City of Pitt Meadows

WATERWORKS BYLAW No. 2891, 2021

and amendments thereto

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaw for convenience only.

Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENTS

Bylaw No.	Date of Adoption	Amended Section(s)
2891, 2021	March 1, 2022	Original
2915, 2022	April 5, 2022	Schedule B
2944, 2023	April 4, 2023	Schedule B

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

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

Under its statutory powers, including sections 8 *[fundamental powers]*, 15 *[licensing and standards authority]* and 194 *[municipal fees]* of the *Community Charter*, the Council of the City of Pitt Meadows enacts as follows:

PART A - INTRODUCTION

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2. Citation/Title

2.1 This bylaw may be cited as the "Waterworks Bylaw".

3. Repeal

3.1 City of Pitt Meadows Waterworks Bylaw No. 2343, 2007 and its amendments are repealed.

4. Severability & References

4.1 If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion will be severed and the remainder of the bylaw is deemed valid.

4.2 If any part of this bylaw is contradictory to the B.C. Drinking Water Protection Act, the B.C. Drinking Water Protection Act will prevail.

4.3 A reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.

5. Definitions

5.1 In this bylaw

a) **Applicant** means an Owner or authorized agent thereof making application for a permit;

b) **Backflow Preventer** means a mechanical apparatus installed on a water service to prevent backflow, consisting of the backflow prevention unit, two resilient seated shutoff valves, and test cock(s);

c) **City** means the City of Pitt Meadows;

d) **Consumer** means any person, Owner, company or corporation who is the owner or agent for the owner of any premises to which water is supplied or made available from the Waterworks, and also any person who is the Occupier of any such premises, and also includes any person who is actually a user of water supplied to any premises or by any services from the Waterworks;

e) **Council** means the Pitt Meadows City Council;

f) **Curb Stop** means a shut-off valve installed on a Water Connection located at or close to the property line;

g) **Director** means the Director of Engineering & Operations, an authorized representative, or any person appointed by Council to serve in that capacity;

h) **Fire Service** means any works to supply water for fire protection purposes over and above the supply of water required for Normal Use by the Consumer;

i) **Meter** means a device used to measure a volume of passing water, inclusive of remote reading accessories;

j) **Metered Accounts** means those accounts billed according to water consumption as measured by a Meter;

k) **Normal Use** means water used prudently for essential purposes including household sanitation, human consumption, food preparation, and that water essential for the needs of commerce and industries, excluding that required for fire protection purposes;

l) **Occupier** means householders, tenants or owners of a dwelling;

m) **Owner** means an owner of a parcel and as defined in the *Community Charter*;

n) **Private System** means the pipes, fittings, valves, water supply outlets, meter chamber, lid, fixtures, appliances, devices and any other plumbing or appurtenances located on an Owner's parcel for the supply of water from the Waterworks;

o) **Waterworks** means the City owned and operated water utility system, including Water Mains, Water Connections, Curb Stops, Meters, valves, hydrants, pumping stations, reservoirs, chambers or other fixtures or appurtenances within the City's right-of-way.

p) **Water Connection** means the pipe that conveys water to a parcel from a Water Main and terminates at the Curb Stop, including the corporation stop, Curb Stop, and any Meter or Meter assembly, box chamber or vault within the City's right-of-way;

q) **Water Main** means a pipe located within the City's right-of-way which is meant to convey water flow to Consumers, including valves, fittings and other appurtenances, but excludes Water Connections;

PART B – SUBSTANTIVE PROVISIONS

6. Director to Manage and Supervise

6.1 All the design, operation, maintenance, repair, improvement and extensions of the Waterworks will be under the immediate control and supervision of the Director.

7. Interference and Obstruction

7.1 A person must not, without written permission of the Director, make any connection to the Waterworks or in any way tamper with, operate, remove, or make any alteration to any part of the Waterworks, connect a pump to a Water Connection, uncover or place fill over any part of the Waterworks, or use a hydrant.

7.2 A person must not break, damage, destroy, deface, mar or tamper in any manner with any part of the Waterworks.

7.3 A person must not obstruct the access to, including the area within a 1m radius surrounding any hydrant, valve, stop cock, Curb Stop, Meter or Meter box or chamber, or other fixture connected with the Waterworks nor allow any vegetation growth over or around them, and should any person do so, the Director may order the removal of such obstruction or vegetation and charge the Owner for all costs related to the removal.

7.4 A person must not obstruct, at any time or in any manner, the access to any hydrant, standpipe, valve, Meter or other fixture connected with the Waterworks by placing on it or in the vicinity of it any lumber, timber, wood, brick, stone, gravel, sand or other material or thing.

7.5 A person must not bury, cover or obstruct any water shut-off valve or any Meter.

7.6 A person must not allow water, waste water, or any harmful liquid or substance to enter any part of the Waterworks.

7.7 A person must not connect, cause to be connected, or allow to remain connected any piping fixture, fitting, container or appliance or cross-connection that could cause or allow drinking water quality in the Waterworks to become contaminated, degraded or polluted in any way.

8. City Obligations

8.1 The City does not warrant or guarantee a continuous supply of water, constancy of pressure or maintenance of water quality and will not be liable to any person for failure to do so.

8.2 The City has no obligation to extend, or permit the extension of, the Waterworks to provide service to any parcel.

8.3 The City at all times has the right, without notice or compensation, to change operating conditions of the Waterworks for the purpose of making repairs, extensions, alterations or improvements.

8.4 The City will incur no liability of any kind whatsoever by reason of the cessation, in whole or in part, of water pressure or of the water supply, or by reason of the water containing sediments, deposits or other foreign matter.

8.5 Consumers depending on continuous and uninterrupted supply of water or having processes or equipment that require particularly clear or pure water will provide on their parcel at their cost such emergency storage, over-size piping, pumps, tanks, filters, pressure regulators, check valves, additional service pipes or other means for a continuous and adequate supply of water suitable to their requirements.

