

BYLAW NO. 2973, 1995

Consolidated with amendments in Bylaws: (1) 3034, 1996; (2) 3072, 1996; (3) 3161, 1997; (4) 3253, 1998; (5) 3263, 1998; (6) 3344, 1999; (7) 3554, 2002; (8) 3621, 2004; (9) 3686, 2005; (10) 3730, 2005; (11) 3814, 2007; (12) 3898, 2007; (13) 4007, 2009; (14) 4088, 2009; (15) 4191, 2010; (16) 4281, 2011; (17) 4373, 2012; (18) 4454, 2013; (19) 4529, 2014

NOTE: This is a consolidation for convenience purposes only and does not have the force of law.

A Bylaw to provide for the establishment and use of a water distribution system within the City of Coquitlam.

WHEREAS:

- A. Pursuant to section 632(2) of the **Municipal Act**, R.S.B.C. 1979, C. 290 as amended, (The “Municipal Act”) Council for the City of Coquitlam (“Council”) has the authority to by bylaw provide for the establishment and use of a water distribution system to supply water for any and all purposes for the inhabitants of the City of Coquitlam (the “City”) and adjacent localities;
- B. Pursuant to section 640 of the **Municipal Act**, Council operating and maintaining a water distribution utility may by bylaw fix the rates and terms under which water may be supplied and used;
- C. Council deems it necessary and desirable for the health, safety and well being of the inhabitants of the City to exercise the authority given to it pursuant to the above mentioned sections of the **Municipal Act** to the extent set forth in the following bylaw;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1.0 REPEAL OF EXISTING BYLAWS

Bylaw No. 628, 1952 and all amendments thereto, including without limitation, Bylaw No. 139, Bylaw No. 232, Bylaw No. 396, 1974, Bylaw No. Bylaw No. 432, Bylaw No. 1786, 1970, Bylaw No. 823, 1977, Bylaw No. 950, 1979, Bylaw No. 994, 1979, Bylaw No. 1083, Bylaw No. 1264, 1982, Bylaw No. 1283, 1982, Bylaw No. 1406, 1983, Bylaw No. 1172, Bylaw No. 1416, 1983, Bylaw No. 1418, 1984, Bylaw No. 1438, 1984, Bylaw No. 1486, 1984, Bylaw No. 1744, 1987, Bylaw No. 2732, 1993, Bylaw No. 2736, 1993, Bylaw No. 2870, 1994, Bylaw No. 2872, 1994, and Bylaw No. 2989, 1995 is hereby repealed in its entirety and the following Bylaw substituted therefore.

2.0 NAME OF BYLAW

This bylaw may be cited for all purposes as “City of Coquitlam Water Distribution Bylaw No. 2973”.

3.0 DEFINITIONS

For the purposes of the Bylaw, the following words and terms will have the meanings as follows unless the context otherwise requires:

- (a) “Apartment” means a building used for three or more Residential Dwelling Units, and includes such a building subdivided under the *Strata Property Act* which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996, but does not include a Townhouse;
- (b) “Carriage House” means an accessory Residential Dwelling Unit in a building on a lot that is detached from the principal building and is subordinate to the principal building in terms of size, scale and massing, yet it is attached to and located above a detached accessory off-street building or structure and has its own separate entrance directly from the exterior of the building or structure, which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;
- (c) “City” means the City of Coquitlam;
- (d) “Connection” means the valves, pipes, meters, and other devices providing a connection between the mains of the Water System and the control valve for the water supply to the property, or if there is no control valve the Owner’s property line;
- (e) “Cross Connection” means “cross connection” as defined by the B.C. Plumbing code;
- (f) “Engineer” means the City Engineer of the City of Coquitlam or authorized representative;
- (g) “Flat Rate” means a fixed rate that is payable for the supply of water from the Water System that does not vary with the volume of water delivered;
- (h) “Garden Cottage” means an accessory residential use in a single storey building on a lot that is detached from the principal building and is subordinate to the principal building in terms of size, scale and massing, which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;

