



COUNTY of ANNAPOLIS  
NATURALLY INSPIRED

# STAFF REPORT

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**Report To:** Council  
**Meeting Date:** May 16, 2023  
**Prepared By:** Amanda Lewis, Operations Coordinator  
Chris McNeill, Chief Administrative Officer  
**Report Number:** **SR2023-48 Brooklyn Street Sewer and Water**  
**Subject:** Waste Water Management Agreement and M13 Brooklyn Sewer and Water Connection Charges Bylaw

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## **REQUEST FOR DIRECTION:**

Staff are requesting direction from Council on how they wish to proceed with the issue of fees for water and sewer connections, current and new, on Brooklyn Road in Brooklyn.

## **LEGISLATIVE AUTHORITY**

Section 47 of the *Municipal Government Act* states that the council shall make decisions in the exercise of its powers and duties by resolution, by policy or by by-law.

Section 60 of the *Municipal Government Act* states that a municipality or a village may agree with one or more municipalities, villages, service commissions, the Government of the Province or of Canada or a department or agency of either of them or a band council pursuant to the Indian Act (Canada) to provide or administer municipal or village services.

Section 81 of the *Municipal Government Act* states that the council may make by-laws imposing, fixing and providing methods of enforcing payment of charges for (a) wastewater facilities or stormwater systems, the use of wastewater facilities or stormwater systems and connecting to wastewater facilities or stormwater systems;

## **BACKGROUND**

On January 30, 2009, a Memorandum of Understanding was signed between the Town of Middleton and Municipality of the County of Annapolis to extend water service westward along Junction Road and Brooklyn Road in the community of Brooklyn and extend the sewer system along Brooklyn Road for a proposed development (Brooklyn Street Developments Limited).

In 2010, an agreement between the two parties was signed for Joint Waste Water Management for Brooklyn Road, which expired in 2015.

In April of 2011, the two parties signed the Sewer Water Capital Agreement for Brooklyn Road. The Town and the Municipality cost shared on the Water and Sewer extension. The water main is owned by the Middleton Water Utility and the sewer is owned by the Municipality.

Section 5 of the Sewer Water Capital Agreement for Brooklyn Road states "Capital contribution charges for users of the sewer and water systems that are the subject of this Agreement, other than existing residential users, shall be as established by the County's By-laws and shall be billed by and paid to the County, which shall then remit 50% of the collected water fees to the Middleton Water Utility and 50% of the collected sewer fees to the Town of Middleton."

Municipality of the County of Annapolis' M13 Brooklyn Sewer and Water Connections Charges Bylaw states that every owner of a building who wishes to connect to the water and/or sewer service in this area will pay the Municipality a connection charge of \$5,000.00 for each connection before receiving approval. Half of each connection fee is then remitted to the Town of Middleton.

The Town annually invoices the Municipality for sewer services for properties that are connected as per Schedule A of the Joint Waste Water Management Agreement.

Additionally, the Town also invoices the Municipality annually for 50% of the Property Taxes collected for the Brooklyn Street Developments Limited.

## **DISCUSSION**

In all other areas of the Municipality excluding Brooklyn Road and Junction Road, residents pay a connection fee of \$50.00 for Water and \$75.00 for sewer.

There is no outstanding debt from the capital construction costs of the Brooklyn Road and Junction Road sewer and water main extension at present.

The M13 Brooklyn Sewer and Water Connection Charges Bylaw section (4) states abutting property owners who choose not to connect to the system are exempt from sewer charges; however, the M10 Sewer Service Charges Bylaw for the County of Annapolis states every land owner who has access to municipal sewer shall pay a sewer service charge whether they are connected or not. The 2023 sewer service charge for 1 unit is \$590.39 annually and for 1 lot \$196.80 annually. See M10 Bylaw, Schedule A, for further break down of category types and equivalent units.

Since the extension in 2011, there have been two properties connect to both the water and sewer system and one pending application to connect. There is one property that is connected to sewer only and one property that is connected to water only, for a total of four properties connected to date.