8.6 Where steam or hot water boilers or other equipment are fed with water by pressure direct from the Waterworks, the City will not be liable for any injury or damage which may result from such pressure or from lack of such pressure or lack or interruption of supply.

9. Termination of Water Supply

9.1 The Director may order the termination of the water supply to any Consumer on thirty (30) days written notice for:

a) violation of any of the provisions of this bylaw;

b) failure to maintain the Private System in good condition without any leaks;

c) the non-payment of rates, fees or charges when due;

d) refusing to provide for the proper installation of a Meter or Backflow Preventer; or

e) the unauthorized use of a Fire Service.

PART C – WATER USE RESTRICTIONS

10. Right to Restrict

10.1 In the event of a water supply shortage, for any reason, the Director may issue a public announcement prohibiting, restricting or limiting the use of water by any or all Consumers.

10.2 A public announcement under this section will be provided through one or more of the following channels:

a) television announcement;

b) radio announcement;

c) newspaper or other print publication that is available to the public free of charge;

d) the City's website; or

e) the City's social media channels.

10.3 Despite section 10.1:

(a) Notice may not be provided for work undertaken by the City in an emergency; and

(b) Notwithstanding section 9.1, the City may reduce the quantity of water supplied to, or temporarily or permanently discontinue the service, immediately and without prior notice to any Consumer where:

i. a person violates any of the provisions of this bylaw;

ii. the Director or Public Health so determines, or

iii. Council determines that it is in the public interest to require such a reduction or discontinuance.

11. Temporary Reduction or Discontinuance of Service

11.1 If at any time the Director deems it to be in the public interest, they may direct that any or all services be reduced or discontinued until it is considered advisable to restore the service.

11.2 Nothing in this bylaw will in any way limit or restrict Council's authority to limit use in cases of apprehended water shortages, including any situations addressed in the Drinking Water Conservation Plan Bylaw or otherwise.

12. Other Restrictions on Use of Water

12.1 A person must not provide water to, or sprinkle, any premises from any Private System except those on which it is located and to which the Water Connection is provided or for works performed by City forces.

12.2 A person must not sell, give or dispose of any water received through the Waterworks to a person other than a member of their household except for works undertaken by and for the City.

12.3 A person must not deliberately waste water.

a) Any Consumer who allows water to run to waste, whether willfully or by permitting pipes, taps, toilets or other fixtures and means of distributing or storing water to remain in disrepair, or uses water other than as Normal Use, will be guilty of a breach of this bylaw.

b) In addition to the penalty provided for in this bylaw, it will be lawful for the Director to require that as a condition of continuance of service, a Meter be installed on the service at the cost of the Consumer and the rates payable by the Consumer from the date on which the Meter is installed will be in accordance with the terms of this bylaw.

13. Right of Entry

13.1 The Consumers will at all reasonable times allow, suffer and permit the Director, Building Inspector, Meter Reader or authorized representative to enter into or upon the parcel and premises to inspect the Water Connection, Private System, Meter location, Meter connection and bypass facilities and to inspect for actual or potential leakage or contamination of water in order to ascertain whether or not the provisions of this bylaw are being complied with.

13.2 Where service is discontinued to any parcel for non-payment of rates, fees or other charges under this bylaw, or for non-compliance with other provisions of this bylaw, the Consumer will be provided reasonable notice prior to the taking of action, and will have the right to make representations to City respecting this disconnection or reconnection, as the case may be. In the case of a discontinuance of service by reason of non-payment, reasonable notice will be deemed to be 10 business days prior to the disconnection.

PART D – WATER CONNECTIONS

14. Connection Application

14.1 Every Applicant wishing to connect a parcel to the Waterworks must, prior to installation:

a) apply for a permit from the City, in the form prescribed by the Director, to make the connection(s);

b) pay to the City the connection fees specified in Schedule "A", as applicable;

c) submit a design plan or a drawing of each proposed connection if requested by the Director, including:

(i) existing services;

(ii) proposed services; and

(iii) the location of buildings, trees, driveways and sidewalks

(iv) Minimum Building Elevation (MBE)

in which the plan or drawing has been prepared by a professional engineer in accordance with the Subdivision and Development Servicing Bylaw;

14.2 The Director may refuse a Water Connection if the Waterworks has insufficient capacity to supply the volume of water required for the intended use or likely use on the parcel.

14.3 A new Water Connection is required at the Applicant's cost whenever:

a) A new house or building is to be constructed; or

b) An existing house or building is to be renovated and the estimated construction value is greater than $50,000 and the work results in an increased demand upon the Waterworks after renovations are complete.

14.4 Despite section 14.3, the Director may approve the use of an existing Water Connection provided that it meets the other requirements of this bylaw, and the Director is satisfied that it is suitable for continued use considering the size, material, condition, age, and other factors deemed by the Director.

14.5 Any fees applicable to the above connection permit do not include works within the parcel of the Applicant, except the inspection of the Applicant's Private System at the point of connection.

14.6 The issuance of a connection permit for a parcel does not constitute approval of any development proposed for the parcel.

15. Connection Installation

15.1 Upon approval of an application, the City will request a minimum of two quotes from the City's pre-qualified list of contractors, including any associated City costs, or provide a City estimate. Once provided to the Applicant, these estimates are valid for sixty (60) days.

15.2 All Water Connections are to be installed by the City's successful pre-qualified contractor or by the City, at the Applicant's cost. Works by others will not be permitted, unless otherwise approved by the Director.

16. Connections Permitted

16.1 Each parcel will be limited to one Water Connection.

16.2 Each building will have only one Water Connection except when a separate connection is required for fire protection purposes, or in the case of a duplex house, which will have separate connections for each dwelling unit.

16.3 Multi-family developments and bare land strata plans, except for duplexes, will have a single Water Connection for the entire development or strata plan in accordance with the City's Subdivision & Development Servicing Bylaw.

17. Connection Location

17.1 The location of a Water Connection will be at the discretion of the Director.

17.2 If an Applicant requests that a connection be installed at a location other than that proposed by the Director, and if the Director approves such location, the Applicant will pay all additional costs associated with installation at that location. The Director may use a previously disconnected Water Connection if appropriate.

