



WATERWORKS REGULATION BYLAW

BYLAW NO. 2550

A Bylaw to fix the rates, terms, and conditions under which water from the water system operated by the City of Langley may be supplied and used.

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Consolidated as of December 9, 2024

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, 2556 (did not proceed)	
Amendment No. 2, 2577, 2005	Schedule A & Schedule B
Amendment No. 3, 2590, 2005	Section 1 & Section 16
Amendment No. 4, 2615, 2006	Schedule A
Amendment No. 5, 2649, 2007	Schedule A
Amendment No. 6, 2656, 2007	Schedule B
Amendment No. 7, 2698, 2007	Schedule A
Amendment No. 8, 2751, 2008	New Section 9 and Schedule B
Amendment No. 9, 2811, 2010	Schedule A
Amendment No. 10, 2811, 2010	Deletion of all references to G.S.T.
Amendment No. 11, 2849, 2011	Schedule A
Amendment No. 12, 2874, 2012	Schedule A
Amendment No. 13, 2902, 2012	Schedule A
Amendment No. 14, 2924, 2013	Schedule A
Amendment No. 15, 2944, 2014	Schedule A
Amendment No. 16, 2975, 2015	Schedule A
Amendment No. 17, 2990, 2016	Requirement for connections/Schedule B
Amendment No. 18, 3007, 2016	Housekeeping, Schedule A and Schedule B
Amendment No. 19, 3012, 2017	Schedule A
Amendment No. 20, 3042, 2017	Schedule A
Amendment No. 21, 3093, 2018	Schedule A
Amendment No. 22, 3116, 2019	Schedule A
Amendment No. 23, 3149, 2021	Schedule A
Amendment No. 24, 3202, 2021	Schedule A
Amendment No. 25, 3229, 2022	Schedule A
Amendment No. 26, 3262, 2023	Schedule A

Amendment No. 27, 3298, 2024	Schedule A
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CITY OF
LANGLEY



CITY OF LANGLEY

WATERWORKS REGULATION BYLAW

BYLAW NO. 2550

A Bylaw to fix the rates, terms, and conditions under which water from the water system operated by the City of Langley may be supplied and used.

WHEREAS the City operates a waterworks system (the Works) within its boundaries; and

WHEREAS the City wishes to regulate the use by owners and consumers of the Works and water supplied, and charge fees and rates in respect of the services and use.

THEREFORE the Municipal Council of the City of Langley, in open meeting assembled, enacts as follows:

1. In this Bylaw, unless the context otherwise requires:

“**City**” means the geographical area within the boundaries of the City of Langley; or the City of Langley, as the context may require.

“**Council**” shall mean the Council of the City of Langley.

“**Director**” means the Director of Engineering of the City and includes a deputy or person appointed to act on his or her behalf for the purposes of this Bylaw.

“**Collector**” means the person appointed as such from time to time by Council.

“**Dwelling Unit**” means a room or suite of connecting rooms used or occupied independently of other rooms or suite of connecting rooms within the same building or on the same parcel of land.

“**Commercial Unit**” means a facility used for selling new or used goods or merchandise.

“**Industrial Unit**” means a facility used for manufacturing, processing, assembling, fabricating, testing, servicing, repairing or storage of goods or materials, including wholesale sales of products processed or manufactured on the parcel.

“**Connection**” includes a service connection – and includes materials and equipment necessary to or actually used to connect any premises to the Works to supply water to such premises.

“Private Service” privately owned underground pipe and fittings from the property owners building to the property line.

“Illegal Bypass” use of a pipe or channel to provide water to a property so as not to be registered by a water meter.

“Consumer” means:

- (a) an owner of premises to which water is supplied or made available from the Works;
- (b) any person who is the occupier of any such premises; and
- (c) any person who is actually a user of water supplied from the said Works.

“Fire Service” means any installation, which may be provided to supply water for fire fighting purposes over and above the supply of water required for the usual purposes of a consumer.

“Garden Irrigation” means the sprinkling or pouring of water by means of a hose, pipe, or any sprinkling device upon, over or under the surface of the ground.

“Metered Service” means a service having attached thereto a meter or other measuring device for determining the quantity of water flowing through such service.

“Newspaper” means a publication or local periodical that:

- (i) contains items of news and advertising; and
- (ii) is distributed at least weekly in the City of Langley.