- (i) “Metered Connection” means a Connection which includes a Water Meter to record the volume of water delivered through the Connection to the property;
- (j) “Mobile Home Park” means a use providing for the accommodation of persons in two or more mobile homes, which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;
- (k) “Owner” means “owner” as defined in section 1 of the Municipal Act, and includes the Owner’s authorized agent;
- (l) “Professional Engineer” means a person registered with the Association Of Professional Engineers and Geoscientists of British Columbia;
- (m) “Residential Dwelling Unit” means a self-contained building, or portion of a building, used for residential accommodation, and includes a manufactured home and a mobile home pad;
- (n) “Secondary Suite” means an additional dwelling unit contained within a building of residential occupancy containing only one other dwelling unit which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;
- (o) “Street-Oriented Village Home Residential” means a residential use consisting of one dwelling unit per principal building vertically attached by party walls to one or more principal building/s with each individual principal building located on a separate lot (including a strata lot) abutting a street and a lane; except that in the case of special needs and/or affordable housing on a site or sites owned by the City of Coquitlam and/or a registered non-profit agency, each principal building may contain more than one dwelling unit, which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;
- (p) “Townhouse” means a single building comprised of three or more Residential Dwelling Units separated one from another by party walls extending from the foundation to the roof, with each Residential Dwelling Unit having a separate, direct entrance from the grade and includes all row, linked, patio garden, court or other housing which meets such criteria, which meets all applicable regulations contained within the City of Coquitlam Zoning Bylaw No. 3000, 1996;
- (q) “Water Meter” means a meter or other measuring device for determining the volume of water delivered in a given period of time;

- (r) “Water System” means all of the City’s mains, pipes, taps, valves, controls, devices, fittings, meters and other items required for the collection, storage, transmission and distribution of potable water;
- (s) “Water System Permit” means a permit in the form attached as Schedule “C” by which the Engineer gives approval to the permit-holder to undertake work or perform work connecting to the Water System.

4.0 ESTABLISHMENT AND OPERATION

- 4.1 The Water System is hereby confirmed as the water distributaries system to supply water for the inhabitants of the City and adjacent localities as provided and authorized by the Municipal Act and other applicable legislation.
- 4.2 The Water System may be altered or extended, from time to time, in accordance with designs approved by the Engineer, to meet the needs of the inhabitants of the City and, with appropriate approvals, adjacent localities.
- 4.3 Nothing in this Bylaw shall be interpreted to mean that the City gives any assurance to any person with respect to the quality, pressure, volume or continuance of supply of water by way of the Water System.
- 4.4 This bylaw sets out the terms under which water from the Water Systems shall be supplied and used.

5.0 POWERS AND DUTIES OF THE ENGINEER

- 5.1 All the design, operation, maintenance, repair, improvement and extension of the Water System shall be under the supervision and control of the Engineer, and no person shall alter, connect to, add to, remove from, or otherwise interfere with the Water System without the approval of the Engineer.
- 5.2 If the Engineer determines that an emergency exists the Engineer may issue such directions, and take such steps as the Engineer determines are necessary for the protection of the health and safety of the residents of the City, and the protection of the Water System, and all Owners and users of water from the Water System shall comply with such orders and Directions.

6.0 CONNECTIONS AND DISCONNECTIONS

- 6.1 An Owner may apply for a Water System Permit to obtain or terminate the supply of water from the Water System to the Owner’s property, as follows:

- (a) for installation of a Connection – submit to the Engineer a completed written application in the form as approved by the Engineer, setting out the location of the property, the intended use or uses for the water, the requested size, volume-flow, and location of the Connection, and other details as required by the Engineer;
 - (b) for removal of a Connection – submit to the Engineer a completed written application in the form as approved by the Engineer, setting out the location of the property, the size and location of the Connection, the reason for the termination of water supply and the required date of the termination; and
 - (c) pay the fees as set out or referenced in Schedule B.
- 6.2 No person shall install or remove any Connection without first obtaining a Water System Permit issued by the Engineer
- 6.3 A connection shall be installed at the Owner's cost. A Connection shall be in strict compliance with the issued Water System Permit, and shall comply with all specifications, designs, and requirements provided by or approved by the Engineer.
- 6.4 The Owner shall supply and install all fittings, fixtures and piping required to complete service from the Connection control valve at the property line to the building or other destination location, unless specified otherwise in this Bylaw.
- 6.5 Prior to issuing the Water System Permit, the Engineer may require that specifications and drawings be prepared and sealed by a Professional Engineer at the expense of the Owner, and the Water System Permit may specify that all work must be carried out under the supervision and/or inspection of the Engineer and/or a Professional Engineer.
- 6.6 If the Engineer's estimate of the value of any work to be undertaken to the Water System, including all restoration of the City's lands or rights of way, exceeds the applicable fees as set out or referenced in Schedule B, then, as a condition of obtaining the Water System Permit the Owner shall:
 - (a) deliver to the Engineer security in a form acceptable to the Engineer, in an amount equal to the Engineer's estimate of the value of such work, and
 - (b) deliver to the Engineer an insurance policy covering the work, naming the City as a named insured, with an insurer and with a policy acceptable to the Engineer.
- 6.7 All fittings, valves, piping and fixtures making up a Connection, from the Water System main to and including the control valve for the Connection, shall be owned by the City, regardless of whether the control valve is on the street, right of way or Owner's property. All Water Meters, if any, shall be owned by the City.
- 6.8 The Engineer may refuse to issue a Water System Permit if:

- (a) the intended use of the water is contrary to any applicable City bylaw or other law; or
- (b) in the Engineer's opinion, the Water System has insufficient capacity to supply the volume of water required for the intended or likely use on the property; or
- (c) the installation or removal of the Connection would, in the judgment of the Engineer, pose a risk to the proper operation of the Water System, risk of damage to the Water System, a risk to public health or safety, or otherwise be contrary to the public interest.

7.0 WORKS AND SERVICES

- 7.1 The City may at the request of an Owner do the works, and provide the services as set out in Schedule B.
- 7.2 The terms under which the works or services outlined in Schedule B may be undertaken are:
 - (a) the works or services must be undertaken by the City, and may be undertaken by others only with the prior approval of the Engineer;
 - (b) an Owner shall pay the fees as set out or referenced in Schedule B for such works and services, and the Engineer may require that such fees be paid to the City in advance of the proceeding with the work. If the Owner fails to pay such fees they shall be a charge or lien on the property, as provided by the Municipal Act, and collected in the same manner and with like remedies as ordinary taxes on land and improvement under that Act;
 - (c) if the Owner fails to take the steps or action as required by this bylaw, or as directed by this Bylaw, then, at the Engineer's election, the City may, with its own forces, or by engaging contractors to act as the City's agents, enter onto the property to carry out any work and services which, in the opinion of the Engineer, are required for the safe and proper operation of the Water System and the safety of the public. Except in an emergency, the Engineer shall give the Owner two days written notice before entering on the property to perform the work or services;
 - (d) if the City undertakes, or causes to be undertaken, work and services are referred to in the paragraph 9.4 of this bylaw then the City's costs of such work, including all costs of engineering services and supervision, shall be payable by the Owner as a charge for the works or services. The Engineer shall deliver a statement of such costs to the Owner, payable to the City within 30 days after delivery. If the Owner fails to pay such costs they shall be a charge or lien on the property in the same way as the charges referred to in subparagraph (b) above.

- 7.3 Where authority is given to the City or the Engineer by this Bylaw to take any action, or to do or cause to be done any work with respect to the Water System or a Connection, nothing in this Bylaw shall be interpreted to mean that the City or the Engineer has any duty to take such action or do of cause to be done such work.

8.0 INTERRUPTION OF SERVICE

- 8.1 The City may interrupt or discontinue the supply of water to any property, or to any Connection:
- (a) at any time, and from time to time, as the Engineer determines is required to protect, repair, operate, extend or maintain the Water System, or to protect public health or safety; or
 - (b) upon two weeks written notice, delivered to the registered owner of the property and to the property, if:
 - (i) the water is being used contrary to this or any other applicable City bylaw or other law, or
 - (ii) any portion of the Owner's Connection is malfunctioning, or incorrectly installed, or creating a nuisance to others; or
 - (iii) If there are any unauthorized Connections, additions or alterations of Connections which have been installed without the approval of the Engineer as required by this Bylaw.
- 8.2 If any Cross Connection is installed or created the Owner(s) shall, upon notice from the Engineer, immediately, or as directed by the Engineer, close valves, or take other steps as directed, to cease and prevent such Cross Connections, including installation of backflow devices as approved by the Engineer

9.0 RESPONSIBILITIES OF USERS

- 9.1 No person shall without the prior approval of the Engineer interfere in any way with the Water System or part of the Water System, or with any hydrant, valve, stop cock, pipe, Water Meter or other Water System appliance.
- 9.2 An Owner shall not make any changes to Connections, or install or remove Connections, or devices, or make changes to any Water Meter on the Owner's property, if any, or do any other work without the approval of the Engineer.
- 9.3 An Owner shall operate and maintain the service pipes, valves and fixtures on private property in good condition, so as to prevent leakage and waste of water and so as to prevent possible contamination and any threat to public health.