17.3 In areas where drainage ditches front the parcel, the Water Connection will be installed in an existing driveway. If, in the City's opinion, this is not feasible, the Applicant will pay for a separate crossing of the ditch for the Water Connection, complete with an appropriately sized culvert. This will align with City permitting and inspection requirements.

17.4 Where water supply to a parcel may be accessible from two or more Water Mains, the Director will determine from which Water Main the Water Connection will be made.

18. Size of Connection

18.1 The maximum size of a Water Connection will be 25mm.

18.2 Despite section 18.1, the Director may approve a larger-sized Water Connection if, in their opinion:

a) the Waterworks system is capable of adequately supplying the parcel with water for the purpose set out in the application; and

b) the proposed use will not detrimentally affect the other Consumers of the Waterworks.

In such cases, the Applicant must pay the entire cost of the oversize Water Connection and the cost of installing a Meter, which will be mandatory.

19. Connections Prior to Paving

19.1 Where street paving is scheduled by the City during a current budget year:

a) the Director may order a Water Connection be installed to any parcel abutting the street and served by the Waterworks regardless of whether or not any improvement is constructed on the parcel; and

b) a connection charge as provided in Schedule "A" may be levied against each parcel for which a Water Connection has been installed.

PART E – PRIVATE SYSTEMS

20. Installation

20.1 Should an Owner install a Private System, it will be done in accordance with the City's Building Bylaw, B.C. Building Code and other applicable provincial regulations.

20.2 Any fittings required to join the Private System to the Water Connection will be the Owner's responsibility.

20.3 Private Systems will pass City inspection prior to being joined to the Water Connection.

21. Maintenance

21.1 Owners will keep their Private Systems in good order and repair, including:

a) protecting it from frost;

b) preventing leakage and waste of water;

c) preventing possible contamination, backflow and any threat to public health; and

d) preventing noises, pressure surges or other disturbances which may result in annoyance to other Consumers, damage to other Consumers private plumbing or property or damage to the Waterworks.

21.2 If any defect is suspected in the Water Connection or Private System, the Consumer will immediately notify the City and the Director will, as soon as practicable, determine where the defect is located.

21.3 If any part of a Private System leaks, or requires maintenance or repair, and, in the opinion of the Director, is capable of causing a waste of water or property damage, the Director may by written notice require the Owner to remedy the deficiency within forty-eight (48) hours.

21.4 In order to facilitate repairs to the Private System, the City will, upon request and at its earliest convenience, close the Curb Stop.

21.5 The Owner of the Private System will pay the respective fees for turning water on and off as set out in Schedule "A".

21.6 If the Owner refuses or neglects to carry out repairs within the specified time, the Director may cause the service to be shut-off or disconnected without further notice. The service will not be turned on or reconnected until all necessary repairs have been completed to the satisfaction of the Director and all applicable charges, including charges for disconnection and connection, have been paid.

22. Air Conditioners

22.1 Only air conditioners that recirculate cooling water within a closed system and do not discharge it to waste may be connected to a Private System.

23. Work on Streets

23.1 No work of any kind connected to the Water Connection or Private System, either for the laying of a new connection or the repair of an old connection, nor any permanent or temporary system for the carrying of water, will be permitted upon or under the streets by any person other than an employee of the City, unless written consent of the Director is first obtained.

PART F - CONTAMINATION, CROSS-CONNECTION AND BACKFLOW PREVENTION

24. Contamination & Cross-Connection

24.1 A person must not connect, cause to be connected, or allow to remain connected any part of a Private System in a manner which under any circumstances may allow water, waste water, or any harmful liquid, gas or substance to enter the Waterworks. It is the responsibility of the Owner to advise the City if such a condition exists and to take appropriate and immediate action to discontinue this connection.

24.2 If the Director determines that there exists a connection or cross-connection prohibited by this bylaw, which is a risk to the Waterworks or to public health, the Director may do one or more of the following:

a) direct the Owner to correct the fault within a specified time period;

b) direct the Owner to install a Backflow Preventer on the Private System within a specified time period; or

c) disconnect the Water Connection.

24.3 Where the Director determines that:

a) a connection or cross-connection prohibited by this bylaw places any person at immediate risk, or

b) an Owner failed to correct a connection or cross-connection as required by this bylaw,

the Director may order the immediate disconnection of the supply of water, without prior notice, until such time as the connection or cross-connection is corrected to the satisfaction of the Director. The Owner must also pay any shut off fees as shown in Schedule "A".

25. Backflow Prevention

25.1 In locations where a risk or potential risk to public health exists in the opinion of the Director, the Owner will supply and install a Backflow Preventer on all Private Systems.

25.2 Where a Backflow Preventer is required to be installed, it must be installed on the Owner's side of the property line and in accordance with the standards prescribed in the Canadian Standards Association Manual for the Selection and Installation of Backflow Preventers, as shown in Schedule "D".

25.3 The Owner must:

a) maintain the Backflow Preventer in proper working order at all times;

b) have the Backflow Preventer tested upon installation and thereafter annually, or more often if required by the Director, by a Certified Backflow Preventer Tester certified by the British Columbia Water and Waste Association, in compliance with the Canadian Standards Association Manual for the Maintenance And Field Testing of Backflow Prevention Devices, to demonstrate that the assembly is in good working condition; and

c) submit a report on a form approved by the Director, from the Certified Backflow Preventer Tester, within 30 days of tests required in this section, or any other test undertaken, complete with a copy of the tester's certificate.

25.4 A Backflow Preventer testing record tag must be attached to all Backflow Preventers for documentation of the tester's inspections and tests. The tag must not be removed from the assembly.

25.5 No Meter billing deductions will be made for water wastage due to preventer testing and maintenance or Backflow Preventer failure.

PART G - METERS

26. Installation of Meters

26.1 The Director may require a Meter be installed on any service in the City, at the cost of the Owner, and use the metered quantity as the basis for the user rate.