“Owner” has the same meaning as contained in the Local Government Act.

“Person” includes natural persons of either sex, associations, corporations, bodies politic, partnerships whether acting by themselves or by a servant, agent, or employee and the heirs, executors, administrators, successors, and assigns or other legal representative of such person to whom the context may apply.

“Premises” means a parcel of land and includes an improvement or dwelling unit built on the land, as the context requires.

“Rate” means the rate payable by a consumer for any water supplied from the Works;

“Service” means the supply of water from the said Works to a consumer and the connection necessary to or actually used for the purpose of such supply.

“Sprinkle or Sprinkling” means the application or distribution of water on lawns, boulevards or gardens by means of a hose or pipe or any device attached to a hose or pipe.

“Water” means water supplied by the City from its Works to a consumer.

“Works” means the waterworks supply system of the City.

“W.S.R.P.” means the Water Shortage Response Plan in the Water Shortage Response Plan Bylaw, 2005, No. 2589.

2. This Bylaw applies to an owner or person wishing to connect to the City's Works and to a consumer of water from the Works.
3.
 - (a) The Collector is authorized to collect from a consumer the fees, rates and charges payable under this Bylaw.
 - (b) The Director is authorized to control all properties and physical works constituting a part of or in connection with the Works, and for all engineering and mechanical work in connection therewith.
4. **CONNECTIONS:**
 - (1)(a) An owner must apply in writing to the Director to connect to the Works. The application must be on such form as may, from time to time, be prescribed by the Director and must be signed by the owner of such parcel or premises or by his duly authorized agent, (as confirmed in writing).
 - (b) An owner must apply in writing to the Director to repair or replace an existing connection in the same manner as provided in subsection (a).
 - (2) Any connection or repair or replacement approved by the Director shall be of such type as the Director of Engineering may determine, having regard to the following criteria: Master Municipal Construction Specifications (MMCD), City of Langley Supplementary Specifications to the MMCD and City of Langley Water Meter Specifications.
 - (3) An applicant must pay at the time of the application a water connection deposit and a water meter fee as prescribed in Schedule “B”.
 - (4) In the event that a connection applied for may be provided from more than one water main, the Director shall determine to which main the connection must be made, having regard to the size of the water main, water pressure available in the water main, the size of the connection, the size of the water meter, and/or the water pressure required by the consumer.
 - (5)(a) No work of any kind relating to a connection (whether for the laying of new or the repairing or replacing of an old connection) is permitted to be done upon or under City owned land or rights-of-way by any person other than an employee or agent of the City.

- (b) No person is permitted to make any connection to the Works without firstly obtaining permission in writing from the Director; and paying the applicable deposit and fee.
- (6) The owner is responsible to supply, install, and maintain the connection or joint at the property line between the owner's service pipe and the City's connection. The said connection or joint shall be of an approved flange or flare type fitting. No soldered joints below ground will be permitted.
- (7) Each property shall have its own service connection installed by the City.
- (8) Each building shall have only one service connection except when a separate service connection is required for fire protection.
- (9) When an application for a building permit with the construction value greater than \$100,000 or where a parcel is being redeveloped or a new building is proposed, the following shall apply to the water service connection for the building:
 - (i) if the service connection is less than 30 years old, the owner may retain the existing services provided that the size is adequate for use and there is no known damage or deficiency. The owner shall repair or replace the connection if the City determines that the connection is not adequate for service or has excessive damage;
 - (ii) if the service connection is 30 years old or older, a replacement or new service is required; The existing service shall be capped at the water main at the owners cost.
 - (iii) all asbestos cement or clay service pipes of any age or condition shall be replaced;
 - (iv) any service connections shared by two or more properties shall be replaced with individual services to each property; and
 - (v) all costs associated with the above are the responsibility of the owner.

