

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697**

**CONSOLIDATED FOR CONVENIENCE ONLY**

**EXPLANATORY NOTE**

Bylaw 2008 No. 4697 provides for the regulation of the water works system, water supply and rates.

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**Amending Bylaws:**

**Bylaw No. 4742 – adopted April 20, 2009**

Sets rates for 2009.

**Bylaw No. 4807 - adopted April 12, 2010**

Sets rates for 2010.

**Bylaw No. 4834 – adopted July 19, 2010**

See Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2010 No. 4834 for up-to-date fees (Waterworks – Schedule 11).

**Bylaw No. 4867 – adopted May 9, 2011**

Bylaw No. 4867 sets the minimum charge for metered water customers and a flat rate for residential customers. (See also Fees and Charges Bylaw.)

**Bylaw No. 4884 – adopted June 20, 2011**

See Fees and Charges Bylaw No. 4884 for amendments to the Water Purchases for Resale and Municipal Standpipe Use rates.

**Bylaw No. 4914 – Adopted April 23, 2012**

Bylaw No. 4914 sets the minimum charge for metered water customers at \$210.46 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$191.41. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.608 per cubic meter. The current rate is \$0.553 per cubic meter. The flat rate for residential customers will be \$420.92. The current rate is \$382.83.

**Bylaw No. 4972 – Adopted March 4, 2013**

Bylaw 2013 No. 4972 amends the Waterworks Regulation Bylaw 2008 No. 4697 by amending the definition section to incorporate secondary suites, by revising the billing structure to allow for billing of authorized secondary suites at 30% of the residential annual flat rate and by increasing the size of service for the requirement of the installation of a meter.

**Bylaw No. 4990 – Adopted March 11, 2013**

Bylaw No. 4990 sets the minimum charge for metered water customers at \$216.67 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$210.46. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.626 per cubic meter. The current rate is \$0.608 per cubic meter. The flat rate for residential customers will be \$433.34. The current rate is \$420.92.

**Bylaw No. 5052 – Adopted February 3, 2014**

Bylaw No. 5052 sets the minimum charge for metered water customers at \$229.06 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$216.67. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.662 per cubic meter. The current rate is \$0.626 per cubic meter. The flat rate for residential customers will be \$458.12. The current rate is \$433.34.

**Bylaw No. 5084 – Adopted June 23, 2014**

Bylaw 2014 No. 5084 is to amend or remove specific references to fees and rates within the Waterworks Regulation Bylaw 2008 No. 4697, as those are now addressed in the Township of Langley Fees and Charges Bylaw 2007 No. 4616.

**Bylaw No. 5144 – Adopted April 27, 2015**

Bylaw No. 5144 sets the minimum charge for metered water customers at \$240.88 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$229.06. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.696 per cubic meter. The current rate is \$0.662 per cubic meter. The flat rate for residential customers will be \$481.76. The current rate is \$458.12.

**Bylaw No. 5188 – Adopted February 29, 2016**

Bylaw 2016 No. 5188 sets the minimum charge for metered water customers at \$246.66 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$240.88. The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.713 per cubic meter. The current rate is \$0.696 per cubic meter. The flat rate for residential customers will be \$493.32. The current rate is \$481.76.

**THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

**LANGLEY WATERWORKS REGULATION BYLAW 2008 No. 4697  
TABLE OF CONTENTS**

<b>Section</b>	<b>Page</b>
<b>EXPLANATORY NOTE .....</b>	<b>1</b>
<b>THE CORPORATION OF THE TOWNSHIP OF LANGLEY .....</b>	<b>5</b>
<b>PART I INTERPRETATION .....</b>	<b>5</b>
1. Definitions .....	5
<b>PART II MUNICIPAL WATER SYSTEM.....</b>	<b>8</b>
2. Definition of Municipal Water System .....	8
3. Working on the Municipal Water System .....	8
4. Pressure, Supply, and Quality.....	8
5. Ownership of Service .....	9
6. Ownership of Private Services .....	9
<b>PART III CONNECTION AND DISCONNECTION OF SERVICE .....</b>	<b>9</b>
7. To Establish Service .....	9
8. Use of Existing Service .....	10
9. Location of Service.....	10
10. Services Required to be Metered.....	11
11. Location of Meters.....	11
<b>PART IV RESPONSIBILITIES OF THE CUSTOMER .....</b>	<b>12</b>
12. Failure to Comply .....	12
13. Admission of Municipal Employees.....	12
14. Interconnected Services.....	12
15. Repair of Leaks .....	12
16. Protection from Frost, Freezing and Other Damage .....	13
17. Abatement of Noises and Pressure Surges .....	13
18. Prevention of Contamination.....	13
19. Installation and Maintenance of Backflow Prevention Devices .....	14
<b>PART V ALLOWABLE USAGE OF WATER .....</b>	<b>14</b>
20. Water Conveyed Beyond Property.....	14
21. Use of Water Requiring Authorization.....	15
22. Irrigation .....	15
23. Sprinkling Restrictions.....	15
<b>PART VI HYDRANT AND STANDPIPE USAGE.....</b>	<b>15</b>
24. Conditions of Usage.....	15
25. Backflow Protection.....	16
<b>PART VII OPERATION AND MAINTENANCE.....</b>	<b>17</b>
26. Work Done at Cost.....	17
27. Application for Turn-On or Shut-Off .....	17
28. Applications for Disconnection of Service .....	17
29. Repairs to Service .....	17
30. Removal, Relocation or Alteration of Facilities.....	18
31. Replacement of old Services .....	18
32. Overloaded Meters.....	18
33. Existing or Future Fire Services .....	18
34. Areaway/Basement or Structure under Highway .....	19