26.2 The following parcels or uses will be metered and the recorded quantity is to be the basis for the user rate:

a) all business, commercial, industrial, institutional, and recreational properties or uses;

b) all parcels zoned agricultural and all irrigation of crops; and

c) all parcels zoned multi-family residential.

27. Location

27.1 If an existing service is not solely for fire protection purposes, the Meter will be located upstream of any non-Fire Service use and as close as possible to the property line.

27.2 If non-fire and Fire Service uses are not on two distinct branches, the Director may, at their sole discretion, determine if the service must be reconstructed and choose an acceptable location for a Meter or 'Tattle Tale' Meter.

28. Combined Fire Domestic Services

28.1 Despite section 39, where the Applicant desires to use a combined domestic and Fire Service, a FM Approvals (FM) approved Underwriters Laboratories Inc. (UL) listed Sensus Meter assembly will be provided to measure all flows.

28.2 An acceptable preassembled meter set is a Sensus OMNI 'F2' meter operation complete with a Sensus RadioRead Meter Transceiver Unit (MXU) model 520M for both the bypass and fire line water supply. See Schedule "D" for standard detail.

29. Meter Size and Supply

29.1 All Meters, together with remote reading equipment and strainer, will be paid for by the Owner.

29.2 See Schedule "E" for Water Meter General Specifications.

30. Access to Meter

30.1 The Consumer will provide access to any Meter on a parcel for the purpose of reading and maintaining the Meter during the City's normal working hours. Failure to provide access for Meter reading will result in an extra charge per call after the first call, each month, as specified in Schedule "B".

31. Maintenance of Meters

31.1 The Meter is owned and maintained by the City. The City will maintain and repair Meters when rendered unserviceable through fair wear and tear, and will replace them if necessary, unless, in the opinion of the City, the repair or replacement is due to the act, neglect, or carelessness of the Owner, Consumer or Occupier, in which case the Owner will bear the costs of such repair or replacement.

31.2 The Owner will own, maintain and repair the meter chamber, lid, fixtures and appurtenances other than the Meter. In the event the Owner refuses or neglects to carry out repairs or replacement within 10 days of written notification from the City, the Director may, by its employees or others, have the work completed at the cost of the Owner.

31.3 Should the Owner be responsible for costs incurred by the City under this section, the billing procedure, including due dates and penalties for late payments, are the same as those for Metered Accounts in section 35.

31.4 Meter boxes are not to be entered or tampered with in any way. Owners will bear the cost of any damages caused by illegal entry or tampering.

PART H – CHARGES FOR SERVICES

32. Turn On, Turn Off and Abandonment of Fees

32.1 The Applicant will, on making application for a temporary or permanent shut-off of a Water Connection, pay to the City the applicable fee or charge prescribed in Schedule "A".

33. User Rates

33.1 The Consumer will pay, in addition to all other rates, charges, and fees for the use of the Waterworks, the user rates specified in Schedule "B". The user rates itemized in Schedule "B" are hereby imposed and levied by the City, and all such rates will be payable to the City on or before the due date.

33.2 For Metered Accounts, the user rates as specified will be applied on the date water is turned on.

33.3 For unmetered accounts where a building permit has been issued during the year for a residential building with four (4) units or less, the user rate imposed will be prorated on a monthly basis beginning four months after the date of issuance of the building permit. For the purposes of this section, the date of issuance of the building permit is deemed to be the first day of the month in which the building permit is issued.

33.4 For unmetered accounts where a building permit has been issued during the year for a residential building with greater than four (4) units, the user rate imposed will be prorated on a monthly basis, for all of the residential units, beginning on the date of issuance of the first occupancy permit for any of the units in the residential building. For the purposes of this section, the date of issuance of the first occupancy permit is deemed to be the first day of the month in which the first occupancy permit is issued.

33.5 At the time of issuance of a multi-family building permit, the Applicant will deposit cash or irrevocable letter of credit (LOC) with the City in an amount equal to the minimum charge for six months prorated water costs multiplied by the number of units. For the purpose of this section, the date of issuance of the building permit is deemed to be the first day of the month in which the building permit is issued.

33.6 Secondary suites identified before the due date are considered separate dwellings and pay an unregistered suite fee, except when the secondary suite is registered and licensed with the City before the due date in which case the Consumers pay forty percent (40%) of the residential dwelling rate for the secondary suite.

34. Billing Procedure - Flat Rate Accounts

34.1 Bills for flat rate accounts in the first year of service, for a residential building with four (4) or less units, will be due and payable at the time of issuance of the building permit, except for building permits taken out in September and October which will be due and payable on the same date as municipal taxes are due and will be subject to the same penalties as those applied to overdue municipal taxes.

34.2 Bills for flat rate accounts in the first year of service, for a residential building with greater than four (4) units, will be due and payable at the time of issuance of the first occupancy permit for any of the units in the residential building.

34.3 The amount due will be deducted from the deposit made by the Applicant at the time of issuance of the building permit as noted in section 33.4. The Applicant will pay any shortfall within thirty (30) days from the date of billing, and any surplus owed by the City to the Applicant will be paid by the City within thirty (30) days.

34.4 Bills for flat rate accounts, after the first year of service, will be rendered annually and will be due and payable each year on the same date as municipal taxes are due, and will be subject to the same penalties as those applied to overdue municipal taxes.

34.5 Bills for flat rate accounts in the first year of service [or identification], for a secondary suite or garden suite, will be due and payable on the same date as municipal taxes are due and will be subject to the same penalties as those applied to overdue municipal taxes.

35. Billing Procedure - Metered Accounts

35.1 The City will render to the Consumer bills for Metered Accounts on a semi-annual basis, firstly for water used in the months of January to June inclusive, and, secondly, for water used in the months of July to December, inclusive.

35.2 All Metered Accounts will become due and payable by the Consumer one month after the date of billing. Any amount not paid within 30 Days following the date of bill will be subject to a penalty of five percent (5%) of the unpaid amount. A further five percent (5%) will be charged on any outstanding amount after 60 Days.