5. PRIVATE SERVICES

- (a) The City shall not be liable for any loss, injury or damage to persons or property which may result from either excessive pressure or lack of pressure.
- (b) Any underground service pipe on any private premises must be placed not less than twenty-four (24) inches below the surface of the ground. All other pipes exposed to frost must be properly and sufficiently protected therefrom.
- (c) An owner must provide that all taps, fittings and other things connected with the private service within premises are installed and connected in accordance with the provisions of the BC Building and Plumbing Codes and the City's Building and Plumbing Bylaws, and must include:
 - (i) a properly placed stop and waste cock;

- (ii) a separate stop and waste cock placed at the foot of every outdoor stand pipe; and
 - (iii) a pressure reducing valve and pressure relief valve whenever the water pressure in the main serving a premises shall be or become too great as may cause damage.
6. No person is permitted in any manner to interfere with the water service in any street or make any addition or alteration in or about or turn on or off any municipal stopcock or valve without permission in writing of the Director.
7. The Director may refuse to turn on the water to any premises and may discontinue any service to any premises should the provisions of this Bylaw not be complied with to the satisfaction of the Director of Engineering.

8. DISPOSAL OF WATER

If any consumer:

- (a) uses, or permits to be used, an unusual or unnecessary quantity of water; or
- (b) allows water to run to waste, whether willfully or by permitting pipes, taps, toilets or other means of distributing or storing water to remain unrepaired; or
- (c) shall give, vend, or dispose of water to a person other than a member of his household; or
- (d) shall allow any other person to vend, give or dispose of such water in such manner; or
- (e) increase by any device or expedient the amount of water agreed to be supplied to him by the City according to the terms of an application;

then such consumer commits an offence under this Bylaw, and in addition to the penalties outlined hereunder may be liable to be billed at metered rates as a condition of further and future service.

9. INSTALLATION OF METERS

9.1 Installation of Meters

- (a) A service connection must be metered.
- (b) A meter must be installed by the owner or developer of the property or a contractor.
- (c) The owner or developer of the property must pay a water meter security deposit in the amount set out in Schedule "B".
- (d) The Director will determine the location of a meter to be installed having regard to the City's Water Meter Specification guidelines.

9.2 Disconnection of the Meters

- (a) If a building or structure is removed from the property, destroyed or damaged to the extent that it can no longer be put to any legally permitted use, the Director will have the service connection disconnected.

(b) The owner or the developer of the property will pay a disconnection fee in the amount set out in Schedule "B" for the disconnection of the service connection.

(c) A service connection will not be reconnected to the stopped up or disconnected service connection, except as permitted by Section 4 of this Bylaw.

10. INSPECTION

Every person to whom water is supplied under this Bylaw must, at all reasonable times, allow, suffer and permit the Director or any person authorized by him for such purpose (either generally or in any particular instance) to enter, into and upon premises in respect of which water is supplied for the purposes of inspecting the same and the water pipes, connections, fixtures, taps, meters and any other apparatus used in connection with such water supply and use.

11. REPAIR OF LEAKS

Where the City is made aware of a leak on private property, the director will provide notice in writing to an owner or consumer requiring that person to remedy any defects or leaks. If such requirements are not met within seventy-two (72) hours from the delivery of such notice the Director may:

- Disconnect the water supply to such premises until all defects and leaks are repaired.
- Have the necessary works performed by the City, or a contractor approved by the Director, and any costs incurred will be charged to the property owner.

12. DETECTION OF AN ILLEGAL BYPASS

Where the City is made aware of an illegal bypass on private property, the Director will provide notice in writing to an owner or consumer requiring that person to stop using the illegal bypass. If such requirements are not met within seventy-two (72) hours from the delivery of such notice the Director may:

- Disconnect the water supply to such premises until all defects and leaks are repaired.
- Have the necessary works performed by the City, or a contractor approved by the Director, and any costs incurred including a possible fine not to exceed \$2000.00 will be charged to the property owner.

13. REBATE AND REFUNDS

Every consumer having a metered service shall pay for the amount of water as registered by the meter according to the rate applicable to the service. No rebates or refunds will be provided for water waste due to leaks except as follows:

(a) **Service Leak**

- Where it is proven that the leak has occurred on the buried section of the water service connection between the water meter and the building and that the damage was beyond the control of the consumer.
- Where it is proven that the leak occurred due to accidental damage to internal pipes and fittings on the premises beyond the control of the consumer and that the consumer used due diligence to stop such leakage and to prevent the re-occurrence of leakage.

A rebate or refund to compensate for such water waste will be left to the discretion of the Director of Engineering and will be based on the following criteria:

- Proof that the leak has been repaired in the form of a receipt or service repair order which must be submitted to the City.
- Proof that the consumer did not cause the leak or have any reasonable way of knowing the leak existed.