Currently sewer runs the full length of Brooklyn Road however; water only runs a small portion of the road. If water was to be run along the currently unserved area of Brooklyn Road, four existing properties could be serviced although one

property seems vacant and a second one is a significant distance setback from the road. Based on previous cost estimates from a few years ago, the estimated cost to complete the water service redundancy along Brooklyn Road is estimated with inflationary pressures to be approximately \$2 million. This cost must be fully paid for by the Middleton Water Utility unless the Municipality was willing to pay the full cost, or cost share in its development. Without confirmed developments willing to immediately develop these lands, the financial ability and interest from the Town to complete these developments does not exist.

Despite this, concern has been expressed that the Municipality's Bylaw M13 is believed to be a deterrent to potential developers who may wish to pursue a development on these lands and that by removing the Municipality's \$5,000 water connection fee and \$5,000 sewer connection fee, that the lands may be more attractive to developers and development. In addition to the Municipality's fees, developers are still required to pay similar fees to the Town of Middleton in similar amounts. This also does not account for the costs that will be billed by the Town to property owners to extend water services or sewer services to property lines where the services do not currently directly abut certain property boundaries.

Therefore, the information contained within this report is provided to seek Council's direction on how it wishes to proceed with applying fees going forward for sewer and water connections, specifically on Brooklyn Road, Brooklyn. If Council wishes to standardize and apply the same connection fees for all of its water and sewer systems, then Bylaw M13 should be repealed and a new policy or bylaw established to standardize fees.

Costs incurred for water capital upgrades are required to be paid for by the Middleton Water Utility and its utility customers unless either the Town or Municipality wish to subsidize the costs from their own general tax rates or reserves. For sewer system upgrades, the costs must either be paid for by sewer system reserves, general reserves or from the general tax rates of either, or both of, the Town and Municipality.

### **FINANCIAL IMPLICATIONS**

Should the Municipality repeal Bylaw M13, it would simply forego the opportunity to gain \$2500 for each future new water connection and \$2500 for each new sewer connection. Afterwards, the Town would receive 100% of the water revenue, with sewer fees and property taxes being shared 50% each. The cost to repeal the bylaw is estimated at \$600 without any legal fees.

### **POLICY IMPLICATIONS**

Council may wish to consider the fairness of having different water and sewer connection fees for some parts of the Municipality versus others. This is similar to other discussions around service levels and various tax rates and user fees.

### **ALTERNATIVES / OPTIONS**

Council can request that Bylaw M13 Brooklyn Sewer and Water Connection Charges Bylaw be repealed to eliminate the \$2,500.00 connection fee that the Municipality

collects on each of water and sewer connections and by default have all properties fall under the general Bylaw M10 water and sewer connection fee bylaw, after consultation and agreement with the Town considering the agreements currently in place.

Council can decide to make no changes to Bylaw M13 Brooklyn Sewer and Water Connection Charges Bylaw, and continue to collect these fees to place in its reserves to help pay for future infrastructure developments.

Council can choose to amend Bylaw M13 to reduce or increase the required sewer and / or water connection fees by the same amount or in differing amounts.

### **NEXT STEPS**

If Council wishes to repeal Bylaw M13, a more detailed review of the process will need to take place around legalities of doing so unilaterally without Town approval based on current agreements.

Should the Town not object, a Bylaw to Repeal the Bylaw will need to be created and brought forward at a future meeting. This process from start to finish will take two and a half to three months.

In review of this issue, it is clear that the previous agreements are problematic and need to be re-negotiated, especially the expired Joint Waste Water Management Agreement.

Further discussions need to take place with the Planning Advisory Committee about the future zoning of these lands to make them more attractive for the types of development that Council wishes to see take place.

### **ATTACHMENTS**

Appendix 1 - Town of Middleton – Joint Waste /Water Management Agreement, Expired in 2015

Appendix 2 - Town of Middleton – Sewer Water Capital Agreement including MOU – Brooklyn Rd

Appendix 3 - M13 Brooklyn Sewer and Water Connection Charges Bylaw

Appendix 4 - M10 Sewer Service Charges Bylaw

**Prepared by:**

Amanda Lewis, Operations Coordinator

**Reviewed by:**

Jim Young P.Eng., Director of Municipal Operations

**Approved by:**

**Approval Date:**



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Chris McNeill  
Chief Administrative Officer

May 15, 2023

(Date)

THIS AGREEMENT is made in duplicate this <sup>10th</sup> day of April, A.D. 2011.