35.3 Should the due date fall on a Saturday, Sunday or Holiday, then the first business day after the Saturday, Sunday or holiday will be taken as the due date.

35.4 Non receipt of the Metered Account bill will not be recognized as a valid excuse for failure to pay the rates when due.

36. Faulty Meters

36.1 If, in the opinion of the City, any Meter stops, sticks or fails to indicate correctly the quantity of water which is passing or which has passed through it, the City will be entitled to charge for such water according to the average consumption for the last 3 billing periods covering the same calendar months. Should no such period exist, the City will estimate the water consumption based on comparisons with similar parcels.

36.2 If required, the repair of a Meter will be done as per section 31.

37. Dispute of Metered Quantity

37.1 When a Consumer whose Private System is metered makes a complaint that the bill for the last billing period has been excessive, the City will, upon receipt of the completed leak adjustment application form signed by the Consumer and payment of the meter reading charge as prescribed in Schedule "A", have the particular Meter re-read and the service inspected for leaks. Should the original reading be deemed to be incorrect on the part of the City, the Consumer's meter reading charge will be refunded. Repair of a leak, if required, will be done as per section 21. If the Consumer fixes a leak and provides the necessary proof of repair, the meter reading charge will be refunded by way of application to the Consumer's account and deducted from the next billing cycle.

38. Deduction for Leaks

38.1 Every Consumer having a metered Private System will pay for the full amount of water as registered by the Meter, according to the rates applicable to the Private System and no deduction will be allowed on account of waste of water unless it is shown to the satisfaction of the Director that:

a) such waste arose from an accident to the Private System arising from some cause beyond the control of the Consumer;

b) the Consumer used all reasonable diligence to stop such waste;

c) the Consumer has repaired the breaks or faults to the Private System; and

d) the City was notified in writing of the excessive charge, resulting from the break or fault, within thirty (30) days of receipt of the excessive charge.

38.2 In such case, for one billing period related to the same leak only, the City will charge for water consumption based on a three year average of the same calendar month period calculated in accordance with Schedule "B" of this bylaw. Should no such period exist, the City will estimate the water consumption based on comparisons with similar parcels.

PART I – FIRE SERVICES

39. Fire Service Connection

39.1 Water Connections required solely to supply a Fire Service:

a) cannot be used for any other purpose unless permitted under Part I; and

b) will be installed upon payment of the charges set out in Schedule "A".

39.2 Every Fire Service must be approved by the Director and will be installed at the Owner's cost to the following provisions:

a) Except as provided for in section 27, every service providing both Fire Service and domestic supply will be metered at the property line;

b) A dedicated Fire Service designed to supply water solely to an automatic building sprinkler system may be connected to the Waterworks system without a Meter subject to the installation of a detector check valve assembly; the detector check valve and bypass assembly must be located at the property line in a suitable chamber. A Reduced Pressure Backflow Assembly (RPBA) is to be installed when any sprinkler system is to be winterized; and

c) If, in the opinion of the Director, the water from any Fire Service could be used or has been used for any purpose other than fire protection purposes, the Director will instruct that a "Tattle Tale" Meter be installed on the Fire Service at the Owner's cost.

39.3 Private hydrants will be maintained by the Owner and each hydrant will be serviced and the supply line flushed annually by a certified technician. Proof of this service, in the form of a written certification by the technician affirming that the hydrant has been serviced within the current year, must be presented to the City on or before June 1st each year. If a certificate of service is not presented by June 1st, the City will service the hydrant and the Owner will pay the fire hydrant service charge prescribed in Schedule "A".

40. Application for Use of Waterworks

40.1 A person desiring water from a City hydrant, standpipe or hose connection will make a written application to the Director.

40.2 Upon approval of the application, the Applicant will provide a bond to the City by way of cash or certified cheque as per Schedule "A". The return of the bond will be conditional upon the Applicant keeping the hydrant, standpipe or hose connection in good repair and free of theft. The bond may be liquidated to cover costs associated with any damages or theft that result from its use.

40.3 Upon payment of the bond, the hydrant, standpipe or hose connection will be opened by the City.

40.4 The Applicant will pay the inspection fee as specified in Schedule "A" and water consumption fee as specified in Schedule "B". These fees may be deducted from the bond at the discretion of the City.

40.5 Any surplus owed by the City to the Applicant will be paid by the City within thirty (30) days.

41. Water for Building Purposes

41.1 No contractor, builder or other person will use water for building purposes from any part of the Waterworks, unless it is the metered service to the parcel where the construction is taking place in accordance with section 40 of this bylaw.

42. Water for Persons outside the City

42.1 Water will not be supplied to any person outside the boundaries of the City unless that person has entered into an agreement with the City, in a form acceptable to the City and Metro Vancouver, to pay any costs incurred by the City in the construction of works for the supply of water to such person and to comply with the provisions of this bylaw and acknowledging that if they fail to do so the City may discontinue the supply of water.

43. Rates and Charges Remaining Unpaid

43.1 When any rates or charges due by any person under this bylaw remain unpaid on the 31st of December, the same will be deemed to be taxes in arrears in respect of the parcel and improvements to which the service was provided.

PART J – OFFENCES, PENALTIES AND ENFORCEMENT

44. Offence and Penalties

44.1 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 persons 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 the parcel of which they are the Owner,

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.

44.2 Any person who:

a) acknowledges that they are the Owner or Occupier of the parcel, or

b) is apparently the Owner or Occupier and is in occupation at the time of the offence, of the parcel in respect of which the violation, neglect or failure has occurred,

is deemed to be a person who halls within the definitions provided in section 44.1.

44.3 Any person who commits an offence pursuant to section 44.1 will be liable, upon conviction, to a minimum fine of two hundred dollars ($200) and not more than the maximum fine provided by the Offence Act. Where the offence is a continuing one, each day that the offence is continued will constitute a separate offence.

