



## District of Sicamous

# Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995

Effective Date – January 8, 1996

### Consolidated for Convenience Only

This is a consolidated version of the parent bylaw that incorporates changes made pursuant to the following amendment bylaws:

| <b>Amendment Bylaw</b> | <b>Effective Date</b> |
|------------------------|-----------------------|
| Bylaw No. 209, 1996    | August 26, 1996       |
| Bylaw No. 213, 1996    | October 15, 1996      |
| Bylaw No. 233, 1997    | January 13, 1997      |
| Bylaw No. 282, 1997    | January 26, 1998      |
| Bylaw No. 319, 1998    | October 26, 1998      |
| Bylaw No. 366, 1999    | November 8, 1999      |
| Bylaw No. 374, 2000    | January 10, 2000      |
| Bylaw No. 382, 2000    | March 13, 2000        |
| Bylaw No. 409, 2000    | November 27, 2000     |
| Bylaw No. 426, 2001    | April 23, 2001        |
| Bylaw No. 432, 2001    | May 14, 2001          |
| Bylaw No. 436, 2001    | June 26, 2001         |
| Bylaw No. 455, 2002    | February 25, 2002     |
| Bylaw No. 458, 2002    | March 25, 2002        |
| Bylaw No. 470, 2002    | July 22, 2002         |
| Bylaw No. 596, 2005    | November 14, 2005     |
| Bylaw No. 638, 2006    | September 11, 2006    |
| Bylaw No. 714, 2008    | August 13, 2008       |
| Bylaw No. 726, 2008    | October 8, 2008       |
| Bylaw No 741, 2009     | January 28, 2009      |

This consolidation is for convenience and reference purposes only. Persons making use of this consolidated version of Bylaw No. 185 are advised that it is not a legal document. For the purposes of interpreting and applying the law, the original Bylaw No. 185 and all amending bylaws must be consulted.

---

**DISTRICT OF SICAMOUS**

**BYLAW NO. 185**

A Bylaw to regulate the rates, terms and conditions under which water from the works of the District of Sicamous may be supplied and used.

The Council of the District of Sicamous, in open meeting assembled, ENACTS AS FOLLOWS:

1. **Interpretation:**

**“Collector”** means the Collector of the District of Sicamous duly appointed by the Council under Section 421 of the Municipal Act, or any other person as the Council may by resolution appoint.

**“Common Metering Device”** for the purpose of this bylaw, means a single water metering device connecting to and measuring the consumption of water flowing through the main water service and serving multiple units or uses on the property.  
*(Amended by Bylaw No. 458, 2002.)*

**“Council”** means the elected officials of the District of Sicamous.

**“Consumer”** means any person, business, company, corporation, private organization or public organization that owns, rents or occupies any premise to which water is supplied or made available from the District’s works.

**“District”** means the District of Sicamous.

**“Individual Metering Device”** for the purpose of this bylaw, means a water metering device connected to and measuring the consumption of water flowing through the main water service serving an individual property or where permitted in this bylaw, a water line branching off the main water service and servicing individual properties or individual strata properties.

**“Secondary Common Metering Device”** for the purpose of this bylaw, means a single secondary water metering device connecting to and measuring the consumption of water flowing through a water line branching off the main water service to serve common water useage on the property. *(Amended by Bylaw No. 458, 2002.)*

**“Water Service”** means the supply of water from the waterworks to any person; and all taps, valves, meters, connections and other things necessary and actually used for the purpose of such supply.

**“Water Connection”** means the water connecting pipe from the property line a along any street, lane, right-of-way or easement to the waterworks system, which is owned or maintained by the District, whether laid by it or any other person.

**“Works”** means the waterworks of the District of Sicamous.

For the purpose of this Bylaw, the Collector shall have charge of the rating of all buildings and premises serviced by the water system.