When the Director of Engineering has determined that a rebate should be given, the consumer shall be reimbursed the difference between the consumption amount charged in the prior year and the current consumption amount, which include the leak, for the property.

(b) **Faulty Toilet, Urinal and/or Taps**

A rebate or refund to compensate for such water waste will be left to the discretion of the Director of Engineering and will be based on the following criteria:

- Proof that the leak has been repaired in the form of a receipt or service repair order which must be submitted to the City.
- Proof that the consumer did not cause the leak or have any reasonable way of knowing the leak existed.

When the Director of Engineering has determined that a rebate should be given, the consumer shall be reimbursed the difference between the consumption amount charged in the prior year and the current consumption amount, less 50% of the excess water consumed due to the leak, for the property.

14. LEAD PLUMBING MATERIAL BAN

No person may install a potable water piping system on private or City property using solder or other plumbing material which contains more than 0.2 percent lead in the case of solder, or more than 8.0 percent lead in the case of pipes, fittings and other plumbing materials. All water meters installed within the City must meet NSF 61 standards.

15. HOT WATER

Where private steam or hot water boilers are fed with water by pressure direct from the City Works, the City is not liable for any injury or damage of any kind or nature whatsoever, whether direct, indirect or consequential, which may result from any variance of such pressure, whether increased or decreased.

16. CURTAILMENT OF SUPPLY

- (1) The City may reduce the quantity of water supplied to or to discontinue entirely the service to any consumer who has violated any of the provisions of this Bylaw, or when, in the opinion of the Director, the public interest requires such action, or in accordance with the Water Shortage Response Plan Bylaw, as amended.
- (2) A person who allows water to run to waste:
 - (a) by permitting pipes, taps, toilets or other fixtures and means of distributing or storing water to remain in disrepair; or
 - (b) by increasing the amount of water consumption:
 - (i) by any device;
 - (ii) for any remunerative purpose; or
 - (iii) for any change in the use of the premises or use which expedites the rate of water usageis commits an offence against this Bylaw.
- (3) If a person is found guilty under section 16(2), the Director may require that a flow restrictor is installed on the service connection at the expense of the owner as a condition of further and future service.

17. USE OF HYDRANT, STANDPIPE

- (1) No person except an employee of the City, in the course of employment may, without the written authority of the Director, open any hydrant, standpipe or valve that is part of the Works or use water there from. An authority to use by the Director includes the right of the City to stop such use at any time for any reason without liability for damages resulting there from in any manner whatsoever.
- (2) Every person who obtains authority under subsection (1) must deposit with the City cash as prescribed in Schedule "B" and the City may deduct from such cash whatever rates, fees or charges the Director deems payable to the City in his reasonable discretion for the volume of water used and for any damages to the Works by reason of such use.

18. INTERFERENCE

No person may damage or, in any manner, interfere with the Works, including without limitation, a hydrant, standpipe or other fixture, or any property of the Works.

- 19.** (a) No person shall obstruct at any time or in any manner the access to any hydrant, valve, stop cock or other fixture connected to the Works.
- (b) Should any person obstruct such access to any such fixture by placing thereon or in the vicinity thereof any physical object, the Director may remove such obstruction. The expense of such removal shall be charged to and paid by the person so offending. If there is non-payment of such cost after being demanded, the City may recover the said expense in a Court of competent jurisdiction.

20. METERS

If a meter is located within a dwelling unit, the City shall have reasonable access to the premises of the consumer to read, inspect, maintain and replace the meter.