BETWEEN:

THE MUNICIPALITY OF THE COUNTY OF ANNAPOLIS, a body corporate under the provisions of the *Municipal Government Act* with Head Office at Annapolis Royal, in the County of Annapolis and Province of Nova Scotia

(hereinafter called the "COUNTY")

OF THE FIRST PART

- and -

THE TOWN OF MIDDLETON, a body corporate under the provisions of the *Municipal Government Act* with head office at Middleton, in the County of Annapolis and Province of Nova Scotia

(hereinafter called the "TOWN")

OF THE SECOND PART

WHEREAS the parties have entered into a Memorandum of Understanding dated 30 January 2009, a true copy of which is attached hereto, for the development of certain property identified herein;

AND WHEREAS the parties wish to proceed with the finalization of the terms of servicing as contemplated thereby;

NOW THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and terms between the parties herein, the parties agree as follows:

1. The parties will share equally the capital cost of installation of sanitary sewer and any connection fees to the sewer.
2. The parties will share equally the capital cost of installation of water mains and any connection fees to the water main.
3. Property taxes on any new development on any properties located with the areas defined as Areas served by Brooklyn Road sewer and by Junction Road water main on Map #1 from the Brooklyn Road Sewer and Water Connection By-law Map, attached hereto, shall be billed by the County at the County Rate and fifty percent (50%) of such taxes collected shall be remitted to the Town.
4. The water system in the area defined on Map #1 shall be operated by the Town of Middleton Water Utility. The Water Utility shall provide service and charge rates in accordance with the Rules and Regulations and the Rate Structures approved from time to time by the Nova Scotia Utility and Review Board.

PROVINCE OF NOVA SCOTIA  
COUNTY OF ANNAPOLIS SS

ON THIS 12<sup>th</sup> day of September, A.D. 2011, before me,  
the subscriber personally came and appeared Connie Jones, a subscribing  
witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that  
The Municipality of the County of Annapolis caused the same to be executed in its name and on  
its behalf and its corporate seal to be thereunto affixed by its proper officers thereunto duly  
authorized in her presence.

  
A Commissioner of the Supreme Court of Nova Scotia

HOLLY A. ORDE  
A Commissioner of the  
Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF ANNAPOLIS SS

ON THIS 8<sup>th</sup> day of September, A.D. 2011, before me,  
the subscriber personally came and appeared Krista Teale, a subscribing  
witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that  
The Town of Middleton caused the same to be executed in its name and on its behalf and its  
corporate seal to be thereunto affixed by its proper officers thereunto duly authorized in her  
presence.

  
A Commissioner of the Supreme Court of Nova Scotia

Susan M. Rober  
A Commissioner of the  
Supreme Court of Nova Scotia

THIS MEMORANDUM OF UNDERSTANDING is made in duplicate this  
day of January 30 A.D. 20009

BETWEEN:

THE MUNICIPALITY OF THE COUNTY OF ANnapolis, a body corporate under the provisions of the *Municipal Government Act* with Head Office at Annapolis Royal, in the County of Annapolis and Province of Nova Scotia

(hereinafter called the "COUNTY")

OF THE FIRST PART

- and -

THE TOWN OF MIDDLETON, a body corporate under the provisions of the *Municipal Government Act* with head office at Middleton, in the County of Annapolis and Province of Nova Scotia

(hereinafter called the "TOWN")

OF THE SECOND PART

WHEREAS the parties have examined a proposal for development of certain property adjacent to Highway 101 and Brooklyn Road, identified by the Land Registration Services as PID 05083324, and registered to Lois K. Connell and Vernon K. Connell;

AND WHEREAS the water, sewer and other municipal services to service this property are not currently in place through either of the parties;

AND WHEREAS the Town has the ability to extend existing services along Brooklyn Road and the Junction Road to serve both the property proposed to be developed and other properties adjacent to the said roads;



- (f) That this Memorandum of Understanding is made in contemplation of the co-operation of the parties in encouraging and facilitating the said development, and where necessary will be subject to the finalization of negotiations between both parties jointly and the developer with respect to the nature, intent, extent and substantial factors involved in the development to allow all parties to give effect to the most effective and efficient way of proceeding with the proposed development.

