

VILLAGE OF PEMBERTON
WATER REGULATION CONNECTION AND RATES
BYLAW NO. 232, 1989

Adopted December 5, 1989



Office Consolidation: July 10, 2026

This document is an office consolidation of the Village of Pemberton Water Regulation Connection and Rates Bylaw No. 232, 1989 adopted December 5, 1989 and subsequent amendments adopted by Village Council. This consolidation has no council sanction. Amendments have been incorporated for convenience. For all purposes of interpretation and application the original bylaws should be consulted. The Village of Pemberton will in no event be liable or responsible for damages of any kind arising from the use of this consolidation.

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Table of Amendments

Bylaw Number	Date Adopted	Section	Description
327, 1992	December 7, 1992	Schedule A	Replaces Schedule A of Bylaw No. 232
381, 1995	December 22, 1995	Schedule A	Replaces Schedule A of Amendment Bylaw No. 327
412, 1997	January 16, 1997	Schedule A	Replaces Schedule A of Amendment Bylaw No. 381
426, 1998	June 12, 1998	Schedules B, C, D	Replaces Schedule B and adds Schedules C and D
433, 1999	February 5, 1999	Schedule A	Replaces Schedule A of Amendment Bylaw No. 412
464, 2001	January 18, 2001	Schedule A	Replaces Schedule A of Amendment Bylaw No. 433
473, 2001	January 17, 2002	Schedule A	Replaces Schedule A of Amendment Bylaw No. 464
487, 2002	May 22, 2002	Schedules B,C, D, and E	Replaces Schedules B, C, and D, and adds Schedule E
490, 2002	June 4, 2002	Schedules B, C, D, and E	Repeals Amendment Bylaws Nos. 426, 1998 and 487, 2002 Replaces Schedule B, Application Form Adds Schedules C, D, and E
492, 2002	July 9, 2002	Schedules B, C, D, and E	Repeals Amendment Bylaw 490 Replaces Schedule B, Application Form (CURRENT) Adds Schedules C, D, and E
496, 2002	November 5, 2002	Schedule E	Replaces Schedule E, Rates and Fees of Amendment Bylaw No. 487 for Water Service Provided to Properties in the Industrial Park. Note: Amendment Bylaw No., 487 was repealed by Bylaw 490.
525, 2004	March 30, 2004	Schedule A	Amends Bylaw 473 by replacing Schedule A.
535, 2004	July 6, 2004	Schedule C	Replaces Schedule C, Connection Fees for Water Service Provided to Properties Inside Municipal Boundaries Excluding Industrial Park REPEALED by Bylaw No. 545, 2005
545, 2005	January 18, 2005	Schedule C Section 2 Section 12	Replaces Schedule C, Connection Fees for Water Service Provided to Properties Inside Municipal Boundaries Excluding Industrial Park (CURRENT) Deletes clauses a and b from section 2 under Connections and Installations (CURRENT) Adds requirement for water meter installation at owner's expense for any connection to Village water system as section 12 under General Provisions (CURRENT) Repeals Bylaw No. 535, 2004