<b>PART VIII BILLING AND COLLECTION</b> .....	<b>19</b>
35. Collection of Water Rates and Charges.....	19
36. Grace Period for New Development .....	19
37. Current Year Water Installation.....	19
38. Work Done at Cost.....	20
39. Metering of Water.....	20
40. Estimating Consumption .....	20
41. Adjustment for Undetected Leaks .....	20
42. Metered Water used to Fight Fires.....	20
43. Non Registering Meters .....	20
44. Testing of Meters .....	20
45. Change in use or Occupancy of Property Served.....	21
<b>PART IX GENERAL</b> .....	<b>21</b>
46. Bylaw Violation.....	21
47. Penalties .....	21
48. Repeal.....	21
<b>SCHEDULE "A" RATES, RENTS AND FEES</b> .....	<b>23</b>
1. Basic Rates .....	23
2. Rates For Metered Service .....	23
3. Meter rentals .....	23
4. Standby fire service rates.....	23
5. Service Connection Fees .....	23
6. Service Disconnection Fees.....	24
7. Water Purchased For Resale.....	24
8. Municipal Standpipe Use .....	24
9. Fire Hydrant Use .....	24
10. Inaccessible Meters .....	24
11. Special Readings .....	24
12. Service Calls .....	24
13. Testing Of Meters.....	24
14. Reuse Of An Existing Service .....	24
15. Removal Of Abandoned Service.....	24
<b>SCHEDULE "B" WATER SERVICING STANDARDS FOR AGRICULTURAL AND INTENSIVE AGRICULTURAL USAGE</b> .....	<b>25</b>

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697**

WHEREAS it is deemed necessary and desirable to regulate the Municipal Waterworks System, Water Supply and Rates;

AND WHEREAS Langley Waterworks Regulation Bylaw 1995 No. 3482 is hereby repealed in its entirety,

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697."

**PART I INTERPRETATION**

**1. Definitions**

**ACCEPTED** means Accepted in writing by the Engineer for the Municipality or his authorized representative.

**AGRICULTURE USE** means a use and zoning as defined in the "Township of Langley Zoning Bylaw 1987 No. 2500", as may be amended from time to time, in addition to non-residential uses as specified in the same bylaw. The measurement unit for "Agriculture Use" is hectares of the total site.

**APPROVAL** or **APPROVED** means Approved in writing by the Health Authority, CSA, USC-FCCHR or other agency having jurisdiction.

**AUTHORIZED BACKFLOW PREVENTION DEVICE TESTER** means a person who is currently registered as a Cross Connection Control Tester with the Certification Committee of the American Waterworks Association, B.C. Section, whose testing device has a current validation certification, and who holds (or whose company of employment holds) a current Township of Langley Business License.

**BACKFLOW PREVENTION DEVICE** means a mechanical device that prevents backflow of water and/or undesirable substances into the potable water system, and which is designed to be in-line tested and repaired, and to meet the head loss and flow requirements of the recognized Approval authority. The device consists of the backflow prevention unit, two resilient seated shutoff valves, and test cock(s).

**COACH HOUSE** as defined in the Township of Langley Zoning Bylaw 1987 No. 2500 and amendments thereto.

**COLLECTOR** means the Municipal Collector or his authorized representative.

**COUNCIL** means the Council of the Municipality.

**CROSS CONNECTION** means any actual or potential connection or structural arrangement between a potable water system and any other source or system, through which it is possible to introduce into any part of the potable system any used water, fluid, gas, or any substance other than the intended potable water.

**CSA** is the abbreviation for the “Canadian Standards Association”.

**CURB STOP** means the Municipally-owned valve located on a Service at the Customer's property line.

**CUSTOMER or OWNER** means the Owner(s) of Real Property as set out in the *Local Government Act* and/or *Land Title Act*, as either may be amended from time to time, or their authorized representative.

**DISCONNECTION/ DISCONNECTED** means the removal of a Service including detachment from the Municipal Water System.

**ENGINEER** means the General Manager of Engineering of the Municipality or the authorized representative.

**FARM CLASSIFICATION** means land that is farmed and produces a primary agricultural product as determined by the B.C. Assessment Authority.

**FIRE SERVICE** means a Service that is intended solely for the purpose of providing a supply of water for fire protection.

**GVWD** is the abbreviation for Greater Vancouver Water District.

**HIGHWAY** means every Highway within the meaning of the Transportation Act and every road, street, lane or right-of-way designed or intended for or used by the general public for the passage of vehicles and every place or passage-way owned or operated by the Municipality for the purpose of providing off-street parking or for the use of pedestrian or cycle traffic, and includes the roadway, shoulder, boulevard, ditch, sidewalk and whatever lands lie between the property lines adjacent to the highway.

**INACCESSIBLE METER** means a Meter where access for reading or maintenance has become impeded.

**INSPECTOR** means the Chief Inspector of the Municipality or his authorized representative.

**INTENSIVE AGRICULTURE USE** includes greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products and facilities used for intensive livestock operations. Produce stands, temporary uses (less than 6 months) and retail less than 100 m<sup>2</sup> shall not be considered intensive agriculture. The measurement unit for “Intensive Agriculture Use” is hectares of developed area.

**INTERNAL ISOLATION** means fixture isolation and/or isolation of an area or zone. Isolation at the fixture is installing an Approved Backflow Prevention Device at the source of the potential contamination. Area or zone isolation is confining the potential source of contamination within a specific area.

**IRRIGATION** means the use of Municipally-supplied water to irrigate crops grown for commercial purposes.

**METER** means a mechanical device that measures the volumetric flow of water and amount of water used by a Customer.

**METERED SERVICE** means a Service having attached thereto a Meter or other measuring device for determining the quantity of water used by such Service.

**MUNICIPALITY** means the Corporation of the Township of Langley.

**MUNICIPAL WATER SYSTEM** means a system operated by the Municipality for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least 15 service connections or regularly serves at least 25 individuals daily, at least 60 days out of the year, and includes any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system and any collection or pre-treatment storage facilities not under such control which are used primarily in connection with such system.

**NORMAL USE** means the use of water for normal residential, institutional, commercial, or industrial purposes, including residential lawn sprinkling, but not including uses listed in Section 21.

**PREMISES** means one or more habitable buildings situated on Real Property.

**PREMISES ISOLATION** means preventing backflow into a public water system from a user's Premises by installing a suitable Backflow Prevention Device at the user's connection.

**PRIVATE SERVICE** means the privately-owned pipe and fittings intended to distribute water within a privately-owned property.

**REAL PROPERTY** means land, with or without improvements so affixed to the land as to make them in fact and in law, a part of it.