- 9.4 An Owner shall at all times keep all Water System control devices, such as valves, hydrants, pressure reducing devices and Water Meters, if any, accessible for use, inspection, maintenance, repair and reading.
- (a) if at any time the Engineer determines that insufficient access is available then the Owner shall, on 72 hours written notice to the Owner, do work required to provide access.
 - (b) if the Owner fails to do such work in the time required then the Engineer may enter the property to do such work, or retain others to do the work. The Owner shall pay for all costs incurred by the Engineer, as a charge under this Bylaw, and the provisions of Section 7 0 shall apply.
- 9.5 An Owner shall permit the Engineer, and other representatives and authorized agents of the City, including contractors retained or appointed by the Engineer, to have access to property served with a Connection:
- (a) for the purpose of inspecting Connections, the water service on private property and related devices;
 - (b) for the purpose of inspecting, maintaining, repairing and reading Water Meters, if any;
 - (c) for the purpose of enforcing this Bylaw; and
 - (d) for the purpose of preventing an escape or contamination of the water in the Water System.
- 9.6 An Owner shall not make any significant changes to the volumes of water demanded, or the use, without the prior approval of the Engineer. The Engineer may require the Owner to provide full design and construction details, prepared and sealed by a Professional Engineer, as a condition of approval.
- 9.7 An Owner shall notify the Engineer of any loss of service, loss of pressure, or other Water System failure.
- 9.8 In the event of Water System failure, the Owner shall take all reasonable steps to mitigate losses including shutting off Owner owned valves, diverting water flow and run off and installing reasonable works to mitigate damage and losses.
- 9.9 In the event of an escape of water from the Water System or a Connection, Owners shall take all reasonable steps to minimize damage.
- 9.10 Owners and users shall comply with all water conservation measures as defined by this Bylaw.

10.0 WATER METERS

- 10.1 An Owner obtaining water service from any new Connections, installed after the adoption of this Bylaw shall:
- (a) for those uses set out in Schedule A, install a Water Meter as approved by the Engineer; and
 - (b) for all other uses, install a Water Meter chamber or other mounting device as approved by the Engineer to accommodate a Water Meter.
- 10.2 The Engineer may require that an owner with an existing Connection install a Water Meter.
- 10.3 The Engineer may require that an Owner of an existing non-Metered Connection that services a Residential Dwelling Unit shall install a Water Meter if the Engineer determines that an excessive amount of water from the Water System is being used on the property.
- 10.4 When a Water Meter is required, it shall be installed at the Owner's expense on the Owner's property, in accordance with the requirements of the Engineer.
- 10.5 All Water Meters shall be of a model or type as approved by the Engineer.
- 10.6 All Water Meters shall remain the property of the City.
- 10.7 If a Water Meter has been required by the City no person shall bypass an installed Water Meter or use un-metered water without the Engineer's approval. If such unauthorized water use occurs then:
- (a) Upon written direction from the Engineer a person shall immediately cease use of an unauthorized bypass of a Water Meter. The Owner shall, within two working days notice from the Engineer, or such lesser period as may be required by the Engineer as specified in the notice, permanently close or eliminate the Bypass.
 - (b) If the owner fails or refuses to comply with a direction of the Engineer to eliminate a bypass connection then the City may:
 - (i) shut off the supply of water to the bypass until the bypass has been eliminated; or
 - (ii) take such other action, either on or off the customer's property as the Engineer deems appropriate to eliminate or remove the bypass, with all costs payable by the Owner. The provisions of paragraph 9.4 shall apply to such costs; and
 - (c) No persons shall interfere with, modify or damage a Water Meter.

11.0 RATES AND PAYMENT

11.1 An Owner of property served by a Connection shall pay the Rates as set out in Schedule A, on the dates and according to the terms as set out in Schedule A.

11.2 The following shall apply to Metered Rates:

- (a) Meter readings taken by the Engineer shall be deemed to be accurate for the purposes of payment of rates, subject to the provisions of this paragraph 11.2;
- (b) No deduction shall be allowed on account of any waste of water;
- (c) If the Engineer determines that the Meter is faulty or inaccurate, and an accurate estimate of the actual volume of water delivered to the property cannot be determined, then the Engineer shall determine the volume that shall be as the basis for payment of the rates, taking into consideration the volume delivered in the previous 12 month period then ended, seasonal variations, changes in occupancy, and any other factors which, in the opinion of the Engineer may have affected the volume of water used; and
- (d) Upon written request from the Owner the Engineer will test the accuracy of the Water Meter from which readings have been taken to determining the Owner's water use charges:
 - (i) If the engineer determines that the Water Meter was in error by less than 3% then:
 - (1) There shall be no adjustment to the rates paid by the owner; and
 - (2) The Owner shall pay the cost of the test as set out in Schedule B;
 - (ii) If the engineer determines that the water meter was in error by more than 3% with the result that the owner as been overcharged, then:
 - (1) The city shall give a credit to the Owner's billing in the amount equal to the amount of the overcharge the Owner paid for water in the previous 12 month period then ended; and
 - (2) The City shall pay the cost of the test as set out in Schedule B; and
- (e) If the Engineer determines that the Water Meter was in error by more than 3% with the result that the Owner has been undercharged, then:

- (1) The City shall include on a subsequent billing an adjustment in the amount equal to the amount of the undercharge that occurred over the previous 12 month period; and
- (2) The Owner shall pay the cost of the test.

11.3 Pursuant to the provisions of Section 435 of the Municipal Act any charge imposed by this Bylaw that remains unpaid on the thirty-first of December shall be deemed taxes in arrears in respect of the property, and shall forthwith be entered on the Real Property Tax Roll as taxes in arrears.

12.0 FIRE HYDRANTS

12.1 Fire hydrants may be used in an emergency for fire fighting, and may, with the Engineer's approval, upon payment of the fees set out or referenced in Schedule B, be used for:

- (a) testing and Flushing water mains;
- (b) emergency potable water supply;
- (c) Pollution control or environmental protection activities, including flushing and dilution.

No person shall use or operate a fire hydrant for any other purpose without the prior written authorization of the Engineer.

12.2 The Engineer may require as a condition of approval to use a fire hydrant that:

- (a) a backflow prevention device be installed; and
- (b) a Water Meter be installed prior to the temporary use of a fire hydrant to measure the volume of water used.

13.0 OFFENCE

13.1 Any person who:

- (a) violates any provision of this Bylaw or neglects or fails to do anything required to be done by this Bylaw, or

- (b) Causes or permits any other person to violate any provision of this Bylaw or to neglect or fail to do anything required to be done by this Bylaw with respect to real property of which he or she is the registered owner, occupant, lessee or licensee,

commits an offence under this Bylaw and is subject to the imposition of any and all penalties or remedies available to the City pursuant to this Bylaw or to other applicable bylaws or legislation. Any adult person who acknowledges that he or she is the registered owner, occupant, tenant, or licensee of or who is apparently the registered owner, occupant, tenant, or licensee, and is in occupation of the time of the offence, of the real property in respect of which the violation, neglect or failure has occurred is deemed to be a person who falls within the definitions provided in subparagraphs (a) and (b) of this Section.

14.0 ENFORCEMENT

14.1 The Following persons have authority to enforce the provisions of this bylaw:

- (a) Engineer;
- (b) members of the City Engineering Department authorized in writing by the Engineer; and
- (c) agents of the City authorized in writing by the Engineer.

14.2 Any of the persons listed in paragraph 14.1 may at all reasonable times, and without notice, enter on any property that is directly or indirectly receiving water from the Water System to ascertain whether the requirements and provisions of this Bylaw are being followed and met.

15.0 PENALTIES AND REMEDIES

15.1 Any person who commits an offence under this Bylaw, in addition to being subject to any remedies or penalties specifically provided for in this Bylaw, is also subject to prosecution and, upon conviction for such offence in a court of competent jurisdiction, is subject to a fine of not less than \$100 00 and not more than \$2,000 00 for each and every offence.

15.2 Notwithstanding the provisions of section 15.1, the City may elect to pursue any and all other rights and remedies it may have pursuant to the Municipal Act with respect to securing compliance with this Bylaw, including, without limitation, the right to commence an action under section 750 of the Municipal Act, against any person who commits an offence under this Bylaw.

16.0 CITY CONTRACTORS

- 16.1 The City may, to the extent permitted by the Municipal Act or other applicable law enter into contracts with a person, corporation or firm to carry out all or portions of City's the duties and rights as contained in this Bylaw, including inspecting Connections and Water Meters, for Cross Connections and reading Water Meters.

READ A FIRST TIME this 18 day of December, **1995**.

READ A SECOND TIME this 18 day of December, **1995**.

READ A THIRD TIME this 18 day of December, **1995**

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this 02 day of January, **1996**.

_____ MAYOR

_____ CLERK

CITY OF COQUITLAM WATER DISTRIBUTION BYLAW NO. 2973, 1995

SCHEDULE "A"

WATER RATES COMMENCING JANUARY 1, 2015

1. FLAT RATE ANNUAL WATER SERVICE CHARGE

The following annual flat rate charges for water services shall apply to all Residential Dwelling Units receiving water, directly or indirectly, from the Water System.