45. Enforcement

45.1 The following persons have authority to enforce the provisions of this bylaw:

a) the Director;

b) members of the City's Operations Department authorized in writing by the Director; and

c) agents of the City authorized in writing by the Director.

45.2 Any persons listed in section 45.1 may at all reasonable times, and without notice, enter on any parcel that is directly or indirectly receiving water from the Waterworks to ascertain whether the requirements and provisions of this bylaw are being followed and met.

PART K – CITY NOT LIABLE FOR FAILURE OF WATER SUPPLY

46. Liability

46.1 Without limiting any other provisions of this bylaw, the City will not be liable to any person for the failure of the water supply including, but not limited to:

a) a failure to provide adequate or any service,

b) excessive pressure or lack of pressure, or

c) temporary reductions or stoppages in the water supply,

whether caused by alterations, repairs, accident or damage to the Waterworks or by any other reason whatsoever, and whether such failure arises from the negligence of any person or the City, or through natural deterioration or obsolescence of the Waterworks, or otherwise.

47. Schedules

47.1 The following schedules are attached to, and form part of, this bylaw:

a) Schedule A – Charges and Fees

b) Schedule B – User Rates

c) Schedule C – Typical Detail for Rural Water Connection

d) Schedule D – Combined Fire/Domestic Meter in Chamber

e) Schedule E – Water Meter General Specifications

READ a FIRST, SECOND and THIRD time on February 15, 2022.

ADOPTED on March 1, 2022.

_____	_____
Bill Dingwall	Kate Barchard
Mayor	Corporate Officer

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

SCHEDULE "A"

CHARGES AND FEES

	FEE
Water Turn On and Off Fees	
0800 to 1630 Monday to Friday inclusive on regular working days	No Charge
At all other times	$150.00
Abandonment Fees	
Non-refundable Application Fee	$100.00
Permanent/Temporary - The fees for disconnecting either for a permanent or temporary Water Connection will be at the actual cost of direct materials, labour, equipment, inspections plus an administration charge as specified in the Administration Services Fee Setting Bylaw.	varies
Fire Hydrants	
Inspection Fee	$200.00
Bond/Security Deposit	$1,700.00
Service Fee	$150.00
Permit Fee	$100.00
Meter Reading Charge For each call: • excluding regularly scheduled readings for the purpose of calculating water usage charges • includes the second call for regularly scheduled readings for the purpose of calculating water usage charges if access was not provided	$50.00
Permit for Water Connection or Disconnection Charges	
Non-refundable Application Fee *Note this fee covers application for all utilities applied for at one time (water, sanitary, and drainage)	$100.00
All Water Connections or disconnections will be at the actual cost of direct materials, labour, equipment, inspection plus an administration charge as specified in the Administration Services Fee Setting Bylaw.	varies
Sprinkler Permit Fee (Lawn Irrigation)	$25.00

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

SCHEDULE "B"
(Bylaw No. 2944, 2023)

USER RATES

Unless otherwise specified by the Director, pursuant to the conditions of this Bylaw, the uses listed under "Flat Rate Charges" shall be charged on the basis of the Flat Rates so specified. All other uses shall be required to have metered water services.

METER RATE CHARGES

(1) Each Water connection being charged on a metered basis shall be subject to an annual base charge of $322 to cover provision and maintenance of Waterworks infrastructure by the City.

(2) The meter rate shall be $0.87 per cubic metre for all metered users.

(3) Water consumption charges for metered services shall be for a continuous period of six (6) months or broken part thereof, the first period from January to June, inclusive, the second period from July to December, inclusive.

FLAT RATE CHARGES (ANNUAL RATES)

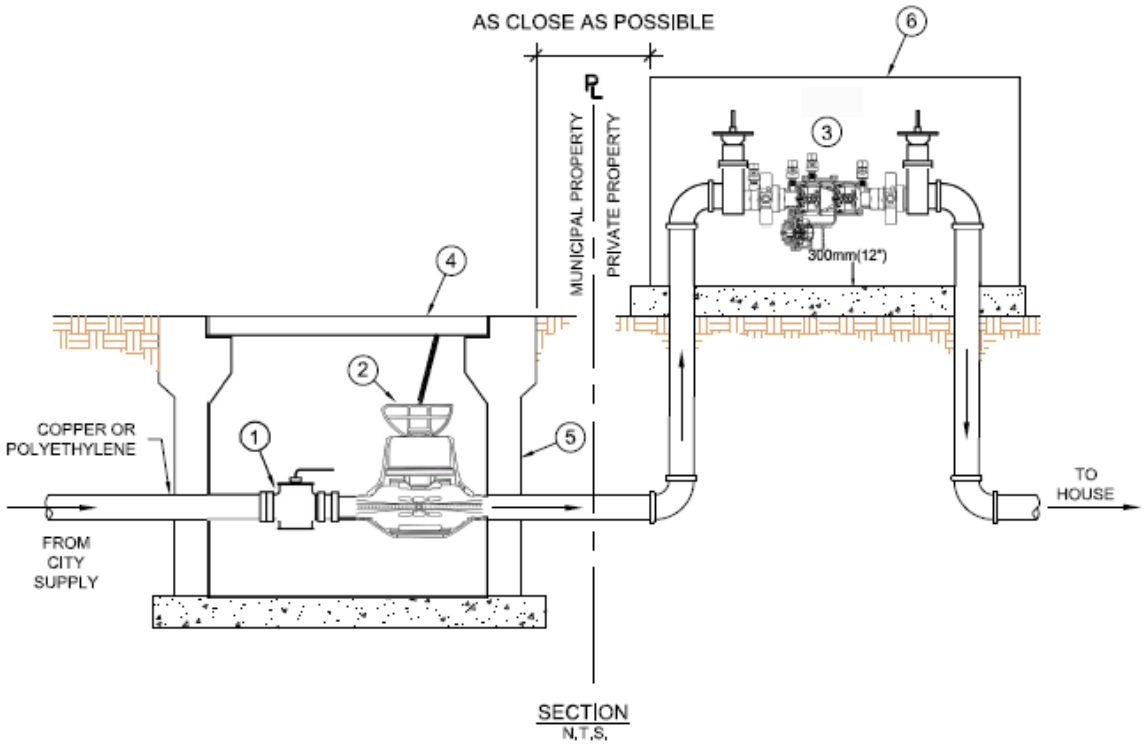
	USES	RATES Per Unit
A.	Residential Units Apartments, Motel, Hotel, Boarding House, Trailer Court or like units not otherwise metered. Rate per dwelling unit: All other residential units including detached homes, townhouses and like units. Rate per dwelling unit:	 $468.00 $615.00
B.	Restaurant, Cafes, Eating Establishments not otherwise metered. - Minimum: - Per person for each occupancy above 20:	 $817.00 $3.00
C.	Schools - each classroom:	$310.00
D.	All other commercial or institutional not otherwise metered:	$615.00
	Where there is occupied living quarters located with units noted in B,C and D add an additional per unit charge:	$468.00
E.	Multi Family Residential Deposit Amount	$100/unit