#4972  
04/03/13

**SECONDARY SUITE** defined as a "DWELLING UNIT" containing a maximum of two sets of cooking and or laundry facilities in accordance with the definition of "DWELLING UNIT" in the Township of Langley Zoning Bylaw 1987 No. 2500 and amendments thereto.

**SERVICE** means the Municipally-owned pipe and fittings on a Highway, Municipal land or Service right of way, intended to carry water from the Municipal Water System to the furthest downstream Municipally-installed fitting (excluding Meters owned by the Municipality and located on private property) to which a Private Service is to be connected, with Municipal Ownership extending to the downstream face of the Municipal fitting.

**SHUT OFF** means closing the curb stop.

**SPECIAL READING** means a Meter reading which occurs other than on the scheduled reading date, usually at the request of the Customer.

**TURN ON** means opening the curb stop.

**UL & ULC** are abbreviations for Underwriters' Laboratories and Underwriters' Laboratories of Canada, respectively.

**USC-FCCHR** is an abbreviation for the "University of Southern California Foundation for Cross Connection Control and Hydraulic Research", which is an agency that tests and approves Backflow Prevention Devices to Approved standards.

**WSRP** is an abbreviation for the Water Shortage Response Plan prepared by the GVWD.

## **PART II MUNICIPAL WATER SYSTEM**

### **2. Definition of Municipal Water System**

A Municipal Water System has the meaning set out in the definitions in Section 1 of this Bylaw.

### **3. Working on the Municipal Water System**

No person other than an employee of the Municipality is permitted to:

- (a) tamper or interfere with the Municipal Water System
- (b) connect to or operate any pipe, valve, Meter, hydrant or other part of the Municipal Water System
- (c) undertake works of any type, sort or manner, on or involving the Municipal Water System
- (d) connect any Private Service to the Municipal Water System
- (e) undertake Turn Ons or Shut Offs, works on, additions to, deletions from, or alterations of any kind to the portion of any Municipal Water System, including any Service to private property, within a Municipal Highway, right of way or other Municipal jurisdiction, without making application and obtaining permission in writing from the Engineer.

No persons, except Municipal employees, or contractors employed by the Municipality and authorized by the Engineer, or other persons as authorized by the Engineer, are permitted to enter upon property owned by the Municipality and used to house Municipal facilities, structures and equipment as required for the operation and maintenance of the Municipal Waterworks System. Such facilities, structures and equipment include, but are not limited to, water treatment plants, water reservoirs, water pumping stations, pressure reducing stations, pressure boosting stations, and water well site locations.

No private water piping is permitted to be installed or operated or maintained on or under or within Municipal Highways without the Approval of the Engineer.

### **4. Pressure, Supply, and Quality**

The Municipality does not guarantee pressure or continuous supply of water, or accept responsibility at any time for the maintenance of pressure in its water mains or for increases or decreases in pressure. The Municipality reserves the right at any and all times, without notice, to change operating water pressure and to perform work on the Municipal Water System for the



purposes of making repairs, extensions, alterations or improvements, or to increase or reduce pressure, or for any other reason.

The Municipality, its officers, employees or agents will not be liable in any manner whatsoever by reason of the cessation in whole or in part of water pressure or water supply, or changes in operating pressures, or by reason of the water containing sediments, deposits, or other foreign matter.

Customers depending on a continuous and uninterrupted supply of water or having processes or equipment that require particularly clear or pure water will provide the required means to ensure a continuous and adequate supply of water suitable to their requirements. All direct and/or indirect costs associated with the work are the responsibility of the Customer.

### **5. Ownership of Service**

Every Service and appurtenant fittings thereof, and every water Meter supplied by the Municipality, will remain the property of the Municipality.

### **6. Ownership of Private Services**

Every Private Service, whether on private property or on a Highway, will remain the property of the Customer and the Customer is responsible for its maintenance. If, in the installation, maintenance, or removal of any Private Service, it is necessary for any person to occupy or excavate in the Highway or to remove or re-lay any sidewalk or other Highway improvement, that person must do so in a manner satisfactory to the Engineer and must obtain any and all permits required and pay the appropriate fees or charges.

## **PART III CONNECTION AND DISCONNECTION OF SERVICE**

### **7. To Establish Service**

To have a new service installed, or to have an existing service made available for use, the Customer must complete the prescribed application and submit it to the Engineer. Applications are available at the Township's Civic Facility. Where application for a Service is made as a result of a current subdivision, such Service must be designated as a subdivision connection. Service connection fees will be charged as prescribed in Schedule "A".

Where a Service is to be established for an Owner currently using a private well supply, the Owner must abandon and decommission their existing well, within 30 days of Municipal connection, to the satisfaction of the Engineer and in accordance with the *Water Act* and the *Groundwater Protection Regulation, B.C. Reg. 299/2004*, as may be amended from time to time.

Where a Service is installed, a meter setter, complete with spool piece, and metering chamber will be installed as part of the new Service, at the Owner's expense.

Where the Owner has made provision to install the meter setter, spool piece, and chamber at their expense, and where this installation meets the requirements of this bylaw, and where the installation design is approved by the Engineer, the Engineer may permit the Owner to perform the installation. Final acceptance of the installation is subject to inspection and approval of the installation by the Engineer.

A property will be restricted to one Service except where more than one Service is required to provide adequate fire-flow or where, in the opinion of the Engineer, it is not practical to supply on-site water requirements from a single Service. The Customer must pay the Service connection fee as set out in Schedule "A" of this Bylaw.

Real Property receiving water from the Municipal Water System must only utilize the Service(s) that are connected directly from the Municipal water main to the property. A Service which passes through any other Real Property may not be utilized unless a registered right of way has been provided for that specific purpose.

Where Real property does not have Municipal Water System frontage, the Municipality will not be obligated in any way to provide the Service unless the Owner is prepared to pay the cost of extending the Municipal water main in accordance with Section 26 and Section 38 of this Bylaw.

Where the Municipal water main is not adequate to supply the Service to standards specified in any applicable Provincial enactment or Municipal bylaw, the Engineer may require the Municipal water main to be upgraded and the Customer must pay the cost in accordance with Section 26 and Section 38 of this Bylaw.

Service to a Customer will be provided only on the provision that the Customer has installed on the Private Service an Approved Backflow Prevention Device(s) in accordance with Section 18 and Section 19 of this Bylaw.