552, 2005	March 24, 2005	Schedule A Water Rates (b) Schedule D Schedule E	Replaces Schedule A of Amendment Bylaw No. 525, 2004. Replaces section (b) of Water Rates Deletes the section of Schedule D Deletes the last section of Schedule E (CURRENT)
567, 2006	January 24, 2006	Schedule A Water Rates 1 (b) Water rates 2	Replaces Schedule A of Amendment Bylaw No. 552, 2005 Deletes Water Rates section 1 (b) Amends Water Rates section 2 Replaces Water section 4 Adds the provision that any rates or charges remaining unpaid on December 31 st shall be deemed taxes in arrear.
572, 2006	March 7, 2006	Schedule A	Replaces Schedule A of Amendment Bylaw No. 567, 2006
592, 2007	February 6, 2007	Schedule A	Replaces Schedule A of Amendment Bylaw No. 572, 2007
598, 2007	May 1, 2007	Schedule A	Replaces Schedule A of Amendment Bylaw No. 592, 2007.
606, 2008	March 4, 2008	Schedule A	Replaces Schedule A of Amendment Bylaw No. 598, 2007
627, 2009	March 3, 2009	Schedule A	Replaces Schedule A of Amendment Bylaw No. 606, 2008
640, 2009	September 1, 2009	Schedule D	Replaces Schedule D, of Amendment Bylaw No. 492, 2002, Rates and Fees for Water Service Provided to Residential Properties Outside Municipal Boundaries Adjacent to Municipal Infrastructure (CURRENT)
643, 2010	February 9, 2010	Schedule A	Replaces Schedule A of Amendment Bylaw No. 627, 2009
664, 2011	July 26, 2011	Schedule A	Replaces Schedule A of Amendment Bylaw No. 643, 2010
702, 2012	May 8, 2012	Schedule A	Replaces Schedule A of Amendment Bylaw No. 664, 2011
731, 2013	June 4, 2013	Schedule A	Replaces Schedule A of Amendment Bylaw No. 702, 2012
768, 2014	Jun 19, 2014	Schedule A	Replaces Schedule A of Amendment Bylaw No. 731, 2013
772, 2014	July 24, 2014	Schedule A	Replaces Schedule A of Amendment Bylaw No. 768, 2014
786, 2015	June 2, 2015	Schedule A	Replaces Schedule A from Amendment Bylaw No. 782, 2014
805, 2016	May 17, 2016	Schedule A	Replaces Schedule A of Amendment Bylaw No. 786, 2015 Changes due date of rates, rents and charges to align with property tax due date.
884, 2020	May 3, 2020	Schedule A Water Rates	Replaces Schedule A of Amendment Bylaw No. 805, 2016

900, 2021	April 27, 2021	Schedule A	Replaces Schedule A of Amendment Bylaw No. 884, 2020
905, 2021	July 27, 2021	Schedules B, C, D, E Definitions Application for Service Connection and Installation Sprinkling General Provisions	Removes fee schedules (B, C, D, and E) for service connections and adds reference to Fees and Charges Bylaw No. 905, 2021, in their place.
931, 2022	June 21, 2022	Schedule A	Replaces Schedule A of Amendment Bylaw No. 900, 2021
945, 2023	May 11, 2023	Schedule A Water Rates “billing section”	Replaces Schedule A of Amendment Bylaw No. 931, 2022 Water rates section billing section changes
963, 2024	May 9, 2024	Schedule A	Replaces Schedule A of Amendment Bylaw No 945, 2023
988, 2025	May 13, 2025	Schedule A	Replaces Schedule A of Amendment Bylaw No 963, 2024
1013, 2026	May 12, 2026	Schedule A	Replaces Schedule A of Amendment Bylaw No 988, 2025

VILLAGE OF PEMBERTON

BYLAW No. 232, 1989

A bylaw to provide for the government, management and the fixing of rates, terms and conditions under which water may be supplied from the waterworks system of the Corporation of the Village of Pemberton.

WHEREAS it is necessary and expedient that provision be made for the government and management of the waterworks system of the Corporation of the Village of Pemberton and for fixing the rates, terms and conditions under or upon which water may be supplied and used therefrom.

NOW THEREFORE the Council of the Corporation of the Village of Pemberton in open meeting assembled enacts as follows:

Village of Pemberton Regulation and Rates Bylaw No. 37, 1963;

Village of Pemberton Water Regulation and Rates Amendment Bylaw No. 187, 1984 AND;

Village of Pemberton Water Regulation and Rates Amendment Bylaw No. 215, 1986,

ARE HEREBY REPEALED.

DEFINITIONS

Clerk shall mean the Clerk of the Village of Pemberton.

Council shall mean the Municipal Council of the Village of Pemberton or agent thereof.

Fees and Charges Bylaw means the Village of Pemberton Fees and Charges Bylaw No. 905, 2021, as amended or replaced from time to time. (Amendment Bylaw No. 905, 2021)

Manager of Operations means the person appointed to this position by the Chief Administrative Officer, or their designate. (Amendment Bylaw No. 905, 2021)

Service pipes shall mean that portion of the water supply pipe extending from the property line of the property concerned to the building situated thereon, and joining the water connection to the plumbing system at the building.