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

Schedule "C"

Typical Detail for Rural Water Connection

SEE FOOTNOTES FOR INFORMATION RELEVANT TO A REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA)



LIST OF MATERIALS:

1. CURB STOP TO MUNICIPAL STANDARD
2. WATER METER ASSEMBLY C/W REMOTE READOUT (CUBIC METRES) AS PER SCHEDULE G OF THE WATERWORKS BYLAW
3. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE EQUIVILANT TO A FEBCO MODEL #860
4. STEEL LID REQUIRED FOR ANY BOX LOCATED IN A TRAVELLED AREA
5. #33 BROOKS BOX ASSEMBLY FOR 19MM ($\frac{3}{4}$") AND 25MM (1") CONNECTIONS AND #66 BROOKS BOX FOR OVER 25MM (1") CONNECTIONS
6. REDUCED PRESURE BACKFLOW ENCLOSURE (HOT BOX "BEZ 2" TYPE OR EQUIVALENT) (AVAILABLE FROM THE WORKS YARD)

Please Note the Reduced Pressure Backflow Enclosure is no longer available from the Works Yard.

NOTES:

1. BACKFLOW ASSEMBLY MUST BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
2. AN RPBA IN THE LOWLAND AREA SHALL BE INSTALLED ABOVE GROUND IN A PROTECTED HEATED ENCLOSURE THAT IS EASILY ACCESSIBLE AND WITH A DRAIN BELOW THE RELIEF VALVE TO CARRY AWAY ANY WATER DUE TO NUISANCE DRIPPING. IN SELECTING THE LOCATION OF ALL ASSEMBLIES, CONSIDERATION SHOULD BE GIVEN TO THE SPILLAGE OF WATER DURING TESTING, ADEQUATE SPACE CONSIDERATION FOR PROPER TESTING AND MAINTENANCE IS IMPORTANT.
3. REGULAR MAINTENANCE ON THE RPBA IS THE RESPONSIBILITY OF THE OWNER AS PER THE WATERWORKS BYLAW.
4. THIS DESIGN MAY BE UPDATED TO ALIGN WITH CURRENT STANDARDS AND PRACTICES. APPROPRIATE MARKUPS WILL BE MADE AVAILABLE.

City of Pitt Meadows THE Natural PLACE

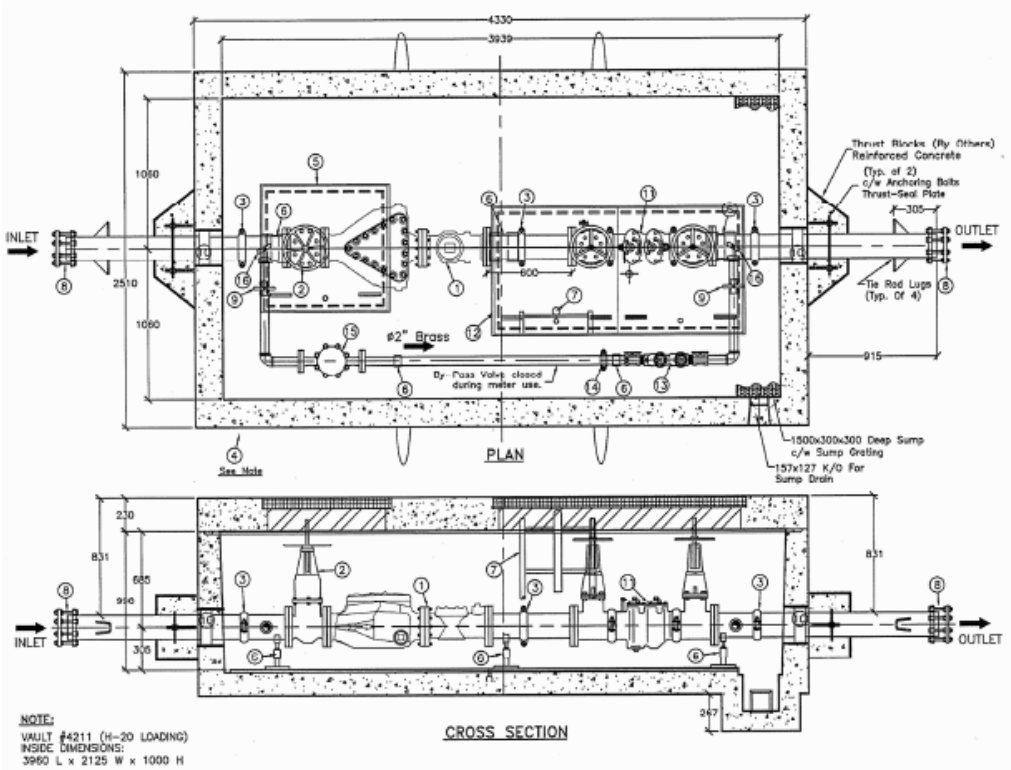
DETAIL FOR WATER CONNECTION
19mm (3/4")) to 50mm (2")
RURAL AREA