IN WITNESS WHEREOF the parties hereto have signalled their intentions and proposals by executing this Document by its proper officers duly authorized and its corporate seal affixed the day and year first above written.

SIGNED, SEALED AND DELIVERED )

In the Presence of )

Line Eddy  
Witness

Line Eddy  
Witness

THE MUNICIPALITY OF THE COUNTY  
OF ANNAPOLIS

Per: [Signature]

Per: \_\_\_\_\_

TOWN OF MIDDLETON

Per: Clayton MacMaster

Per: \_\_\_\_\_

## **M13 Brooklyn Sewer and Water Connection Charges Bylaw**

### **1. For the purpose of this bylaw, unless the context otherwise requires:**

- (a) **Building** means any dwelling, house, shop, store, office or any building which requires sewer or water service and is located in the area defined on Map #1.
- (b) **Municipal Engineer** means the staff engineer of the Municipality or a Consulting Engineer engaged by the Municipality, or the Engineering and Public Works Director of the Municipality.
- (c) **Owner** means a part owner, joint owner, tenant in common, or joint tenant of any land or building and includes a trustee, an executor, an administrator, a guardian, an agent, a mortgagee in possession of any other persons having the care or control of any land or building, in the case of the absence or disability of the person having title thereto.
- (d) **Sewer** means a sewer or draining system constructed, purchased or otherwise acquired by the Municipality or the Town of Middleton in the area defined on Map #1, and maintained as a public sewer or drain.
- (e) **Water Main** means a water main constructed, purchased, or otherwise acquired by the Middleton Water Utility in the area defined on Map #1, and maintained as a public water main.
- (f) **Year** means the fiscal year of the Municipality.

### **2. Administrative:**

- (a) Every Owner of a Building who wishes to connect to the Sewer shall apply to the Municipality for the authority to connect.
- (b) Every Owner of a Building who wishes to connect to the Water Main shall apply to the Municipality and to the Middleton Water Utility for the authority to connect.
- (c) Every Owner of a Building who wishes to connect to the Sewer shall receive Municipal approval to make the connection before making out the connection.
- (d) Every Owner of a Building who wishes to connect to the Water Main shall receive Municipal and water Utility approval to make the connection before making out the connection.
- (e) All costs associated with connecting to the Sewer and Water Main shall be borne by the Owner, excepting that the Middleton Water Utility shall supply the Water Meter.