- 21.** (a) A meter must be supplied by the owner, lessee or agent of the parcel or premises to be supplied. The City shall have the right to remove for testing all such meters, and if found in error of more than five (5) per centum, it must be immediately repaired.
- (b) Repairs to all such meters shall be made by or under the direction of the Director and the cost of such repairs shall be paid by the owner. If the meter cannot be repaired to the satisfaction of the Director, it must be replaced at once by the owner at his sole cost.
- 22.** (a) Every consumer having a metered service shall pay for the amount of water as registered by the meter according to the rate applicable to the service, and no reduction shall be allowed on account of any waste, of water, unless it be shown to the satisfaction of the Director that such waste arose from an accident to the pipes or fittings on the premises of the consumer arising from some cause beyond the control of such consumer, and unless it be further shown that such consumer used all reasonable diligence to stop such waste. Proof of repair must also be provided by the consumer.
- (b) When the Director determines that a reduction should be made under subsection (a), it will be limited to a period not more than January 1st of the previous year in which the determination is made.
- (c) If any meter stops or fails to indicate correctly the quantity of water passing through it, the City shall be entitled to charge the consumer for such water according to the average consumption of all similar uses in the City, or if previous average consumption by the consumer is greater, then the average consumption for the two (2) years immediately preceding the date upon which such meter was last found to be in order.
- 23.** Any damage to a City meter caused by hot water shall be chargeable against the owner of the premises supplied with the City water.

- 24.** (a) The City will maintain and repair all City owned meters when rendered unserviceable through fair wear and tear, and will replace them when required.
- (b) If a replacement or repair of any meter is rendered necessary by the act, neglect, or carelessness of the owner or occupant of any premises, any expense incurred by the City will be charged to and collected from the owner of such premises.
- 25.** A consumer wishing to have his meter read by the City at any time during the calendar year, must apply to the Collector and pay the sum as prescribed in Schedule "B" to cover the City's costs of reading the meter.

26. METER TESTS

- (a) If a consumer whose water service is metered complains that the charge by the City for any past consumption has been excessive, the City will, upon written request, have such meter re-read and the service inspected for leaks.
- (b) Prior to the City re-reading or inspecting, the consumer must deposit with the Collector a reading fee and a testing deposit as prescribed in Section 26.
- (c) If an inspection or re-read confirms an error in registering the quantity of water passing through the meter of greater than five (5) per centum (5%), the consumer's deposit shall be refunded to the consumer, a correct registering meter shall be installed and the account for service shall be adjusted accordingly, back-dated to January 1st of the previous year.
- (d) If the inspection or re-read indicates of such meter, an accurate measurement of water or should show an error in favour of the consumer, the testing deposit shall be retained by the City to cover part of the expense of making such test.
- 27.** Before making a test as outlined in the Section 25 the person or persons requesting such test shall pay to the Collector a testing deposit and reading fee as per Schedule "B".

28. RATES

- (a) Two classes of consumer established for the purpose of this Bylaw, being:
- i) a low-volume consumer who pays annually; and
 - ii) a high-volume consumer who pays bi-monthly.
- (b) The Collector may determine the class of each consumer having regard to the historical consumption of water for the premises, or if a new

premise is to be supplied, having regard to the class a similar consumer has been placed.

- (c) The rate payable by each class of consumer is set out in Schedule "A", hereto.
 - (d) Each class of consumer must pay the account rendered by the City at the applicable times identified in Sections 44 through 46; or at such other time as requested in this Bylaw.
- 29.** The City shall furnish to any consumer or ratepayer on request, one copy of a statement showing the rates and charges for the time being in force for each class of consumer.

30. TURN-OFF

A owner or consumer wishing to have service to his premises discontinued, must pay the service charge set out in Schedule "B" to cover the cost of turning off such service and shall give five day's notice of the discontinuance to such service. The notice must be in writing and be delivered together with the fee for turning off the service at the Collector's office at the City Hall, Langley, British Columbia, or sent to the said Collector by prepaid letter properly addressed. The burden of proof of delivery of such notice shall be upon the consumer. Every consumer shall be liable for the full amount of rates and charges chargeable for the service for five days after such notice has been delivered to or received at the said office.

- 31.** If a water service is discontinued upon request as aforesaid by an owner or consumer, the Collector shall allow such owner or consumer, from the date of disconnection, a rebate of the flat rate service fee proportionate to that portion of the current year unexpired at such date, and shall cause such rebate to be entered upon the current year's water rates roll provided that the Collector shall apply such rebate first against any arrears or charges which might be owing by such owner or consumer under this Bylaw.
- 32.** In case of the non-payment of rates or charges for thirty (30) days after the day upon which they shall have become due and payable or if an owner or consumer has breached a provision of this Bylaw, the City may discontinue the service in respect of which such rates or charges are due without notice.

33. RECOVERY RATES

When any rate or charge as outlined in Schedule "B" remains unpaid for thirty (30) days after the day upon which the same may have become due and payable, the City may recover same by Court process.