DESIGNED – kn	APPROVED –			
DRAWN – SS	SCHEDULE D	DATE – FEB 2022	SCALE – NTS	SHEET 1 of 1

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

Schedule "D"

Typical Detail for Combined Fire/Domestic Meter Chamber



NO	QTY	DESCRIPTION
1	1	SENSUS F2 Compact Length UL/FM Fireline Assembly c/w radio read/PL cu m register and housing
2	1	Clow F-6136 RW OS&Y Gate Valves c/w Handwheel – #150 Flgd
3	3	SHURJOINT Z07 Coupling
4	1	#4211 Precast Concrete Vault c/w White Interior & Black Exterior Sealant
5	1	332 Galvanized Steel Frame & Lid Assembly
6	5	Galvanized Adjustable Pipe Supports
7	1	Aluminum ladder c/w safety post
8	1	ROBAR 1408 STxDI/C-900 Transition Coupling
9	2	2" MAS G-2 SS Ball Valve c/w locking lever
10	2	Pipe Seal Assembly PS475
11	1	Conbraco 4SG-10C-03 Double Check Assembly c/w OS&Y Gate Valves
12	1	632 Galvanized Steel Frame & Lid Assembly w/ 1-3/4" hole for pit receptacle
13	1	2" Conbraco 40-108-T2 double check assembly valve w/ ball valves
14	1	2" SHURJOINT Z07 Coupling
15	1	2" Sensus OMNI C2 or T2 with MXU model 520M
16	2	4" WIKA 213-53-LM (0-200) Pressure Gauge c/w isolation ball valve

NOTES

- FABRICATED STEEL PIPE & FITTINGS TO BE SCHEDULE NO. 40 STEEL PIPE FOR SIZES TO 10" and 3/8" WALL FOR 12" AND LARGER
- ALL 3" LARGER PIPE INSIDE WETTED SURFACES TO BE SANDBLASTED EPOXY LINED AND COATED TO AWWA C-210 AND NSF-61 SPECIFICATIONS. FINISH COATING WILL BE BLUE ENAMEL 2" BY-PASS PIPING IN BRASS.
- A MECHANICAL CHECK IS REQUIRED ON PIPE OUTLET FROM SUMP
- THIS DESIGN MAY BE UPDATED TO ALIGN WITH CURRENT STANDARDS AND PRACTICES. APPROPRIATE MARKUPS WILL BE MADE AVAILABLE.

City of Pitt Meadows THE Natural PLACE

TYPICAL DETAIL FOR COMBINED FIRE/DOMESTIC METER CHAMBER

DESIGNED – kn	APPROVED –			
DRAWN – SS	SCHEDULE E	DATE – FEB 2022	SCALE – NTS	SHEET 1 of 1

CITY OF PITT MEADOWS
WATERWORKS BYLAW
NO. 2891, 2021

Schedule "E"

Water Meter General Specifications

1. Description of Work

1.1 Supply all labour, materials and equipment to install 19 mm Meters in outside pit locations as required and shown on Schedule "C". Interior meters may be installed only with the City's approval in cases where an exterior Meter installation is not possible.

2. Workmanship

2.1 All plumbing fittings and workmanship must conform to all relevant B.C. Building Code Regulations.

2.2 Satisfactory arrangements for operating Curb Stop shut offs must be made with the City's Operations Department.

2.3 Installation to be made generally, as per Plan Schedule "C" attached.

3. Water Meters

3.1 For all domestic Water Connections 19 to 25 mm a Sensus 'iPERL' meter will be used complete with a Sensus RadioRead Meter Transceiver Unit (MXU) model 520M.

3.2 For all domestic Water Connections larger than 25mm and smaller than 50mm a Sensus Omni C2 or T2 meter will be used.

3.3 For all 50mm or larger Water Connections in the urban area, a Sensus OMNI Turbo (T2) will be used.

3.4 All meters will be equipped with a Sensus RadioRead Meter Transceiver Unit (MXU) model 520M which reads in cubic metres.

4. Rural Areas

4.1 For the purpose of this section, the rural area will include all lands zoned agricultural.

4.2 For all applications in the rural area where the size does not exceed 25mm, a Sensus 'iPERL' meter will be used complete with a Sensus RadioRead Meter Transceiver Unit (MXU) model 520M.

4.3 For all Water Connections larger than 25mm and smaller than 50mm in the rural area, a Sensus Omni R2 or C2 meter will be used.

4.4 For all 50mm or larger Water Connections in the rural area, a Sensus OMNI C2 or T2 will be used.

4.5 All Meters will be equipped with a Sensus RadioRead Meter Transceiver Unit (MXU) model 520M which reads in cubic metres.

5. Encoded Registers

5.1 The register will be an encoded type conforming to AWWA C707-05.

5.2 The electronic register will be hermetically sealed with a magnetically-actuated electronic pickup containing no mechanical gearing. The electronic register will have eight digits for higher resolution. The display will contain AMR, Totalization and a high resolution Resettable Test Totalizer.

5.3 The register will utilize a magnetic coupling technology to connect to a touch read, radio read of fixed base meter reading system in either an inside or pit set installation.

5.4 Measurement will be in cubic metres.

5.5 Large, easy-to-read LCD display.

5.6 10-year battery life guarantee

5.7 A factory or field programmed identification number will identify each meter for billing purposes.

6. Meter Pits

6.1 Each meter pit will be connected to a remote receptacle by a four conductor wire as described in General Provisions above.

6.2 Meter pits to be installed after consultation with the City, and will be installed in locations acceptable to the City and Owner.

6.3 The City will shut off water service prior to meter pit installation, and will turn on the water service upon pit installation completion.

6.4 Meter pits will be #37 or #66 Brooks box, 3 foot bury, insulated, cast iron locking cover and bottom, integral corp. stop, or approval equal.

7. Testing Installation

7.1 All Meter installations will be checked for leaks and operation, according to manufacturer's instructions, by running water through the Meter. Remote receptacles will be field tested for continuity using a test unit.