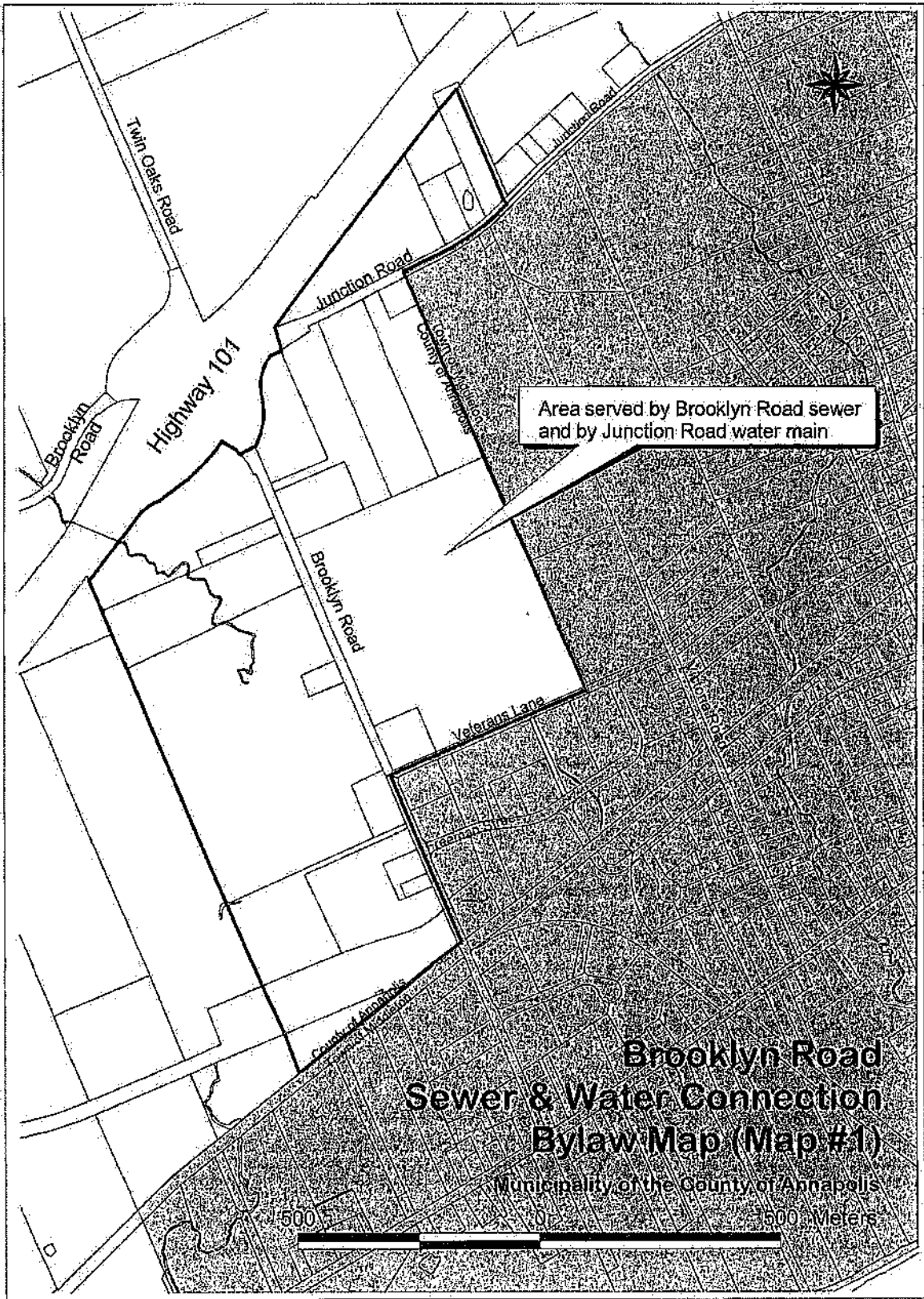
### **3. Sewer and Water Connection Charges:**

- (a) Every Owner of a Building who connects the Building to the Sewer shall pay the Municipality a connection charge of five thousand dollars (\$5000.00), before receiving approval to connect.
- (b) Every Owner of a Building who connects the Building to the Water Main shall pay the Municipality a connection charge of five thousand dollars (\$5000.00), before receiving approval to connect.

**4. Exemptions:**

- (a) Current abutting property owners in the Brooklyn Sewer and Water Project serviced area are exempt from sewer charges should they choose not to connect to the system.

<b><u>Clerk's Annotation For Official Bylaw Book</u></b>	
Date of first reading:	<b>October 19, 2010</b>
Date of advertisement of Notice of Intent to Consider:	<b>October 28, 2010</b>
Date of second reading:	<b>November 16, 2010</b>
Date of advertisement of Passage of Bylaw*:	<b>December 9, 2010</b>
I certify that this <b>M13 BROOKLYN SEWER AND WATER CONNECTION CHARGES BYLAW</b> was adopted by Municipal Council and published as indicated above.	
<u>Carolyn A. Young</u>	<u>December 9, 2010</u>
Municipal Clerk	Date
<i>* Effective Date of the Bylaw unless otherwise specified</i>	