Service to a Customer will be provided only on the provision that the Customer has installed on the Private Service(s) a pressure-reducing valve.

The water will not be turned on at the Curb Stop for occupancy use until the private plumbing system has been Approved by the Inspector.

## **8. Use of Existing Service**

An existing Service will only be reconnected if inspection by the Engineer confirms that the size and condition of the existing Service make it appropriate and capable of reconnection.

An application to use an existing Service must be made in the manner as set out in Section 7 except that the fee will be as established by Schedule "A".

Reconnection of an existing Service will only be provided where the Customer has installed on the Private Service an Approved Backflow Prevention Device in accordance with Section 18 and Section 19 of this Bylaw and an approved Pressure Reducing Valve, and such installation was in a manner and method approved by the Engineer.

Where an existing Service is reconnected, a meter setter, complete with spool piece, and a metering chamber will be installed by the Municipality as part of the existing Service at the Owner's expense.

## **9. Location of Service**

The Engineer may determine the location for installation of a Service based on good engineering practice and practicability of connection to the Municipal Water System.

If a Customer requests that a Service be installed at a location other than that proposed by the Engineer, and if the Engineer approves such location, the Customer must pay all additional costs associated with installing the Service at the new location.

For properties other than a single-family dwelling, the Service and Meter must not be located within line of an entrance walk or a vehicular crossing to a property.

### **10. Services Required to be Metered**

Meters are supplied by the Municipality and must be installed by the Owner on the following Services:

#4972  
04/03/13

- (a) Any Service larger than 50 mm in diameter except on a Service to a multifamily dwelling.
- (b) Any Service used for commercial, institutional, industrial, or other non residential purposes.
- (c) Any Service to Real Property with Farm Classification as identified by the B.C. Assessment Authority.

For Real Properties that are zoned single family residential and where the new Service is intended for residential usage, and where a new Service is installed by other than the Municipality, the Owner must install a meter setter, complete with spool piece, and chamber, and at a location satisfactory to the Engineer.

For Real Properties that are zoned other than single family residential and where the new Service is intended for residential usage, the Owner must install a meter setter, complete with spool piece, and chamber, and at a location satisfactory to the Engineer.

If, in the opinion of the Engineer, a type or classification of un-Metered Service should be metered, the Engineer may prepare a report for the consideration of Council and Council has the authority to order the Service to be metered.

Notwithstanding the provisions of the foregoing, the Council may, at any time, by Bylaw determine that any or all Services in the Municipality must be metered.

Meters and flow detecting devices must be installed in accordance with the standards specified in the Municipal "Standard Operating Procedure For The Installation Of Water Meters".

### **11. Location of Meters**

The Meter must be located on the property, as close to property line as practical, in an underground Meter chamber and protected from freezing. Where site conditions dictate, an alternate location may be Approved by the Engineer.

The Customer must allow access to the Municipality and its agents for installing, maintaining and inspecting the Meter and the appurtenances for Meter reading.

The Engineer may supply, and order the Owner to install, a remote meter register. Any delay in the installation of such register may be deemed to be an Inaccessible Meter.

Where site inspection by the Engineer shows a water Meter or its accessory is situated in an unsafe or inappropriate working area or where its location creates a dangerous situation to a Meter reader, the Meter may be deemed to be an Inaccessible Meter.

Where a Customer has in any manner impeded the access to the Meter, or where a Customer has allowed any circumstance to occur which impedes access to the Meter, the Engineer may deem the Meter to be an Inaccessible Meter.

## **PART IV RESPONSIBILITIES OF THE CUSTOMER**

### **12. Failure to Comply**

The Engineer or Inspector may give notice to the Customer to effect, within such period as specified in the notice, the necessary repairs or replacements to the Private Service, to stop wastage or improper use of water, to correct a fault, or to comply with the requirements of this Bylaw. If the Customer fails to comply with such notice within the time specified, the Engineer may:

- (a) have the Service Shut Off until the requirements of the notice have been complied with, or
- (b) in the case of an un-Metered Service, have a Meter installed, or
- (c) have the necessary work done at cost, and any cost incurred, plus an administration charge, may be recovered from the Customer as a charge under this Bylaw, or
- (d) serve a fine or series of fines, in accordance with Sections 46 and 47 of this Bylaw, until the requirements of the notice have been complied with, or
- (e) take such other action either on or off the Customer's property, as the Engineer deems appropriate.

Any cost incurred may be recovered from the Customer as a charge under this Bylaw.

### **13. Admission of Municipal Employees**

Employees of the Municipality are authorized to enter on Customers' property at all reasonable times in order to:

- (a) inspect, remove, replace or repair any water pipe, Meter and/or appliance or fixture upon such Premises;
- (b) inspect for wastage and/or improper usage of water;
- (c) inspect for proper installation, usage and/or maintenance of Backflow Prevention Device(s);
- (d) inspect any part of any building, to expose piping and to do any water tests on water piping or fixtures belonging to the Customer that are required to determine if this Bylaw is being complied with.

### **14. Interconnected Services**

Where a Premises is supplied by two or more Services, and these Services are interconnected within the Premises, and the required on site Backflow Prevention Devices do not prevent the transmission of water through the property and/or the possibility of backflow from the Private Service to the Municipal Water System, the Customer must install and maintain a Backflow Prevention Device on each Service in such locations as necessary to prevent backflow from any Private Service into the Municipal Water System.

### **15. Repair of Leaks**

Every Customer must maintain the pipes, fittings, meter chambers, meter supports, fixtures, and all other Private Service piping and appurtenances located on their property, in proper working order and free from leakage or wastage.

## **16. Protection from Frost, Freezing and Other Damage**

Where Meters are located on private Real Property, the Customer must protect the Meter from frost and freezing, and must also protect the Meter and any remote registers from damage from any other cause within the Customer's control.

Where Meters are located within a meter chamber on private property, the Customer must protect the meter chamber, and meter setter if one has been installed, from damage by vehicular traffic, livestock and damage from any other cause within the Customer's control.

The Customer must indemnify and pay to the Municipality any costs incurred by the Municipality in repairing damage to Meters or remote registers or meter chambers or meter setters located on the Customer's property.