Use	Flat Rate
For each Residential Dwelling Unit except those with a different Rate set out in this Schedule.	\$457.00
For each Residential Dwelling Unit in an Apartment building, Street-Orientated Village Home Residential, Townhouse or Mobile Home Park.	\$420.00
For a Secondary Suite, Carriage House or Garden Cottage	\$183.00

Applies to each calendar year period of January 1st to December 31st.

If any Flat Rate is not received on or before March 31st in the year to which the Flat Rate applies, a late payment charge equal to 5% percent of the amount of the Flat Rate will apply. If any a Flat Rate is not received on or before September 30th in the year to which it applies, an additional late payment charge equal to 5% of the amount of the Flat Rate will apply.

No refund of any Flat Rate will be made should a Connection be terminated for any reason during the period to which the Flat Rate applies.

Where an existing Residential Dwelling Unit, Secondary Suite, Carriage House or Garden Cottage makes a Connection, directly or indirectly, to the Water System during the course of a calendar year the Flat Rate will be pro-rated on a daily basis for the remaining portion of that year. For new construction the pro-rated period will be from the date the building permit is issued less an allowance for the construction period. The allowance shall be as follows:

single family, duplex and accessory dwelling sites	90 days
multifamily sites – low to medium density	180 days
multifamily sites – high density	360 days

The Annual Flat Rate charged pursuant to this paragraph will be due and payable within 30 days of receipt of an invoice for the same and the late payment provisions described in this section 1 will apply to any payment not received within the 30 day invoice period. Pro-rated Flat Rate Charges are due and payable prior to issuance of building permit.

2. **METERED RATES – SERVICE CHARGES**

Any Connection which, directly or indirectly, supplies water from the Water System to any use other than for a Residential Dwelling Unit(s) (which shall include all institutional, commercial, industrial, agricultural use) shall be, or shall be deemed to be, a Metered Connection. Properties serviced with metered connection(s) shall pay for service at the following rates:

<u>Volume per Quarter</u>	<u>Metered Rate</u>
Each cubic metre	\$0.7949

In addition a fixed quarterly charge of \$36.50 shall also apply to each metered utility account.

Customers charged Metered Rates shall be invoiced quarterly with all payments due and payable within 30 days of the invoice date.

A late payment charge equal to 5% of each quarterly Metered Rate will apply to any Metered Rate not paid on or before its due date.

3. MIXED USE RATES

For buildings with mixed or multiple uses which include a Connection or service to a Residential Dwelling Unit as well as another use, the Owner shall pay:

- a) the Flat Rate for each Residential Dwelling Unit that, directly or indirectly, receives water from the Water System as shown in section 1 of this Schedule for a Residential Dwelling Unit; plus
- b) the Metered Rates set out in section 2 of this Schedule for Metered Connections for all uses other than any Residential Dwelling Unit use.

4. STRATA LOT RATES

Each Residential Dwelling Unit strata property receiving water, directly or indirectly, from the Water System shall pay the Flat Rate set out in Section 1 of this Schedule for a Residential Dwelling Unit notwithstanding that the Connection to the strata title property may be a Metered Connection.

For strata titled properties with a single Metered Connection, the City may send a single invoice for Metered Rates for all strata lots to the Strata Corporation or to Strata Lot 1, as the City may, on a case by case basis, decide. If the Metered Rates as set out in the invoice remain unpaid as of December 31st of the billing year, the Engineer shall allocate the volume of water as set out on the invoice equally among the total number of Strata Lots in the Strata Corporation and each Strata Lot shall pay the Metered Rates as set in section 2 of this Schedule based on such allocated volume of water together with such penalties and interest as are applicable to late payments of any fees or charges under this Bylaw.

Schedule B
WATER SYSTEM SERVICES AND FEES

ITEM	FEES
Services and Fees as set out in Bylaw No. 2805, 1994, as amended.	

Schedule C
CITY of COQUITLAM
WATER SYSTEM PERMIT

Permit No _____

Application Date:
Issue Date:

Legal Address

Owner(s) Address

Phone

Contractor's Address:

Phone:

Description of Work:

Performance Bond Value: \$ _____

Insurance Coverage \$
(min. \$1,000,000 Comprehensive General Liability)

Name:
Signature

Phone:

City Official:

City of Coquitlam
 Water Distribution Bylaw
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Schedule A – Water Rates

Schedule B – Water System Services and Fees

Schedule C – Water System Permit