Area served by Brooklyn Road sewer  
and by Junction Road water main

# Brooklyn Road Sewer & Water Connection Bylaw Map (Map #1)

Municipality of the County of Annapolis

500 500 Meters

## **M10 SEWER CHARGES BYLAW**

- 1 For the purpose of this bylaw, unless the context otherwise requires:
  - (a) "Building" means any dwelling, house, shop, store, office or structure which would require sewage services.
  - (b) "Dwelling" means a Building or portion thereof which is occupied or capable of being occupied as a home or residence by one or more persons.
  - (c) "Municipal Engineer" means the staff engineer of the Municipality or a consultant engineer engaged by the Municipality, or the Director of *Public Works* of the Municipality.
  - (d) "Owner" means a part owner, joint owner, tenant in common or joint tenant of the whole or any part of any land or building and includes a trustee, an executor, an administrator, a guardian, an agent, a mortgagee in possession of any other persons having the care or control of any land or building in case of the absence of disability of the person having title thereto.
  - (e) "Sewer" means a sewer or drainage system constructed, purchased, or otherwise acquired by the Municipality and maintained as a public sewer or drain, and includes the trunk main, all laterals to the street/property line and any sewage treatment plant connected thereto.
  - (f) "Year" means the fiscal year of the Municipality.
  - (g) "Lot Line" means a boundary line of a lot.
  - (h) "Front Lot Line" means the line dividing the lot from the street; in the case of a corner lot, the shorter boundary line abutting the street shall be deemed the front lot line; and where such lot lines are of equal length, the front line shall be deemed to be the front lot line as established in the block of prior construction. In the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line; and the opposite, shorter boundary shall be deemed to be the rear lot lines; and where such lot lines are of equal length, the front lot line shall be deemed to be the front lot line as established in the block by prior construction.
  - (i) "Flankage Lot Line" means a side lot line which abuts the street on a corner lot.
  - (j) "Rear Lot Line" means the lot line from or opposite to the lot line.
  - (k) "Side Lot Line" means a lot line other than a front or rear lot line.
  - (l) "Lot" means any parcel of land described by its boundaries.
  - (m) "Corner Lot" means a lot situated at the intersection of and abutting on two or more streets. The shorter lot line shall be deemed the front line of said lot.
  - (n) "Flag Lot" means a lot characterized by its location of the main body of the lot generally at the rear of another lot or otherwise separated from the street or roadway which provides access, and by a narrower prolongation extending from the main portion of the lot to the said street or roadway. A flag lot generally resembles a flag on a pole in the case of a rectangular layout, or the main body of the lot with an umbilical prolongation providing access in the case of such a lot having irregular boundaries. The minimum interior dimension of a flag lot shall be measured in the main body of the lot.

- (o) "Lot Area" means the total horizontal area within the lot lines of a lot.
- (p) "Lot Depth" means the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid points of the front and rear lot lines.
- (q) "Lot Frontage" means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of a triangle formed by the side lot lines and at a point therein equal in distance to the minimum applicable front yard. In the case of a corner lot with a corner lot sight triangle, the exterior lot lines (street lines) shall be deemed to extend to their hypothetical point of intersection for the purpose of calculating the frontage. The definition shall not apply in the case of a flag lot, where "frontage" shall be the length of the front lot line abutting the street.
- (r) "Through Lot" means a lot bounded on two opposite sides by streets or a highway provided, however, that if any lot qualifies as being both a corner lot and a through lot as hereinbefore defined, such lot shall be deemed to be a corner lot for the purpose of this bylaw.
- (s) "Equivalent Unit" means a discharge to the system equal to that of a Dwelling.