34. REBATE

When any service has been discontinued from any premises for non-payment or rates or charges or violation of any of the provisions of this Bylaw, the City may, before reconnection is made to the premises, require payment of a fee as prescribed in Schedule "B", and all arrears of charges owing by such owner

under this Bylaw as well as the annual flat rate service fee prescribed in Schedule "A" hereof; provided that the Collector shall allow a rebate of such fee proportionate to that portion of the current year expired at the date of such reconnection. The Collector shall cause such flat rate service fee or part thereof paid to be entered in the current year's water rates roll.

35. TURN-ON

When any service has been discontinued from any premises at the request of the consumer or of the owner of the premises pursuant to the provision of Section 30 hereof, the City may, before reconnection is made, require payment as prescribed in Schedule "B".

36. TURNING WATER SERVICE ON AND/OR OFF DURING NON WORKING HOURS

When a consumer wishes to have a water service turned on or off during a period of time that is outside of normal staff working hours, a fee as prescribed in Schedule "B" will be charged for each operation.

37. No person other than an employee of the City may turn on any service, which shall have been turned off by the City. Should any service be turned on by any person other than an employee of the City, the service shall be deemed to have been continued from the date when the same was turned off and the owner shall be liable for payment and to the penalties imposed by this Bylaw accordingly.

38. No contractor, builder or other person may use for building purposes of any kind or description any water from any pipe or main of the Works or from any other consumer without prior written permission from the Director who may withhold permission until an amount payable determined by the rates in force at the time, has been paid and all provisions made for properly protecting the supply pipe have been complied with.

39. LIABILITY

The City is not liable for the failure of the water supply in consequence of any operation accident or damage to the Works, or to excessive pressure or lack of pressure, or the quality or clarity of the water, or any temporary stoppage thereof on account of the operation, maintenance, alterations or repairs to the Works, whether such failure arises from the negligence of any person in the employ of the City or other person whomsoever, or through natural deterioration or obsolescence of the City's system or otherwise howsoever caused.

40. CROSS CONNECTIONS

- (1) No connection or cross connection between the City's Works and any other water supply system or source of water supply shall be permitted without the express written consent of the Director.
- (2) Where any connection or cross connection exists between the City's Works and any other water supply system or source of water supply, or where there exists a possibility of contaminated water returning to the

City's distribution system by any means including but limited to gravity, back pressure or siphoning, there shall be installed and maintained in proper working order at all times a backwater preventor of a type approved by the Director. The installation of a backwater preventor shall be installed to meet specification requirements in force and upgraded from time to time.

41. FIRE SERVICES

- (1) All existing or future fire services shall be governed by the following:
 - (a) All fire services shall be so installed that water used for other than fire purposes shall be metered.
 - (b) Any fire service that may be used for fire purposes only will have a detector check valve with a meter by-pass installed.
 - (c) If it be found that water is being used for other than fire fighting purposes on a service installed for fire fighting purposes, the Director is hereby authorized to shut off such service until a meter has been installed on such service at the expenses of the owner.
 - (d) All meters and detector check valves used on fire services shall be of such make and pattern as may be approved by the Director.
 - (e) The cost of all meters, gate valves and detector check valves and installation of same as defined in this section shall be borne by the owner of the premises.
 - (f) Water used for fighting fires will not be charged for. If the fire lines are connected through regular distribution service and metered, allowance will be made for water used for fighting fires by rendering an account made up in accordance with the provisions of Section 41 hereof.

42. Any meter used on any fire service shall be of a compound crest and disc type and the installation shall be approved by the B.C. Fire Underwriters' Association. The cost of the installation together with all maintenance charges shall be borne by the applicant for such fire service with allowance made for fires as in Section 40.

43. SERVICE AREA

The City may supply water to an owner or consumer in the City. Any provision of this Bylaw shall extend to and be binding upon any person so supplied as a condition of the City providing the water.

44. Nothing in this Bylaw shall obligate the City to supply water to any premises when the cost of laying the supply or service mains to the parcel or premises, would, in the opinion of the Director, be excessive having regard to City budgeting constraints, maintenance and installation considerations and any other matter the Director determines that makes the extension of the Works

unworkable or impractical. If an owner is prepared to pay to the City the actual cost of laying the supply or service mains to his parcel or premises, then such person may appeal the decision of the Director to the Council which may confirm, amend or reverse the decision of the Director.