## **17. Abatement of Noises and Pressure Surges**

No apparatus, fitting, fixture or process is permitted to be connected to a Private Service, is permitted to be allowed to remain connected, or is permitted to be operated in a manner which will

- cause or propagate a pressure surge;
- cause noise; or
- cause other disturbance which may, in the opinion of the Engineer, result in nuisance to Customers, damage to a Customer's water system, or damage to the Municipal Water System.

Where an apparatus, fitting, fixture or process located on a Private Service:

- causes or propagates a pressure surge;
- causes noise; or
- causes other disturbance,

the Customer must take corrective action to rectify the situation, which corrective action may include:

- mitigating the pressure surge, or the effects of the pressure surge, by usage of an engineered surge protection plan;
- mitigating the noise or other disturbance; or
- any other such action as required to rectify the situation.

Such mitigation must be to the satisfaction of the Engineer.

All direct and/or indirect costs associated with the work are the responsibility of the Owner.

## **18. Prevention of Contamination**

No person is permitted to connect, cause to be connected, or allow to remain connected, any piping, apparatus, fitting, fixture, container, appliance or process in a manner which under any circumstances may allow backflow of any material or substance into the Municipal Water System.

Service to a Customer will be provided only on the provision that the Municipal Water System must be protected from contamination from Private Services by installation or usage of a Backflow Prevention Device(s) installed on the Private Service. Backflow Prevention Device(s) must be installed on each Private Service at or near the property line or on each point of water usage on the Premises, and in a manner which ensures the complete protection of the Municipal Water System. Number of, location of, and installation of Backflow Prevention Devices will be to the satisfaction of the Engineer.

All direct and/or indirect costs associated with the purchase and installation of Backflow Prevention Device(s) is the responsibility of the Owner.

Where, in the opinion of the Engineer, a severe hazard exists, water will only be provided to a Customer on the provision that the Customer install on their Service an Approved Backflow Prevention Device. This device will be in addition to any Approved Backflow Prevention Device(s) required to be installed on the Customer's water piping at the source of potential contamination.

### **19. Installation and Maintenance of Backflow Prevention Devices**

All Approved Backflow Prevention Devices must be installed in accordance with the standards prescribed in the current edition of the *British Columbia Building Code Part 7, Plumbing Services*, and in conjunction with the Municipal "Standard Operating Procedure for Water System Cross Connection Control".

The Owner of any property on which a testable Approved Backflow Prevention Device is installed must:

- (a) maintain the testable Approved Backflow Prevention Device in proper working order at all times;
- (b) have the testable Approved Backflow Prevention Device tested upon installation and thereafter annually, or more often if required by the Engineer, by an Authorized Backflow Prevention Device Tester or by personnel Approved by the Engineer to demonstrate that the device is in good working condition; and
- (c) submit a report on a form Approved by the Engineer from an Authorized Backflow Device Tester upon installation of the device and thereafter annually within 30-days of the installation anniversary date, or on such annual date as assigned by the Engineer.

Should a test show that a testable Approved Backflow Prevention Device is not in good working condition, the Engineer may give notice to the Customer to make the necessary repairs or replace the device within a specified period, and if the Customer fails to comply with the notice the Engineer may Shut Off the Service(s).

The Engineer may in addition to the remediation contained in Section 12 of this Bylaw have a reduced pressure backflow assembly installed on the Service, on Municipal property. The device will be installed at cost by the Municipality in accordance with Section 26 and Section 38.

## **PART V ALLOWABLE USAGE OF WATER**

### **20. Water Conveyed Beyond Property**

No water is permitted to be sold, transported, hauled or conveyed beyond the property served other than for licensed commercial resale.

## **21. Use of Water Requiring Authorization**

Proposed water use for other than Normal Use or fire protection use as required by any applicable Provincial enactment or Municipal bylaw requires the written authorization of the Engineer. If, in the opinion of the Engineer, a type or classification of water usage should not be included in the Normal Use category, the Engineer may prepare a report for the consideration of Council and Council has the authority to order the usage to be deemed as other than Normal Use.

The following uses of water are considered to be other than Normal Uses, and require the written authorization of the Engineer:

- Irrigation
- Hydrant and standpipe use
- Powering machinery
- Commercial agricultural use
- Once-through cooling

Use of municipally-supplied water for these uses requires written application to the Engineer, and such usage will only be permitted upon receipt of written authorization of the Engineer, and may include terms and conditions imposed by the Engineer.

## **22. Irrigation**

Municipally supplied water may be used for indoor irrigation providing such usage complies with the terms set out in Schedule "B".

## **23. Sprinkling Restrictions**

Sprinkling includes the distribution of water by sprinkling or any other means on lawns, gardens, or other outdoor areas, excluding water used for Irrigation. Restrictions on sprinkling will be imposed as per the conditions of the "Water Shortage Response Bylaw 2005 No. 4350", or as amended by Council.

## **PART VI HYDRANT AND STANDPIPE USAGE**

### **24. Conditions of Usage**

No person, except an employee of the Municipality in the course of his employment or an agent of the Municipality, is permitted to open, operate, or connect to any hydrant, standpipe or valve or use water there from.

Exemption to this requirement will require written application to the Engineer. Such exemption will only be permitted upon receipt of written authorization of the Engineer, and may include terms and conditions imposed by the Engineer.

Provision of Municipally supplied water:

- (a) used onsite during construction or demolition works, and where the usage is limited to the specified site or area; or
- (b) used onsite for other works or approved usage, and where the usage is limited to the specified site or area

must be from Municipal hydrants designated and approved by the Engineer for this purpose.

Provision of Municipally supplied water:

- (a) hauled in bulk by private citizens for personal or commercial use, or
- (b) hauled in bulk by commercial customers for personal or commercial use, or
- (c) hauled in bulk by commercial water haulers for personal or commercial use,

must be from Municipal standpipes designated by the Engineer for this purpose.

#5084  
23/06/14

To establish hydrant or standpipe use, the Customer must submit to the Engineer a Fire Hydrant Use form or Public Water Supply form.

Every Customer who receives permission to use water from a hydrant must deposit with the Municipality a copy of their insurance policy, an application fee, and a user fee as prescribed in Schedule "A" of this Bylaw.