## 2. ADMINISTRATIVE

- (1) The Municipality shall have a separate account for the sewer system operation.
- (2) The cost of the sewer service shall include:
  - (a) the direct operating and maintenance costs of the sewer systems, being the approved budget for the ensuing fiscal year;
  - (b) an allowance for the administrative costs associated with the sewer system, equal to five (5) per cent of the direct operating and maintenance costs of the system;
  - (c) a capital replacement cost up to five (5) per cent of the estimated replacement cost of the physical plant, including pumping stations, treatment plants, collector and trunk sewers, force mains and outfalls;
  - (d) the replacement cost will be reviewed every five years or at the discretion of Council.
- (3) The direct operating and maintenance costs of the sewer system do not include any part of the capital cost of the system, any extension of the system, any connection to the system of a lot or building that existed when the system was completed, or any debt charges associated with such costs.
- (4) Any capital costs incurred for replacement of any component of a sewer system shall be paid for out of the accumulated sewer capital replacement reserve fund for the sewer system. If the accumulated sewer capital replacement reserve fund is insufficient, the cost not paid for from the accumulated capital replacement reserve fund shall be charged to the sewer system and amortized over a period not to exceed the expected useful life of a system, with interest at a rate charged to the Municipality for other borrowings of a like nature.

**3. SEWER SERVICE CHARGE**

- (1) The sewer service charge shall be calculated annually by dividing the cost of the sewer service by the total of the Equivalent Units (*See Schedule "A"*). The cost of sewer service shall be calculated in accordance with Section 2. The total Equivalent Units shall be calculated in accordance with Section 5 on or before March 31st in each year.
- (2)
  - (a) The sewer service charge for each year shall normally be billed in the first quarter of the fiscal year.
  - (b) The sewer service charge is due and payable within 31 days of the billing date.
  - (c) The sewer service charge, if not paid when due, shall bear interest at the same rate as charged on unpaid taxes.
  - (d) The sewer service charge is a lien on the whole of the property subject to the sewer charge in the same manner and with the same effect as rates and taxes under the *Municipal Government Act*.
  - (e) The sewer service charge and interest thereon may be sued for and collected in the name of the Municipality in the same manner as other rates and taxes.
  - (f) Land is liable to be sold for unpaid sewer service charges in the same manner and with the same effect as for unpaid rates and taxes pursuant to the *Municipal Government Act*.
- (3) Prorated partial year billings will be issued for new Buildings commencing upon the date of connection.
- (4) Billings for newly created lots shall commence in the next billing period.
- (5) Industrial producers or processors may make application and justify, to the satisfaction of the Municipal Engineer that a significant portion of water use is consumed in production and is not discharged to the community sewer system. In such circumstances the sewer service charge may be calculated by dividing the annual sewer discharge (as measured by meter as specified by the County and installed at the expense of the property owner) by 55,000 gallons, to determine the number of Equivalent Units.

**4. WHO IS LIABLE FOR SEWER SERVICE CHARGES**

- (1) Every owner of land:
  - (a) on which any Building is connected to the sewer line is located; or
  - (b) that fronts on any street or highway in which a sewer is situate; or
  - (c) that fronts on any right-of-way which connects to a street or highway in which a sewer is situate; or
  - (d) on which a building is situate that Council has ordered be connected to a sewer line;shall pay to the Municipality, each year, a sewer service charge.

- (2) Sewer service charges shall be levied on the owners of all properties liable to pay commencing in the year following the year in which a sewer has been installed or the year in which a building on the property has been connected to the sewer on a pro-rated basis, whichever is earlier.
- (3) For the purposes of this By-Law, a sewer has been installed when the Municipal Engineer has certified to Council that the system or the project of which the sewer forms part is substantially complete.
- (4) The Municipality shall forward a notice to each owner of land who is liable for the payment of the sewer charge that a sewer has been installed.
- (5) Municipal Council may grant exemptions from charges under this bylaw in the following circumstances:
  - (a) the Owner of the property does not have the legal ability to construct and maintain a sewer between the property and the municipal sewer; or
  - (b) the Owner of the property is, for reasons determined valid by the Engineer, unable to obtain a requisite provincial or federal permit to construct the sewer connection between the property and the municipal sewer.
- (5) An exemption shall remain in force unless circumstances under which the exemption was granted no longer exist.
- (6) A lot of land on which no building has been constructed and which has less than the minimum frontage or area for a lot served by a central sewer system, or a lot served by both a central sewer and a central water systems, as the case may be for the lot of land in question, as required by the Subdivision By-Law or by an applicable Land Use By-Law (whichever is stricter) is exempt from the sewer service charge.