2. **Applications:**

- (a) (i) Application for supplying of water to any property shall be made and delivered to the Collector and must be signed by the owner of such property or his authorized agent signing as such. Each application, when signed by the potential consumer, shall be an agreement whereby the consumer agrees to abide by the terms and conditions of this Bylaw.
- (ii) The Collector shall not approve any application for water service unless the consumer is in compliance with the bylaws of the District relating to water regulations, sewer regulations, zoning and business licensing. Where an existing consumer is not in compliance with the above noted bylaws, the Collector may, in addition to any other available remedy, turn off and if necessary, disconnect the water service.
- (iii) The Collector shall give the owner and consumer thirty (30) days Notice and shall post such Notice on the premises prior to turning off or disconnecting water service pursuant to Section 2(a)(ii). The owner and/or consumer may appeal the decision of the Collector to Council within the Notice period.
- (b) Upon approval of the application by the Collector, only a duly authorized agent of the District shall tap or make any connection with the waterworks system or turn off or turn on any service pipe or stop.
- (c) It shall be unlawful for any person to interfere, meddle or tamper with any hydrant, stopcock, or other part of the water system in or under any street, alley or sidewalk or other District property.
- (d) It shall be the responsibility of the consumer to supply, install and maintain the connection or joint at the property line between the consumer service pipe and the District's connection pipe. The said connection or joint shall be of an approved flange or flare type fitting. No soldered joints below ground will be permitted.
- (e) All taps furnishing garden hoses, jets or sprinklers shall be turned off immediately on sound of the fire alarm, and shall not be turned on again until the fire, in respect to which any alarm was sounded, has been extinguished.
- (f) The Council of the District of Sicamous are hereby authorized to prohibit the use of water for sprinkling or other non essential purposes, commencing May 15 and ending September 15. Within this time period sprinkling shall be permitted between the hours of 7:00 am - 11:00 am and 7:00 pm - 11:00 pm, odd numbered residences to sprinkle on odd numbered days and even numbered residences to sprinkle on even numbered days. Notice of the imposition of regulations or restricting the use of water shall be given by advertising in the local newspaper and/or by broadcasting over a local radio station. Any person who contravenes any regulations made under this section shall be liable to the penalties hereinafter provided.

Property owners with automated sprinkling systems are permitted to water for a maximum of one (1) hour per programmed cycle between the hours of 12:00 midnight and 5:00 a.m. on any day of the week.

Owners of property requiring sprinkling on a regular basis solely for the purpose of maintaining and stabilizing newly seeded areas or new turf shall be authorized to do so for a period of two (2) weeks from the date of seeding or placement of turf, subject to the property owner taking steps to ensure water conservation whenever possible. *(Amending Bylaw No. 470, 2002.)*

- (g) Water meters with operating remote readout devices shall be installed on all new development or construction work requiring a Plumbing Permit. Specifications for a Standard Meter Vault and Water Meter Chamber are outlined on Schedules "B" and "C". *(Amending Bylaw No. 458, 2002.)*
- (h) Water meters with operating remote readout devices for existing non-metered or partially metered development shall be in accordance with the provisions and requirements of Schedule "B" – Water Metering Devices, of the District of Sicamous Water Regulation, Rental and Connection Charge Bylaw No. 185, 1995 as amended from time to time.
- (i) All water metering devices shall be installed and inspected to District approval in accordance with the provisions and requirements of Schedule "B" – Water Metering Devices, of the District of Sicamous Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 as amended from time to time.
- (j) The consumer or property owner shall be responsible for the payment of all applicable charges and fees to the District of Sicamous in accordance with the provisions and requirements of the District of Sicamous Fees and Charges Bylaw No. 740, 2009 as amended from time to time. *(Amended by Bylaw No. 458, 2002 and Bylaw No. 741, 2009).*
- (k) Until the provision of improved water service is achieved to District approval, properties served by the CPR Hill Water System are exempt from the requirements of this bylaw to install water metering devices.