Every Customer who receives permission to use water from a standpipe must estimate the quantity of water to be obtained over a period of one year and must deposit with the Municipality sufficient funds to prepay for the usage as prescribed in Schedule "A" of this Bylaw. No interest will be earned on advance payments.

Where, on an annual basis, the total volume of water consumed from municipal standpipes significantly exceeds the total estimated consumption volume, the costs and fees associated with the over consumption of water may be apportioned amongst the authorized standpipe Customers.

Where a standpipe and/or the associated fittings, fixtures and appurtenances is found to need repair, replacement, or any other such maintenance as deemed necessary by the Engineer, the corrective action required will be completed by the Municipality.

## **25. Backflow Protection**

Every Customer who receives permission to use water from a hydrant must utilize an Approved Backflow Prevention Device. The Backflow Prevention Device will be supplied and installed by the Municipality, and the Customer must pay the fee as prescribed in Schedule "A", unless otherwise approved by the Engineer.

Where the Municipality is unable, for any reason, to supply an Approved Backflow Prevention Device the Customer must supply an Approved Backflow Prevention Device suitable to the degree of health hazard within the Premises or commensurate with the use for which the water is intended. The Backflow Prevention Device must be installed by the Municipality, and the Customer must pay the fee as prescribed in Schedule "A". The Backflow Prevention Device must have been tested by an Authorized Backflow Prevention Device Tester within one year's time prior to the expected end date of usage of the hydrant or standpipe, and a correctly completed copy of the Municipality's Test Report form submitted to the Municipality prior to using the hydrant.

The Municipality will normally supply and install a gate valve with the Backflow Prevention Device. Where the Municipality is unable, for any reason, to supply a gate valve the Customer must supply a gate valve which must be installed by the Municipality. The Customer must utilize the gate valve to control rate of flow of the water. The Customer must not connect, remove, modify or adjust the Backflow Prevention Device or Hydrant.



The Customer is responsible for the Backflow Prevention Device and/or gate valve. Theft, loss, damage or misplacement of the Backflow Prevention Device and/or gate valve will obligate the Customer to replace, with new, the Backflow Prevention Device and/or gate valve with product designated by the Municipality and to the satisfaction of the Engineer. All direct and/or indirect costs associated with the replacement of the Backflow Prevention Device and/or gate valve are the responsibility of the Customer.

Upon return of each Municipally-supplied Backflow Prevention Device and/or gate valve the Municipality may test the devices to ensure they are in proper working order. Where a Backflow Prevention Device and/or gate valve is found to need repair, replacement, or any other such maintenance as deemed necessary by the Engineer, the corrective action required will be completed by the Municipality. All direct and/or indirect costs associated with the repair, replacement or maintenance of the Backflow Prevention Device and/or gate valve is the responsibility of the Customer.

## **PART VII OPERATION AND MAINTENANCE**

### **26. Work Done at Cost**

Where work is done at cost, the cost will include the amount expended by the Municipality for all expenditures incurred in doing the work, including administration.

Where the work has been requested by the Owner, the Municipality will supply an estimate of cost and will require an advance payment prior to commencement of the work. Any additional cost must be paid to the Municipality in accordance with Section 38 of this Bylaw and any surplus will be refunded.

Where the work has been undertaken due to a failure of the Owner to comply with any Section of this Bylaw, the work will be completed by the Municipality and any cost incurred, plus an administration charge, will be recovered from the Owner in accordance with Section 38 of this Bylaw.

### **27. Application for Turn-On or Shut-Off**

The Service to any Premises may be Turned On or Shut Off upon application by the Customer on the completed form prescribed by the Engineer. A Customer may in an emergency, or for any other exceptional circumstance, request by telephone a service call. The Customer must pay the fee as prescribed in Schedule "A".

### **28. Applications for Disconnection of Service**

The Service to any Premises may be Disconnected upon application by the Customer on the completed form prescribed by the Engineer. The Customer must pay the fees as prescribed in Schedule "A".

### **29. Repairs to Service**

Where it is necessary for the Municipality to repair or replace a Service, or to do works upon a Service in any manner, the Municipality has the authority to enter onto Real Property, and to perform such works on the property as are required to complete the repair, replacement, or other works. The extent of the Municipality's liability is limited to restoring the Real Property to the condition present before the works were undertaken, except where such restoration is precluded by the works.

### **30. Removal, Relocation or Alteration of Facilities**

Except as provided in Section 31, and subject to the Engineer's Approval, any person desiring the replacement, removal, relocation or any other change of Municipally-owned water facilities must submit application in writing to the Engineer. All direct and/or indirect costs associated with work are the responsibility of the Customer.

Where an existing or Disconnected Service must be replaced with a larger Service to accommodate fire sprinklers, all direct and/or indirect costs associated with these works are the responsibility of the Owner.

Where an existing Service has been abandoned and requires removal, the property Owner must pay the applicable fee as set out in Schedule "A".

### **31. Replacement of old Services**

Where a Customer has replaced a Private Service and the Service has deteriorated to the point of leaking or significantly losing capacity, the Municipality may, at the Customer's request, replace at no charge to the Customer an old Service with a new Service equal in size to the old Service, or in the standard size for the capacity and use of the original installation.

### **32. Overloaded Meters**

Wherever excessive flow or consumption periodically overloads the capacity of a Meter used to measure the volume of water delivered to any Premises, the Engineer may so notify the Customer. A replacement Meter will be supplied by the Municipality and, upon receipt, installed by the Owner within 30 days.

All direct and/or indirect costs associated with the purchase and installation of the Meter and/or retrofitting the private plumbing to accommodate the proper installation of the Meter are the responsibility of the Owner. Any cost incurred by the Municipality will be recovered from the Owner in accordance with Section 26 and Section 38 of this bylaw.

#5084  
23/06/14

### **33. Existing or Future Fire Services**

A Fire Service must have an Approved Backflow Prevention Device installed in accordance with Section 18 and Section 19 of this Bylaw.

If unmetered water is being used from a Fire Service for purposes other than fire fighting, the Engineer may Shut Off the Service until an Approved Fire Service Meter has been installed.