Water connection shall mean the water supply pipe and valves and fittings extending from the water main to the property line of the property being serviced or about to be serviced.

Water mains shall mean any water supply pipe and valves and fittings under the control of the Municipality which is intended for public use.

Owner shall mean any person, company, or corporation that is the owner or agent for the owner of any premises to which water is supplied or made available from the water mains.

Collector shall mean the person appointed from time to time as the collector of taxes for the Village of Pemberton.

Municipality shall mean the Corporation of the Village of Pemberton or the Municipal Council or agent thereof.

APPLICATION FOR SERVICE

1. An owner seeking to establish water service to any lands or premises shall apply in writing on a form approved by the Manager of Operations and shall pay the applicable fees and deposits. *(Amendment Bylaw No. 905, 2021)*
2. When the owner's service pipe plans and water connection application have been approved he may proceed with the installation of the service pipes. When the service pipes have been installed, but before the excavation is backfilled, the Clerk shall be notified that such work is ready for inspection.
3. Upon receipt of such application from the owner or occupier of any premises, the Village may provide and lay down a water connection or main if required to the property boundary, and for each such connection from the main the Village shall be entitled to require and receive in advance from the applicant the charges set out in *Fees and Charges Bylaw*. *(Amendment Bylaw No. 905, 2021)*
4. Each application when signed by the owner shall be an agreement whereby the owner agrees to abide by the terms and conditions of this bylaw.

CONNECTION AND INSTALLATION

1. Requiring no extension of Main: shall be charged at the rates provided for in *Fees and Charges Bylaw*. *(Amendment Bylaw No. 905, 2021)*
2. Requiring extension of Main: where an application for water connection has been made and the water connection cannot be provided unless a water main is extended, such extension shall be made on the following conditions, and in each case the connections fee as stated in *Fees and Charges Bylaw* shall apply in addition to the cost of the required extension. *(Amendment Bylaw No. 545, 2005) (Amendment Bylaw No. 905, 2021)*
3. The Council shall in every case determine the size of the water connection to be used in supplying any premises, and also the position in the street in which it is to be laid.
4. No work of any kind connected with the water main or water connection either for the laying of new or the repairing of old services shall be permitted to be done upon or under the streets by any person other than a person authorized by the Municipality.
5. In the case of separate parcels of land, each must have its own water connection and pay the independent connection and service fees of the Village of Pemberton.
6. In the case of a building or premises being used as separate units with a common connection, each unit created for independent use must pay the appropriate user fee. *(Amendment Bylaw No. 905, 2021)*
7. No water connection shall be activated without a final inspection by an authorized agent of the Municipality.

SERVICE PIPES

1. The installation of service pipes shall be the responsibility of the property owner but shall conform to the specifications approved by the Council.
2. All service pipes on any private property shall be provided with a stop and waste cock. All work shall be done in a workmanlike manner with approved materials and sufficiently strong and sound to resist the pressure of the water and to the satisfaction of the Council. Such work shall in all respects comply with the Bylaws, rules, and regulations of the Municipality.
3. The backfilling of the service pipes shall not be commenced until approval has been given by an authorized agent of the Municipality that the materials and workmanship employed are to their satisfaction and that the pertinent sections of this and other bylaws have been adhered to.
4. The Council or any agent thereof may refuse to turn on water to any premises not complying with this section.
5. All owners shall at their own expense keep their service pipe stop cocks and other fixtures on the premises in good repair, order and condition and protected from frost.
 - a. In the event of leakage, freezing or other condition which causes the interruption of supply in the service pipe, repairs shall be the responsibility of the owner. If the owner feels that such conditions are present in the Municipality's connection pipe and not in the owner's service pipe, he shall deposit with the Municipality a sum of money equal to the Municipality's estimate of the cost of the excavation and backfilling required.
 - b. In the event that the Village's connection pipe is faulty and is the cause of the owner's complaint, the Village shall repair such faults and return the deposit to the owner. If there is no fault found in the Municipality's connection pipe, the owner shall forfeit that portion of the deposit in the amount equal to the actual cost of the work, any surplus being returned to the owner. The owner shall have the right to inspect the site excavated by the Village and satisfy himself as to the condition of the connection pipe.
6. In the event of the service pipe requiring excavation at any time after installation, a permit and additional inspection shall be required. No charge will be levied with respect to repairs.