3. **Penalties:**

Any person adjudged guilty of an infraction or breach of this bylaw shall be liable upon summary conviction to a penalty not exceeding One Hundred Dollars (\$100.00) and costs of each offense.

4. **Rates:** *Amending Bylaw No. 741, 2009.*

- (a) Registered owner of the property is responsible for water bills if the renter does not pay.
- (b) The Collector shall classify each consumer in accordance with the categories set out in the District of Sicamous Fees and Charges Bylaw No. 740, 2009, both in respect to connection charges and water usages rates.
- (c) Any building or properties which contain more than one of the classifications enumerated in the District of Sicamous Fees and Charges Bylaw No. 740, 2009 shall be charged for each such classification contained within the building or property.
- (d) The rates pursuant to the District of Sicamous Fees and Charge Bylaw No. 740, 2009 shall become chargeable to the consumer upon application for the commencement or resumption of the supply of water thereto being made as

provided in Section 2(a)(i) of this Bylaw, and thereafter as long as the supply of water shall be continued.

- 5. This Bylaw repeals the District of Sicamous Bylaw No. 104 adopted by the Council of the District of Sicamous on the 10th day of January, 1994 and the District of Sicamous Bylaw No. 115 adopted by the Council of the District of Sicamous on the 11th day of April, 1994.
- 6. This Bylaw may be cited as the "**Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995**".

READ a first time this 27th day of November, 1995.

READ a second time this 27th day of November, 1995.

READ a third time this 11th day of December, 1995.

RECONSIDERED AND FINALLY ADOPTED this 8th day of January, 1996.

"Gordon Mackie"  
\_\_\_\_\_  
Mayor

"Karen Williams"  
\_\_\_\_\_  
Clerk

Certified a true and correct copy of the District of Sicamous  
Water Regulations, Rental and Connection Charge Bylaw No. 185, 1996.

\_\_\_\_\_  
"Karen Williams"  
Clerk

## Schedule "B"

### WATER METERING DEVICES

1. Water metering shall be installed and inspected to District approval in accordance with the requirements of Schedule B – Water Metering Devices of the District of Sicamous Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 as amended from time to time.
2. Existing Development:
  - A. Non-metered multi-unit residential, commercial, institutional, industrial or strata development properties:
    - (i) Except as provided in Schedule B, existing non-metered multi-unit properties will not permitted to install individual metering devices.
    - (ii) Should a property owner or strata council make application for a common metering device or where alterations or new construction to an existing development requires a Plumbing Permit, a common water metering device may be required. The property owner or strata council will also be required to install a secondary common metering device on all existing common use water services as applicable.
    - (iii) Should the installation of a metering device on the existing common water services be impractical, subject to the approval of the District, the requirement to meter the common water services may be waived, provided a water use charge for 100m<sup>3</sup> of water consumption per individual unit is paid by the property owner or strata council each year, in accordance with the District of Sicamous Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 as amended from time to time.
  - B. Partially metered multi-unit residential, commercial, institutional, industrial or strata development properties:
    - (i) Should a property owner or individual strata property owner make application for an individual metering device, or should a property owner or strata council make application for a common metering device, the property owner or strata council will also be required to install a secondary common metering device on all existing common use water services.
    - (ii) Should the installation of a metering device on the existing common water services be impractical, subject to the approval of the District, the requirement to meter the common water services may be waived, provided a water use charge for 100m<sup>3</sup> of water consumption per individual unit is paid by the property owner or strata council each year, in accordance with the District of Sicamous Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 as amended from time to time.
    - (iii) Should a property owner or strata council make application for a common metering device, no individual metering devices will be permitted thereafter and the reading of any existing individual metering devices will cease. The

District of Sicamous will not assume any responsibility for the previously installed metering devices.

C. Application Fees, Charges and Installation:

Existing developments desiring to install a water metering device shall make application to the District and pay applicable fees and charges as outlined in Schedule B. The installation of the water metering device(s) on existing developments shall be in accordance with the provisions and requirements of Schedule B and the BC Building Code.

