

AGENDA ADDENDUM

SPECIAL MEETING OF COUNCIL

Monday, December 8, 2014

6:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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SPECIAL MEETING OF COUNCIL

6:00 p.m.
Monday, December 8, 2014
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

1. REPORTS FROM COUNCIL OR STAFF

1.2. Reconsideration of the 2015 Utility Rate Bylaws – 3% option File No. 05.1700/2015

Recommendation:

THAT Council considers approving on recommendation of the Finance and Audit Standing Committee a combined utility rate increase of 3% as outlined in the report from the Chief Financial Officer dated November 21, 2014.

1.2.2. Bylaw 8091: Sewer and Drainage User Charges and Sewer Connection Fees 2015 – 3% Option File No. 05.1700/2015

Recommendation:

THAT the “Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)” is given FIRST, SECOND and THIRD Reading.

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Workshop (open to public)	Date: _____

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver REPORT TO COUNCIL

December 4, 2014
File: 05.1700/2015

AUTHOR: Nicole Deveaux, Chief Financial Officer

SUBJECT: Reconsideration of the 2015 Utility Rate Bylaws – 3% option

RECOMMENDATION:

"That Council considers approving on recommendation of the Finance and Audit Standing Committee a combined utility rate increase of 3% as outlined in the report from the Chief Financial Officer dated November 21, 2014".

REASON FOR REPORT:

On December 2nd, the Finance and Audit Committee reviewed the proposed combined utility rate increase of 1.7%. Of concern was the proposed 2.2% utility rate increase for Sewer and Drainage in the context of the uncertainty regarding future Metro Vancouver capital plans in general (and in particular the new Sewer Treatment plant) and the need to step up drainage activities throughout the District in response to recent floods.

ANALYSIS:

The potential of significant rate spikes under Metro's current a pay-as-you go scenario is a departure from best practice in financial planning and has the potential to place undue hardship on residential taxpayers who will have no lead time to adjust to sudden and material utility rate increases. The Committee supported a more gradual approach which will increase the reserve level for Sewer and Drainage and allow for future rate stabilization and additional drainage work to be carried out.

Under a combined utility rate increase of 3%, the Water and Recycling and Solid Waste Utility rates will remain unchanged (2% and 0.6% respectively) while the Sewer and Drainage rate increase will be 5.5% compared to the 2.2% initially proposed. This will generate a contribution to reserve in the amount of \$605,000. If this option is chosen, the combined utility rate increase to single family homes will be \$44.00 instead of \$27.50.

CONCLUSION:

Utility rates need to be approved before December 31st to be in effect in 2015. If Council decides to opt for the recommendation of the F&A Committee and support a combined utility rate increase of 3%, it is necessary to replace the Sewer and Drainage Bylaw included in the package with the attached modified Sewer and Drainage Bylaw.

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The Corporation of the District of North Vancouver

Bylaw 8091

A bylaw to amend the Sewer Bylaw 6656, 1994

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "Sewer Bylaw 6656, 1994, Amendment Bylaw 8091, 2014 (Amendment 24)".

2. Amendments

Sewer Bylaw 6656, 1994, is amended as follows:

- a. Section 2 Interpretation is expanded to include the addition of two new definitions:

- I. **service capping** means to temporarily isolate a sewer lateral with the intent of reuse.
- II. **service abandonment** means to permanently abandon the sewer lateral and connection at the main with no intent of reuse.

- b. Section 12. a) is deleted and replaced in its entirety with:

"Inspection Chambers

12. a) All new *storm drainage connections* and *sanitary drainage connections* that do not require a monitoring chamber or an oil and grit chamber or have a man-hole at or near the property line shall be equipped with an inspection chamber that meets the technical specifications set out in SSD-S.6 and Sewer Service Connection Details."

- c. Attachment 3 is deleted in its entirety.
- d. Attachment 4 Schedule of Installation Charges is deleted in its entirety and replaced with new Attachment 4 and renamed Attachment 3 as shown in Schedule A of this bylaw.
- e. Attachment 5 is deleted in its entirety and replaced with a new Attachment 5 and renamed Attachment 4 Sanitary Sewer Drainage Charges and Fees as shown in Schedule B of this bylaw.

f. Attachment 6 Order to Comply is renamed Attachment 5 Order to Comply.

3. Effective Date

The effective date of this bylaw is January 1, 2015.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8091

ATTACHMENT 3

SCHEDULE OF INSTALLATION CHARGES		
1. Service Capping Fees:		
• Storm		\$1,092.00
• Sanitary		\$1,092.00
2. Service Abandonment Fees:		
• Storm		\$2,500.00
• Sanitary		\$2,500.00
3. Cast Iron Inspection Chamber Covers (each):		\$216.00
4. Base Sewer Connection Charges consists of a service connection installation to main charge plus a service connection length charge.		
Service Connection Installation to Main Charge	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$2,100	\$2,700
2nd Connection	\$1,100	\$1,100
3rd Connection	\$1,100	\$1,100
Service Connection Length Charges	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$380/ meter	\$590/ meter
2nd Connection	\$190/ meter	\$230/ meter
3rd Connection	\$190/ meter	\$230/ meter
Manhole	\$5,516.00	\$527/ meter
5. Utility crossing charge (for each crossing/crossings required when laying the connection underneath other pipes or ducts):		\$587.00