All Fire Service Meters, Backflow Prevention Devices used on Fire Services must have UL or ULC Approval and must be of such make and pattern as may be accepted by the Engineer.

All direct and/or indirect costs of all Fire Service Meters, gate valves, Backflow Prevention Devices and installation and maintenance of same are the responsibility of the Owner.

Where a Fire Service Meter is required, and the Owner desires the Municipality to install the Fire Service Meter, the Fire Service Meter will be installed at cost by the Municipality in accordance with Section 26 and Section 38 of this Bylaw.

All direct and/or indirect costs associated with the purchase and installation of the Fire Service Meter are the responsibility of the Owner.

Upon completion of installation, the Fire Service Meter becomes the property and responsibility of the Customer and must be maintained in accordance with Section 19.

Upon installation of the Fire Service Meter, the Service will be deemed to be a Metered Service, and will be required to follow and conform to all rules, regulations, rates and fees contained in this bylaw that apply to a Metered Service.

### **34. Areaway/Basement or Structure under Highway**

When a basement or other structure extends under the Highway, the property line will be deemed to be the outside surface of the basement or structure. Upon removal of a basement or other structure that extended under the Highway, the Engineer may require that pipes, valves, Curb Stop or Meter be placed or relocated to conform to standard installation practices. All direct and/or indirect costs associated with these works are the responsibility of the Owner.

## **PART VIII BILLING AND COLLECTION**

### **35. Collection of Water Rates and Charges**

The several rates, rents and fees specified in Schedule "A" of this Bylaw are hereby imposed and levied for water supplied by the Municipality. All such rates, rents, fees or any penalties form a charge on the lands of the respective registered Owners using such water and if unpaid at December 31 in each year will be recovered in the same manner and by the same means as ordinary property taxes in arrears.

Accounts for flat rate Service will be rendered once yearly with the billing statement for property taxes and are payable by the same due/penalty date as ordinary taxes are payable. Accounts not paid by the property tax due/penalty date will have a penalty of 10% added.

Accounts for metered Service are rendered semi annually and are payable within 30-days from the billing/ mailing date and if not paid by that date will have a penalty of 10% added on the amount unpaid.

### **36. Grace Period for New Development**

#5084  
23/06/14

Water rates for new service to property under development will commence after a grace period of twelve (12) months commencing from the approval date of the Building Permit

Any portion of a month is considered to be a full month for the purposes of the issuance date of the Building Permit.

### **37. Current Year Water Installation**

For a current year water installation to an existing development, utilities are payable in advance on a pro rata basis from the end of the grace period. If the grace period ends after June 30 in any year the utility rates for the current and following year are payable in advance from the end date of the grace period. No interest will be earned on advance payments.

For a current year water installation to a property under development, utilities are payable in advance on a pro rata basis from the end of the grace period. If the grace period ends, or a strata plan is registered, after June 30 in any year the utility rates for the current and following two (2) years are payable in advance from the end date of the grace period. No interest will be earned on advance payments.

The basic rate as set out in Schedule "A" is applicable to this Section. For multifamily development, or other than that as set out in (a), the advance payment is based on the basic rate multiplied by the number of units being developed under the Building Permit.

### **38. Work Done at Cost**

Accounts for work done at cost, under 26 of this Bylaw, must be paid to the Municipality within 30-days of billing, and if not paid within 30-days of billing are subject to interest at the rate prescribed under Section 11(3) of the *Taxation (Rural Area) Act*.

### **39. Metering of Water**

In the case of new applications, the rates and charges commence as of the date the Service is turned on but in any event not later than 14 days after installation of the Meter.

Where a Customer requests a service call to validate a regularly scheduled reading, the Engineer may authorize a service call. If an error in the regularly scheduled reading is indicated, no fee will be charged for the service call. If an error in the regularly scheduled reading is not indicated, a fee will be charged as prescribed in Schedule "A".

Where a Customer requests a service call that does not involve validation of a regularly scheduled reading, a fee will be charged as prescribed in Schedule "A".

### **40. Estimating Consumption**

Where it becomes necessary to estimate water consumption, the Engineer will estimate the consumption and render a bill based on the average previous consumption adjusted to take into account seasonal variations, changes in occupancy, or other factors, which, in the opinion of the Engineer may affect the consumption of water.

### **41. Adjustment for Undetected Leaks**

Where an underground leak is discovered, the Engineer, if satisfied as to the facts and of the opinion that the Customer could not reasonably have been expected to be aware of the leak, may adjust the charge in accordance with the provisions of Section 40 of this Bylaw, provided however, that no such adjustment will be made unless such underground leak is repaired within the time specified by the Engineer.

### **42. Metered Water used to Fight Fires**

Where water from a Metered Service is used to fight a fire, the Engineer, if satisfied as to the facts, may adjust the charge in accordance with the provisions of Section 40 of this Bylaw.

### **43. Non Registering Meters**

If a Meter fails to register or to properly indicate the flow of water, the Engineer, if satisfied as to the facts, may adjust the charge in accordance with the provisions of Section 40 of this Bylaw.

### **44. Testing of Meters**

The Municipality will test a Meter upon written request by the Customer, and upon deposit of a fee as provided for in Schedule "A". The Customer may be present at such a test.

If the Meter is found to mis-register by more than 5%, the test fee will be returned. The Engineer will estimate the resultant over-charges or under-charges, and settle with the

Customer accordingly. No such settlement will extend for a period beyond one year prior to the test, and any refund will be made only to the Customer who overpaid.

If the inaccuracy of the Meter does not exceed 5%, the test fee will be retained by the Municipality to offset the cost of the test.

#### **45. Change in use or Occupancy of Property Served**

The Customer must notify the Engineer or Collector in writing within 30 days of metered billing of any change in the use, occupancy, or any matter, which may affect the fees or charges payable under the Bylaw.

Should any change result in an increase or decrease in charges such change will take effect from the date of change in use or occupancy or, if the date is unknown, from receipt of the notice. Any changes or adjustments for a partial month will be considered to be a full month.

### **PART IX GENERAL**

#### **46. Bylaw Violation**

Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, is guilty of an offence against this Bylaw and liable to the penalties hereby imposed. Each day that a violation is permitted to exist constitutes a separate offence.