3. New Development or Construction:

For all new development, construction or alterations requiring the issuance of a Plumbing Permit, the property owner shall be required to provide and install an operational water meter or meters in accordance with the provisions and requirements of Schedule B.

A. Common Metering Devices:

(i) Non-Stratified Buildings of Multi-Family Residential, Commercial, Industrial or Institutional Uses:

Multi-Tenant new development or construction requiring a Plumbing Permit shall install a common metering device in accordance with the provisions and requirements of Schedule B.

(ii) Building Strata Properties of Multi-Family Residential, Commercial or Industrial Uses:

New development or construction requiring a Plumbing Permit and having more than six (6) strata units, shall install a common metering device in accordance with the provisions and requirements of Schedule B.

B. Individual Metering Devices:

(i) Single-Family and Two-Family Residential, Commercial, Industrial or Institutional Uses:

New development or construction requiring a Plumbing Permit shall install an individual metering device in accordance with the provisions and requirements of Schedule B.

(ii) Building Strata Properties of Multi-Family Residential, Commercial or Industrial Uses:

New development or construction requiring a Plumbing Permit and having less than six (6) strata units may install an individual metering device to each strata property or install a common metering device in accordance with the provisions and requirements of Schedule B.

(iii) Bare Land Strata Properties of Residential, Commercial or Industrial Uses:

New development or construction requiring a Plumbing Permit shall install an individual metering device in accordance with the provisions and requirements of Schedule B.

C. Application Fees, Charges and Installation:

For new developments or construction, the applicable fees and charges as outlined herein for the required water metering device(s) shall form part of and be paid at the issuance of the Building Permit and or Plumbing Permit. Installation of water metering device(s) for new development or construction shall be in accordance with the provisions and requirements of Schedule B and the BC Building Code.

4. Common Use Water Services:

Common use water services includes, but is not limited to those water lines serving irrigation systems, swimming pools, hot tubs, standpipes and fire suppressions systems.

All development or construction having common use water services, such water lines shall be metered through the common metering device or in the case of existing development where approved by the District, by a secondary common metering device.

5. Installation:

A. Installation and Certification:

- (i) Water metering devices shall be installed by a licensed plumber and for water services 100mm and over, where requested by the District of Sicamous or required by the BC Building Code, the property owner shall provide certification of the design and installation by a registered professional engineer.
- (ii) Metering of standpipes and fire suppression systems shall be designed and installed under the supervision of a registered professional engineer in accordance with the BC Building Code, Fire Code and NFPA requirements.
- (iii) Where water metering devices are installed in a water meter vault, the installation shall be in accordance with the provisions and requirements of Schedule B.
- (iv) Unless located within a meter vault, metering devices shall be installed within an enclosed area and shall be protected from freezing and remain accessible at all times.
- (v) Metering devices shall be installed upstream of any water usage device or other connections and shall have a shut-off valve located upstream and downstream of the metering device.
- (vi) Metering devices shall be securely anchored to protect the device from movement and damage.

B. Meter and Remote Readout Device Location and Accessibility:

- (i) Accessibility:



The Administrator, Public Works Foreman, Building Inspector, Bylaw Enforcement Officer or a designated person are hereby authorized to administer and enforce this bylaw and may enter a building, premises or any other real property at any reasonable time for the purposes of ascertaining that the provisions and requirements of this bylaw are being observed or for the reading of the metering device(s).

(ii) Meter Location:

All water metering devices shall be located within a meter vault or within a heated building located on the property it serves.

(iii) Remote Readout Location:

Unless permitted otherwise by the District, remote readout device(s) shall be located adjacent to the principle entrance of the building facing the street or access road or in the case of a meter vault, securely attached to an adjacent metal or concrete pedestal. Except where permitted as follows, remote readout devices shall not be located behind a fenced, locked or otherwise restricted access.