WATER RATES

1. The rates and rents separately payable by all persons who use the water or whose premises are connected with the Village water supply system herein-before defined, or any part thereof, shall be those set forth in Schedule A hereto, which said Schedule A is hereby incorporated with and made part of the Bylaw. When more than one use is operated within a premises, each use shall be charged separately according to Schedule A.

2. Billing: (*Amendment Bylaw No. 945, 2023*)

- a) Utility billing is done on an annual basis and is due with property taxes on the property tax due date.
 - b) A 10% penalty will be added to such rates, rents and charges remaining unpaid after the property tax due date.
3. No service shall be granted at a lower charge than the respective charges set forth in this Bylaw. Where services are installed after the twentieth (20) day of the month the charge for water shall commence on the first day of the following month and shall be payable as set out in this Bylaw.
4. In the case of non-payment of the rates or rents for thirty (30) days after the due date, the Clerk may send one notice, in writing, informing the consumer of the rates or rents due and payable. The Council may, seven (7) days after sending this notice, cut off the service, without further notice. (*Amendment Bylaw No. 567, 2006*)
5. Any rates and charges remaining unpaid on December 31st each year in which they are levied shall be deemed to be taxes in arrear on the property concerned and shall be forthwith entered on the real property tax roll by the Collector as taxes in arrear. (*Amendment Bylaw No. 567, 2006*)

COLLECTION

1. Pursuant to the provisions of the Municipal Act all rates or other charges for water service imposed on and by this Bylaw shall be a separate charge on the land or land and improvements to or on which water is supplied or used, having preference over any claim, lien, privilege, or encumbrance of every person except the Crown and shall not require registration to preserve it.
2. Any rate remaining unpaid on the thirty-first of December shall be deemed to be taxes in arrear on the property concerned and shall be forthwith entered on the real property tax roll by the Collector as taxes in arrear.

DISCONTINUANCE

1. The owner must give three (3) days notice of the discontinuance of any service, and such notice must be in writing, and must be delivered to the Clerk's office or sent to the Clerk properly addressed by registered mail, and the burden of proof of delivery and posting of such notice shall be upon the owner. Every owner shall be liable for the full amount of the rates and rents chargeable for the service for three (3) days after such notice has been delivered or received at said office.
2. When any service has been discontinued from any premises for non-payment of rents or rates or infringement of terms, or of this bylaw, or of the owner of the premises, the Council may require payment of a fee before ordering the service to be resumed.
3. Application for the turning on or off of the water to any premises shall be made in writing at the Clerk's office, and when such application is for the turning on of water it must be signed by the owner, and such owner shall personally be responsible for the payment of all rates or rents until he shall have delivered to the Clerk a duly signed notice ordering the discontinuance of such service.

4. The Council shall have the right to require the owner to install a meter in respect of any service to any user where the Municipality considers it advisable to do so and the rates for the metered service shall be those set forth in Schedule A.

SPRINKLING Deleted (Amendment Bylaw No. 905, 2021)