Every person who commits an offence against this Bylaw is liable to a fine of not more than \$5,000.00 and not less than \$50.00 for each offence and in default of payment thereof or, in the alternative, to imprisonment for a period not exceeding two months.

The Municipality may reduce the quantity of water supplied to, or Turn Off the Service of, or Disconnect the Service of, any Customer who has violated any of the provisions of this Bylaw or when, in the opinion of the Engineer, the public interest requires such action.

#### **47. Penalties**

Notwithstanding remedies specified in Section 46 of this Bylaw; a person in violation of the regulations contained within this Bylaw may be subject to penalties specified in "The Corporation of the Township of Langley Municipal Ticketing Information Bylaw 1995 No. 3600", as amended.

#### **48. Repeal**

By-law No. 3482 cited as "Langley Waterworks Regulation By-law, 1995" is hereby repealed.

READ A FIRST TIME the 28 day of July , 2008  
READ A SECOND TIME the 28 day of July , 2008  
READ A THIRD TIME the 28 day of July , 2008  
RECONSIDERED AND ADOPTED 08 day of September , 2008  
the

          "K. ALBERTS"           Mayor           "P.A. CATLIN"           Deputy Township Clerk

## LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697

### SCHEDULE "A"

#### RATES, RENTS AND FEES

#5084  
23/06/14

Fees, rates and charges related to other waterworks services are listed in the Township of Langley Fees and Charges Bylaw 2007 No. 4616 as amended from time to time.

#### 1. Basic Rates

#5188  
29/02/16

The annual flat rate for a distinct premise is \$493.32.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

#4972  
04/03/13

Subject to the following: the annual flat rate for 2016 shall be multiplied by 366/306 and calculated from March 1, 2016.

#### 2. Rates For Metered Service

5188  
29/02/16

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of \$246.66 per service connection.
- The remainder at \$0.713 per cubic meter (Metered Rate).
- The minimum charge is \$246.66 per service connection plus meter rent.

Subject to the following: the minimum charge for each six month period for 2016 shall be multiplied by 366/306 and calculated from March 1, 2016.

#### 3. Meter rentals

#5084  
23/06/14

Repealed – All meter rental rates now in Fees and Charges Bylaw 2007 No. 4616.

#### 4. Standby fire service rates

#5084  
23/06/14

Repealed – All standby fire service rates now in Fees and Charges Bylaw 2007 No. 4616.

#### 5. Service Connection Fees

#5084  
23/06/14

Repealed – All service connection and related security deposits fees now in Fees and Charges Bylaw 2007 No. 4616.

## 6. Service Disconnection Fees

All Disconnections

at cost

## 7. Water Purchased For Resale

#5188  
29/02/16

The rate for such water use is four (4) times the Metered Rate in Section 2 of this Schedule.

## 8. Municipal Standpipe Use

#5188  
29/02/16

Payment for an estimate of amount of water to be used over a period of one year is required.

Prepayment for such water use is four (4) times the Metered Rate in Section 2 of this Schedule.

## 9. Fire Hydrant Use

#5084  
23/06/14

Repealed – All connection and use rates now in Fees and Charges Bylaw 2007 No. 4616.

## 10. Inaccessible Meters

#5084  
23/06/14

Repealed – All connection and use rates now in Fees and Charges Bylaw 2007 No. 4616.

## 11. Special Readings

#5084  
23/06/14

Repealed – All special meter reading rates now in Fees and Charges Bylaw 2007 No. 4616.

## 12. Service Calls

#5084  
23/06/14

Repealed – All service call rates now in Fees and Charges Bylaw 2007 No. 4616.

## 13. Testing of Meters

#5084  
23/06/14

Repealed – Testing of meters fees now in Fees and Charges Bylaw 2007 No. 4616.

## 14. Reuse of an Existing Service

#5084  
23/06/14

Repealed – Reuse of an Existing Service fees now in Fees and Charges Bylaw 2007 No. 4616.

## 15. Removal of Abandoned Service

#5084  
23/06/14

Repealed – Removal of abandoned service fees now in Fees and Charges Bylaw 2007 No. 4616.



**LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697**

***SCHEDULE "B"***

***WATER SERVICING STANDARDS FOR AGRICULTURAL AND INTENSIVE  
AGRICULTURAL USAGE***

**TERMS AND CONDITIONS:**

1. Water use for open-air crop irrigation will not be permitted.
2. Approval for the granting of water service will be subject to a hydraulic analysis using the Township's computerized water model. The Township's water system must be shown to be capable of meeting the minimum operating and supply requirements.
3. The applicant must submit a determination of the peak flow requirement. Maximum allowable water usage shall be 0.2 l/s per hectare (site area) for "Agriculture Use" and 1.0 l/s per hectare (developed area) for "Intensive Agriculture Use". These limits do not apply to fire flow requirements.
4. Off-site improvements to the Township water system may be required as determined by Section 2 above. All direct and/or indirect costs associated with the work are the responsibility of the Owner.
5. Municipally supplied water will be by means of a single service to the property. Separate on site watermains will be required for domestic use, fire fighting use, and for irrigation and/or use.
6. Watermains installed on-site for domestic use must separate from the Service at the property line and be complete with approved backflow prevention. A water Meter may also be required under the conditions of this bylaw.
7. Watermains installed on-site for fire fighting must separate from the domestic line at the property line and be complete with approved Backflow Prevention Device(s).
8. Watermains installed on-site for irrigation must separate from the Service at the property line and be complete with approved backflow prevention, a water Meter, and a flow control valve to the settings determined in Section 3 above. Flow control valve will be provided by the Township at the cost of the Owner.
9. In addition to the requirement of Section 3 above, applications for "Intensive Agriculture Uses" must be accompanied by a water management plan acceptable to the Engineer. It must be developed by a qualified consulting engineer and must specify on-site storage requirements, must include an operational plan to minimize water consumption while maximizing conservation, and must detail the method of disposing of nutrient laden water (if necessary).
10. The Owner will be assessed a "system connection fee" equivalent to the current water DCC charge for the land use being connected to the Municipal system. In the case where the current DCC charge is based on lot area, the charge will be based on the gross floor area of all buildings, required parking and landscaping, except those buildings that are not connected to the service.