#### 5. SEWER SERVICE CHARGES

- (1) Each owner of land liable to pay the sewer service charge shall pay with respect to the number and kinds of buildings or equipment situate on the land according to *Schedule "A"*.
- (2) *Schedule "A"* may be amended, from time-to-time by resolution of Council.

<b>Clerk 's Annotation For Official Bylaw Book</b>	
Date of First Reading for Amendment	February 21, 2023
Date of Advertisement of Notice of Intent to Consider Amendment	March 9, 2023
Date of Final Reading for Amendment	March 21, 2023
Date of advertisement of Bylaw Amendment	March 30, 2023
<i>I certify that this Bylaw was adopted by Municipal Council and published as indicated above.</i>	
<b><i>Carolyn Young</i></b> Municipal Clerk	April 1, 2023 Date
<i>*Effective date of the Bylaw unless otherwise specified.</i>	



## AMENDMENTS

First Reading	August 20, 2002
"Notice of Intent" Publication	August 28, 2002
Final Reading	September 17, 2002
Effective Date (Publication)	October 1, 2002
<b>BYLAW M10 AMENDMENTS (SECTION 4)</b>	
First Reading	February 17, 2004
Second Reading	April 20, 2004
Effective Date (Publication)	April 26, 2004
<b>BYLAW M10 AMENDMENTS (SCHEDULE A)</b>	
First Reading	Waived, July 20, 2004
Second Reading	July 20, 2004
Effective Date	April 1, 2005
<b>BYLAW M10 AMENDMENTS (SCHEDULE A)</b>	
First Reading	March 16, 2010
Second Reading	April 20, 2010
Effective Date	May 6, 2010
<b>BYLAW M10 AMENDMENTS</b>	
First Reading	September 18, 2012
Second Reading	October 16, 2012
Effective Date (Publication)	October 25, 2012
<b>BYLAW M10 AMENDMENTS</b>	
First Reading	September 18, 2012
Second Reading	October 16, 2012
Effective Date (Publication)	October 25, 2012
<b>BYLAW M10 AMENDMENTS</b>	
First Reading	March 19, 2013
Second Reading	April 16, 2013
Effective Date (Publication)	April 25, 2013
<b>BYLAW M10 AMENDMENTS</b>	
First Reading	May 19, 2015
Second Reading	June 16, 2015
Effective Date (Publication)	July 30, 2015
<b>BYLAW M10 AMENDMENTS</b>	
First Reading	Pending Feb. 21, 2023
Second Reading	Pending March 21, 2023
Effective Date (Publication)	Pending March 31, 2023
Change - Sub-section 2(2)(c): <i>a capital replacement cost up to point nine (0.9) <b>five (5)</b> per cent of the estimated replacement cost of the physical plant, including pumping stations, treatment plants, collector and trunk sewers, force mains and outfalls;</i>	

## M10 SEWER SERVICE CHARGES BY-

## LAW SCHEDULE "A"

Category	Equivalent Units
Building / Dwelling	1
Academic classroom in a school	1
Site in a mobile home park	1
Washing machine in a laundromat	1
Licensed bed in a nursing home or home for special	2/3
Hotel or motel	1 plus ¼ per room
Campground or trailer park	1 plus 1/10 per site
Restaurant/lounge, lounge, tavern, pub: 1 -10 seats	1
11-50 seats	2
for each additional 50 seats or fraction thereof	1
200 feet of frontage or fraction thereof for each lot upon which no building has been constructed and which is not in active agricultural use and meets the requirements of Sections 4(1)(b) and 4(1)(c).	1/3
1,000 feet of frontage or fraction thereof for each lot upon which no building has been constructed and which is in active agricultural use.	1/3
Industrial, commercial and institutional uses	1 for each 55,000 gallons per annum of water consumed or discharged to the sewer during the immediately preceding calendar year, with a minimum value of one equivalent unit
All other property	1 plus 1 for each retail premise or office space or building in excess of