall be equally shared by all existing users.
- c) Any unpaid balance owing to the Village of Cache Creek from the users by 31 December shall be applied to the applicable taxes.

2) CONNECTIONS:

- a) Any person or corporation requesting water service must apply to the Village of Cache Creek in writing.
- b) The Village of Cache Creek must canvas all users of the system for their immediate needs plus two years projected water requirements.
- c) Approval for connection will be granted provided the available water supply is equal to two times the immediate and projected requirements as above.
- d) A feasibility study and upgrading costs will be obtained if the system volumes are insufficient to grant connection approvals.

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SCHEDULE "E"

CAMPBELL HILL WATER SYSTEM SPECIFIED AREA WATER WORKS

- 1) OPERATING & MAINTENANCE FEES:  
Fee per user \$1500.00 per year  
Payable March 31st, Annually
  
- 2) OPERATING AND MAINTENANCE SHALL CONSIST OF THE FOLLOWING:
  - a) Man hours shall be \$18.00 per hour.
  - b) Vehicle hours shall be \$10.00 per hour.
  - c) In house material used will be the approximate cost.
  - d) Daily checks and inspections shall be 365 days per year.
  - e) Daily checks shall be 15 minutes.
  - f) Daily vehicle checks shall be 15 minutes.
  - g) All other work shall be to the nearest 1/2 hour.
  - h) B.C. Hydro costs as per invoice.
  - i) Administration shall be 10% of the total cost.
  
- 3) ANY REPAIRS COST SHALL BE RECOVERED FROM THE EMERGENCY REPAIR FUND AS PER SCHEDULE "F" BY-LAW NO. 540
  
- 4) AT THE END OF EACH CALENDAR YEAR THE VILLAGE OF CACHE CREEK WILL PROVIDE A TRUE OPERATION STATEMENT AND COST THAT SHALL BE REVIEWED EACH YEAR BY ALL PARTIES TO DETERMINE ANY ADJUSTMENTS THAT MAY BE REQUIRED.

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SCHEDULE "F"

CAMPBELL HILL WATER SYSTEM SPECIFIED AREA WATER WORKS

EMERGENCY REPAIR FUND:

- a) The users agree to establishing an emergency repair fund.
- b) The funds collected will be placed into an interest bearing account and can be withdrawn by the Village of Cache Creek when repairs are required.
- c) At the end of 1999 any funds remaining in this interest bearing account will form part of the Village of Cache Creek revenue.
- d) At the end of each calendar year, the Village of Cache Creek shall provide a true operating statement and costs that shall be reviewed each year by all parties to determine any adjustments that may be required.