6. Installation charges for storm or sanitary sewer connections:	
a) The "first connection" shall be the longest connection.	
b) "Second" connection, "third" connection, and "additional" connection rates shall only apply when these connections are installed in the same trench (standard width) as the "first" connection.	
c) Connection charges shall be based on the greater of the depths measured between the ground surface at the property line or the ground surface at the main and the design depth of the connection at those two locations.	
d) The charges for connections greater than 3 metres in depth (if deemed acceptable) or 300mm in diameter shall be estimated and charged on a site specific basis.	
e) The location of the connection at the sewer main shall be at a point along the main no further than the midpoint of the lot adjacent to the lot being connected. This location shall be determined by the intersection of the sewer main and a line drawn perpendicular to the adjacent lot line at its midpoint.	
f) The cost to replace any existing legal pin disturbed due to its proximity to the new connection shall be borne by the applicant.	
g) The cost for any rock work requiring blasting, drilling or splitting shall be in addition to the charges calculated in this schedule.	
h) BC Hydro charges for any work related to the connection installation shall be in addition to the charges calculated in this schedule.	
i) The cost to connect to a concrete encased sewer pipe shall be in addition to the charges calculated in this schedule.	
j) The cost of DNV staff required to complete an engineering design for a sewer connection shall be in addition to the charges calculated in this schedule.	
k) Charges will be applied based on the year of construction.	
Example 1 (Connection less than 2m deep, 10m long)	
1st Connection less than 2m deep, 10m long $\$2,100 + (10 \times \$380) + \$575 =$ 2nd Connection, less than 2m deep, 10m long $\$1,100 + (10 \times \$190) + \$575 =$ 3rd Connection, less than 2m deep, 7m long $\$1,100 + (7 \times \$190) + \$575 =$	 \$6,475 \$3,575 \$3,005
TOTAL	\$13,055

Example 2 (Connection greater than 2m deep, 10m long)	
1st Connection greater than 2m deep, 10m long $\$2,700 + (10 \times \$590) + \$575 =$	\$9,175
2nd Connection greater than 2m deep, 10m long $\$1,100 + (10 \times \$230) + \$575 =$	\$3,975
3rd Connection, greater than 2m deep, 7m long $\$1,100 + (7 \times \$230) + \$575 =$	\$3,285
TOTAL	\$16,435

Schedule B to Bylaw 8091

ATTACHMENT 4

SANITARY SEWER AND DRAINAGE CHARGES AND FEES

UNMETERED WATER SUPPLY

1. Where the water supply to a property is unmetered, an annual charge is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the class of user as follows. All flat rate annual charges are due and payable at the same time and in the same manner as the general rates and taxes. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.

The annual charge for premises serviced for less than one year shall be paid on a pro-rated basis to the date of capping subject to Section 16 or from the date of connection to the last date in December. The date of connection shall be determined as follows:

- for premises where a new sanitary sewer inspection chamber has been installed, the date of connection is the date on which District forces pull the inspection chamber plug
- for all other premises, the date of connection is the date of the final plumbing inspection for the first dwelling unit; for phased developments, the date of connection for each phase is the date of the final plumbing inspection for the first dwelling unit in that phase

Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by the District Inspector confirming the removal of the suite.

Any property owner who installs a Secondary Suite will be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.

Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.

All charges are for the calendar year.

SEWER AND DRAINAGE USER CHARGES & FEES - ANNUAL CHARGE	
A. FLAT RATE CHARGES	
USER	ANNUAL CHARGE
Single Family Residence	\$577.00
Row House/ Duplex	\$480.00
Secondary Suite	\$258.00
Multi-family	\$480.00
Rest Home per bedroom	\$163.80
Retail, office or service commercial premise	\$577.00
• With living quarters, an additional	\$480.00
Church	\$577.00

METERED PROPERTIES

- Where the water supply to a property is metered, or where the sewage discharge from a property is metered or otherwise measured under a GVS&DD Waste Discharge Permit, a charge, which is due and payable on or before the 20th day of the month in which the account is rendered, is imposed on the owner or occupier of the real property for the maintenance of the sanitary sewer and storm drainage systems according to the quantity of water delivered to the property or the quantity of sewage discharged from the property as follows:

MONTHLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$5.96

QUARTERLY SEWER AND DRAINAGE CHARGES FOR METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft used – per 100 cu.ft	\$5.96

REDUCTION IN CHARGE

3. Where the water supply to a property is metered and a user of the sanitary sewer system can establish that less than 80% of the water delivered by the water utility to the property is discharged into the sanitary sewer system, the Treasurer shall reduce the charge in proportion to the amount of water which is not discharged into the sewer system as follows:
- water discharged to the sanitary sewer is less than 80 per cent down to 65 percent - 25 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 65 per cent down to 35 percent - 50 percent reduction in sewer charge
 - water discharged to the sanitary sewer is less than 35 percent - 75 percent reduction in sewer charge

INDUSTRIAL BOD/TSS CHARGES

4. Where the discharge to sanitary sewer from a property is regulated under a GVS&DD Waste Discharge Permit, the total annual charge will be based on the following table:

GVS&DD WASTE DISCHARGE PERMITEE SEWER CHARGES	
MONTHLY METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$58.18
All in excess of 1,000 cu.ft used – per 100 cu.ft	\$3.33
QUARTERLY METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$174.54
All in excess of 3,000 cu.ft. used – per 100 cu.ft.	\$3.33

CHARGE FOR CONTAMINATED GROUNDWATER DISCHARGE TO SEWER

5. GVS&DD discharge permit requirements apply. Charge is \$0.402 per cubic metre.