GENERAL PROVISIONS

1. If any defect or defects of which notice is given be not remedied within twenty-four hours from the giving of such notice the Municipality shall have the authority to cut off the supply of water from the mains and before the water is again turned on, the pipes and fixtures so defective shall be repaired and altered as required. The cost of turning off and on the water shall be paid by the owner of the premises. (Amendment Bylaw No. 905, 2021) No person supplied by the water mains of the Municipality, shall have any claim against the Municipality by reason of the supply of water being discontinued.
2. No person except a duly authorized agent or employee of the Municipality shall tap or make any connection with the water mains or connection pipes or turn off or on any valve or curb stop or hydrant or install any meters.
3. Nothing in this Bylaw shall be construed to make it obligatory on the Municipality to supply water continuously save that the Municipality shall use its best endeavours to furnish a continuous supply of water.
4. The Municipality shall not be liable for the failure of the water supply in consequence of any accident or damage to the works or any temporary stoppage thereof on account of alterations or repairs, whether such failure arises from the negligence of any person in the employ of the Municipality or other person whomsoever or otherwise howsoever; but when a temporary stoppage becomes necessary to carry out alterations or repairs to the water mains, the Municipality shall endeavour to inform the customers affected before the stoppage takes place; and in the event of such failure or stoppage continuing for more than five consecutive days, an equitable reduction of rates shall be made.
5. No person shall destroy or in any manner tamper with any hydrant, valve, stop cock, curb stop, pipes or other fixture or property of the works.
6. No person shall obstruct at any time or in any manner the access to any hydrant, valve, stop cock, or other fixture connected with the works, and should any person obstruct access to any such fixture by placing thereon or near thereto any brick, stone, timber or other material, the Maintenance Foreman or other authorized agent of the Corporation may remove such obstruction at the expense of the offending party.
7. It shall be lawful for the Municipality to reduce or entirely discontinue any service when the consumer has been guilty of violating any of the provisions of this Bylaw, or when in the opinion of the Municipality, any public interest requires such action.
8. If any consumer shall use an unusual or unnecessary quantity of water, or allow water to run to waste whether willfully or by permitting leaky pipes to remain unrepaired, or shall vend, give or dispose of such water to others, other than the members of his household as stated in his application (occasional guests or visitors excepted) or shall allow any other person to vend, give or dispose of water from the works in such manner, or increase by any device or expedient the amount of water agreed to be supplied by the

Council, or practice any deception upon the Council or their agent with a view to obtaining a supply of water greater than he should reasonably be expected to have according to the terms of his application, he shall be guilty of a breach of this Bylaw.

9. No contractor, builder or other person shall use for building purposes of any kind or description, any water from any pipe or main of the watermains without a written permit from the Clerk, or until the rate fixed by the regulations in force at the time has been paid, and all rules made for properly protecting the supply pipe have been complied with.
10. No person shall obstruct or prevent the Council or agent thereof from carrying out any or all of the provisions of this bylaw, nor shall any person refuse to grant the council or agent thereof, permission to inspect any water service pipe or work at any reasonable time.
11. Any notice required to be given by the Municipality on pursuance of any of the terms of this Bylaw may be given by registered post addressed to the owner at the premises in respect of which such notice is given or by delivery to any person occupying said premises.
12. Any water connection to the Village water system, must have a water meter installed, at the expense of the owner, prior to occupancy of the building and such meter shall be placed in a location that is acceptable to an Inspector of the Village so it can be easily read. *(Amendment Bylaw No. 545, 2005)*
13. This Bylaw may be cited as “The Corporation of the Village of Pemberton Water Regulation Connection and Rates Bylaw No. 232, 1989.”
14. Fees and charges for services other than water rates that may be or are provided under this bylaw shall be payable as set out in the *Fees and Charges Bylaw*. *(Amendment Bylaw No. 905, 2021)*

Read a first time this 3rd day of October, 1989.

Read a second time this 14th day of November, 1989.

Read a third time this 14th day of November, 1989.

Reconsidered, finally passed, and adopted this 5th day of December, 1989.

Schedule A
Amendment Bylaw No 1013, 2026

VILLAGE OF PEMBERTON
2026 Annual Water Rates
Flat Rates (Billed Annually)