In gated or restricted access developments, multi-unit or strata developments, remote readout device(s) may be made accessible by the use of a key and lockbox, provided the lockbox is purchased from the District and the property is readily accessible or is made accessible by way of a separate District issued lockbox.

6. Meter Vaults:

Where water metering devices are installed in a water meter vault, the installation shall be in accordance with the provisions, requirements and specifications of Schedule B – Water Metering Devices of the District of Sicamous Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 and Drawings MS-1 and MS-2 attached thereto, as amended from time to time.

A Siting of Meter Vaults:

Meter vaults shall be located on the property that it serves and be located 2.0 metres from an adjacent building or structure and 1.0 metre from an adjacent property line.

B. Inspection:

(I) Upon completion but prior to backfill, the property owner shall call for an inspection of the installation. Backfilling of the installation shall not occur until District approval is first obtained.

(II) For metering devices purchased from the District, the inspection fee is included in the cost of the meter. For metering devices supplied by the owner, the inspection fee shall be paid to the District prior to inspection of the installation

C. Meter Vault Specifications:

Meter vaults shall be constructed to the provisions, requirements and specifications as outlined on the attached construction drawings for:

- (i) For water service lines 19 mm to 50 mm: Refer to District Drawing No. MS – 1
- (ii) For water service lines 100 mm and over: Refer to District drawing No. MS – 2

D. Frost Protection:

Meter vaults shall have a minimum depth of cover from finished grade to top of the water service line of 1.500 m (5 feet).

7. Metering Devices:

Water meters shall be equipped with a remote readout device and shall be the type and model specified for:

- A. For water service lines 19 mm to 50 mm: SENSUS TYPE SR II Water Meter
- B. For water service lines 100 mm and over: SENSUS STANDARD OR COMPACT FIRELINE

8. Metering Device Maintenance:

Metering and remote readout devices installed on private property are to be maintained by the property owner in operating condition and protected from physical or freeze damage at all times. The property owner shall at his or her expense promptly repair or replace the defective device.

9. Metering Devices Purchased From the District of Sicamous:

A. Purchase Charge: *(Amended by Bylaw No. 638, 2006.)*

Metering devices up to 50 mm (2") in size (including dual check valve) may be purchased from the District of Sicamous. Metering devices purchased from the District include; applicable taxes, administration and the required inspection fees. The current charge of providing the metering device with the remote readout and connection set varies by size as follows:

- 19 mm (3/4") water meter: \$ 260.00.
- 25 mm (1") water meter: \$ 360.00.
- 38 mm (1 1/2") water meter: \$ 670.00
- 50 mm (2") water meter: \$ 870.00.

The foregoing charges may be amended from time to time to reflect increases in applicable costs. If dual check valves are required, they may be purchased at cost plus 10% administration fee from the District.

B. Warranty:

Metering devices purchased from the District carry the manufacturer's standard one (1) Year Warranty against manufacturing defects. Defective metering devices may be returned to the District for replacement only.

10. Inspection Fees: *(Amended by Bylaw No. 638, 2006.)*

For all metering devices provided by the property owner, the property owner shall pay to the District of Sicamous an inspection fee of \$ 60.00. In the case of new development or construction, the inspection fee shall be paid to the District prior to the issuance of a Building and or Plumbing Permit or in the case of existing developments prior to the inspection of the meter installation. Where a metering device is purchased from the District, the inspection fee is included with the cost of the metering device.

11. Defective Reading:

In the event that a reading of a meter is not obtainable or appears to be inaccurate due to a defective device, the water consumption will be assumed to be the water used for the same billing period as averaged over the previous two (2) years. If a two-year history of metered readings does not exist, the water consumption will be invoiced based on the current Annual Rate prorated for the billing period.

12. Effective Date:

The provisions and requirements of Schedule B of Water Regulations, Rental and Connection Charge Bylaw No. 185, 1995 shall become effective as of May 1, 2002.