45. BI-MONTHLY ACCOUNTS

- (a) The City will render an account to a high-volume consumer every second month. The account is payable within 30 days of its date of issue.
- (b) A high-volume consumer may deduct 10% from the account if it is paid within the initial 30-day period.

46. ANNUAL ACCOUNTS

- (a) The City will render an account to a low-volume user on or about June 1st of each calendar year. The account is payable on or before the property tax due date for that year.
- (b) An annual account remaining unpaid after the due date will attract interest and penalty charges in the same manner and amount as unpaid property taxes in the City.
- (c) Where service to a new premise in the low-volume class of consumer commences after January 31st in any calendar year, the rate chargeable under Schedule "A" shall be pro-rated by the number of months remaining in that year and such account shall be payable within 30 days of the date it is rendered.

47. All fees, rates and charges are payable at the office of the Collector at the City Hall for the City of Langley.

48. No rebate, refund or credit whatsoever of any monies paid or payable for water service shall be made save as hereinbefore provided.

49. PENALTIES

- (a) A person who violates a provision of this Bylaw commits an offence under this Bylaw.
- (b) In the case of a continuing offence, each day that the offence continues constitutes a separate offence under this Bylaw.
- (c) A person who commits an offence under this Bylaw is subject to any remedies or penalties available to the City under provincial law including, but not limited to, a fine of up to \$10,000 upon summary conviction.

50. (a) This Bylaw may be cited for all purposes as the "Waterworks Regulation Bylaw, 2004, No. 2550".

- (b) Waterworks Regulation Bylaw 2001 No. 2404 and its amendments are hereby repealed.

Waterworks Regulation Bylaw, 2004, No. 2550

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READ A FIRST, SECOND AND THIRD TIME on the fourteenth day of June, 2004.

FINALLY ADOPTED this twenty-eighth day of June, 2004.

MAYOR

CITY CLERK

SCHEDULE "A" - WATERWORKS BYLAW

CLASS OF CONSUMER	RATE
(a) Low-volume Consumer	
(i) A per annum flat rate per dwelling unit of plus a volumetric rate of per cubic metre of water consumed as determined by using consumption in the previous year for the premise owned or occupied by the consumer.	\$75.00 \$ 1.89
(ii) If a new premise is being charged the volumetric rate will be determined by the Collector having regard to similar premises and historical water consumption.	
(b) High-volume Consumer	
(i) A bi-monthly flat rate of plus a volumetric rate of per cubic metre of water consumed in the past two months.	\$13.89 \$ 2.10
(ii) The minimum charge payable by a high-volume consumer is	\$13.89

SCHEDULE "B" - WATERWORKS BYLAW

Where applicable under this Bylaw, if the City of Langley renders the following services the following service charge(s) may be payable.

Bylaw Section	Fee/ Service Charge Description	Amount
4.3	Water Service Connections Deposit	
	19mm (¾") – 250mm (10")	A deposit, to be determined by an estimate including a 20% contingency, will be required for each water service connection, prior to installation.
9.1 (c)	Water Meters – Deposits	
	19mm (¾") to 25 mm (1")	\$ 1,500
	38mm (1 ½") to 200 mm (8")	\$ 20,000
9.2 (b)	Water Service Disconnection Deposit	
		A deposit, to be determined by an estimate including a 20% contingency, will be required for each water service disconnection, prior to disconnection.
17.2	Damage Deposit for the use of Fire hydrant and/or Standpipe	\$ 500
17.2	Use of Fire hydrant and/or Standpipe	
	During regular working hours per day	\$ 75
	Outside regular working hours per day	\$ 110
	During regular working hours per week	\$ 250
	Outside regular working hours per week	\$ 375
25.	Customer Requested Meter Reading	\$ 50
26.	Deposit for Testing of Water Meters	
	For less than 50mm (2")	\$ 300
	For 50mm (2")	\$ 800
30.	Customer Requested Service Turn-Off	\$ 75
35.	Customer Requested Service Turn-On	\$ 75
36.	Service Turn off or on Outside regular working hours	\$ 150
49.	Any offence against any of the provisions of this Bylaw	\$500.00-\$2,000.00