	2026
<u>Domestic</u>	
1. Seniors housing projects	\$ 486.20
2. Single family dwellings & trailers	\$ 740.88
-In addition, per residential suite in a S/F dwelling	\$ 370.43
3. Apartments/Duplexes/Multi-family dwellings - per unit & trailers	
- under 1,000 sq.ft.	\$ 486.20
- over 1,000 sq.ft.	\$ 740.88
4. Bed & Breakfast service, guest/rooming house	\$ 1,249.11
-in addition, per rental room for > 2 rooms	\$ 247.85
- in addition, per residential suite	\$ 370.96
5. Swimming Pool	\$ 135.41
<u>Commercial</u>	
1. Motels, Hotels, Inns, Lodges	\$ 1,110.40
- per room (with or without bath)	\$ 163.97
- per room (with kitchen)	\$ 218.81
- for each pool &/or hot tub	\$ 232.92
2. Strata Hotel	\$ 1,110.40
- per room (with or without bath)	\$ 163.97
- per room (with kitchen)	\$ 218.79
- per room (with kitchen and laundry)	\$ 273.35
- laundry facility	\$ 280.17
- for each pool or hot tub	\$ 232.92
3. Beauty parlours and barber shops (per chair)	\$ 817.56
4. Cafe, restaurant, coffee shop or dining room	\$ -
-40 seats maximum (including seasonal/outdoor seating)	\$ 1,511.45
-over 40 seats	\$ 2,243.28
5. Food & Beverage preparation facilities < 1000 sq. ft.	\$ 817.56
-total area = 1,000 - 2,000 sq. ft.	\$ 1,226.13
-total area = > 2,000 sq. ft.	\$ 1,634.67
6. Medical/Dental Practice - one practitioner	\$ 817.56
- per additional practitioner	\$ 407.50
7. Retail stores, < 1000 sq. ft.	\$ 797.89
- > 1000 sq. ft.	\$ 1,676.37
8. Banks, offices < 1,000 sq. ft.	\$ 895.34
- > 1,000 sq. ft.	\$ 2,068.51
9. Service stations, garages, card locks, etc.	\$ 1,199.42
-in addition - for unmetered vehicle wash facility	\$ 2,235.31
10. Laundries - for each washing machine	\$ 280.17
(or minimum annual charge)	\$ 1,401.35

VILLAGE OF PEMBERTON
2026 Annual Water Rates
Flat Rates (Billed Annually)

	2026
<u>Commercial</u>	
11. Unmetered industrial/commercial usage	\$ 2,507.55
12. Beverage rooms, lounges, pubs	\$ 2,284.04
13. Greenhouse or Nursery (adjusted seasonal rate)	\$ 1,308.57
14. Water Bottling - unmetered	\$ 3,352.74
15. Weekly Hydrat Connection -Building Develoment (unmeterd) * pl	\$ 57.87
<u>Institutions</u>	
1. Schools, per classroom	\$ 802.10
2. Churches (flat rate)	\$ 797.89
3. Hospitals, Emergency Services Stations	\$ 1,683.88
-hospitals, in addition per bed	\$ 135.87
Industrial Park/ Inside Boundaries Metered/ Outside Boundaries	
Metered Rates (Billed Quarterly)	
1. Inside Municipal Boundaries - Statory Declaration Program	
a) Residences with Suite	
Fixed Quarterly Meter Charge	\$ 34.05
Plus Volumetric Rate - first 65m (perm3)	\$ 1.70
Plus Volumetric Rate - after 65m (perm3)	\$ 3.84
b) Industrial/Commercial/Residential Users	
Fixed Rate (under 300m3)	\$ 319.59
Volumetric Rate (m3 after 300m3)	\$ 1.63
c) Industrial/Commercial/Residential Users	
Flat Rate (for Units with non-functioning or no meters)	\$ 490.02
d) *Bulk Water Rate (m3)	\$ -
Connection Fee	\$ 30.47
plus rate per (m3)	\$ 5.56
2. Outside Municipal Boundaries	
a) Residential/Commercial/Industrial	
Fixed Rate (under 300m3)	\$ 43.76
Plus Volumetric Rate - first 65m (perm3)	\$ 1.76
Plus Volumetric Rate - after 65m (perm3)	\$ 4.63
b) Residential/Commercial/Industrial	
Flat Rate (for Units with non-functioning or no meters)	\$ 1,221.45
3. PNWS Bulk Water Supply Service Agreement	
**This rate has been negotiated and included in a separate agreement	

*Large bulk water purchases and sewer disposals require individual negotiated agreements where the annual quantity of water purchased by a single bulk customer exceeds 50,000 m3, and the Village has executed a Water Supply Service Agreement with the bulk water supply customer.