

The Corporation of the Municipality of Grey Highlands

By-law No. 2025-083

Being a By-law to Adopt the 2026-2031 Water & Wastewater Rates for the Municipality of Grey Highlands and to amend By-law 2022-116

Whereas, the Corporation of the Municipality of Grey Highlands operates and maintains municipal water and wastewater systems in the municipality; and

Whereas, Section 391, subsection (1) of the Municipal Act, 2001, authorizes a municipality to pass by-laws imposing fees or charges on persons,

- a) for services or activities provided or done by or on behalf of the municipality;
- b) for costs payable by the municipality for services or activities provided or done by or on behalf of any municipal or local board; and
- c) for the use of municipal property including property under the municipality's control; and

Whereas, the aforesaid Act also authorizes a municipality to impose fees or charges under subsection (2) for capital costs related to services or activities, on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time; and

Whereas, the aforesaid Act also allows a by-law so-passed to provide for interest charges and other penalties, for fees and charges that are due and unpaid; and

Whereas, Council passed By-law 2022-116 on December 7, 2022 to adopt water and wastewater rates for the Municipality of Grey Highlands for the years 2023-2026; and

Whereas, Council passed resolution 2025-580 at the October 15, 2025 Council meeting directing staff to bring forward the 2026-2031 Water and Wastewater Rates By-law for Council's consideration;

Now Therefore the Council of the Municipality of Grey Highlands hereby enacts as follows:

Definitions:

"Act" means the Municipal Act, 2001, S.O. 2001, c.25, as amended;

"Capacity Allocation" means the action undertaken by the Municipality to allocate available capacity for water or wastewater;

"Capital Connection" means a water or wastewater connection to existing infrastructure;

"Charges" means the water or wastewater charges or both and includes late payment charges;

"Council" means the Council of The Corporation of the Municipality of Grey Highlands;

"Land" includes buildings and structures;

“Multi Residential” means a dwelling unit in a building containing three or more dwelling units, each of which has an independent entrance directly from the outside or through a common vestibule or common corridor;

“Municipality” means The Corporation of the Municipality of Grey Highlands;

“Owner” or “Property Owner” means the person who is the registered owner of an estate in fee simple of a property and includes the registered owner in fee simple of an unconnected vacant lot;

“Property” means a separately assessed parcel of land connected to or fronting the water system or the wastewater system or both and includes a condominium unit in a condominium corporation and the common elements in a condominium corporation;

“Single Residential” means a single dwelling, which is freestanding, separate and detached from other main buildings or main structures including a split-level dwelling;

“Unconnected Vacant Lot” means a separately assessed parcel of land with no buildings or structures erected thereon fronting on but not connected to an assumed part of the water system or wastewater system, or both, and which has development potential;

“Water Charges” means the water supply rates and the water related charges imposed on the owners by this by-law for the supply of water at the rates and in the amounts set out in Schedule A, Schedule B, and Schedule C;

“Water Closet” means a compartment or room containing a flush toilet;

“Water Meter” means the water meter supplied and owned by the Municipality or a water meter owned by an owner and approved by the Municipality used to measure the quantity of water supplied to the owner;

“Water System” means the Municipal drinking water system as defined in the Safe Drinking Water Act, 2002, c.32, as amended and includes works for the collection, production, treatment, storage supply and distribution of water;

“Wastewater Charges” means the wastewater user rates and the wastewater related charges imposed on the owners by the by-law for the use of the wastewater system at the rates and in the amounts set out in Schedule A, Schedule B, and Schedule C;

“Wastewater System” means the Municipal wastewater system which includes works for the collection, transmission, treatment and disposal of sewage;

That pursuant to the Municipal Act, 2001, Section 391, water and wastewater rates are hereby charged upon all the owners whose properties front and/or use water and/or wastewater services, and these rates and billing schedules are outlined within Schedule “A” and “B” and “C”, which forms a part of this by-law; and

That Schedule “A” and “B”, which forms a part of this by-law, outlines the meter sizes and meter equivalency ratios; and

That Schedule "C", which forms a part of this by-law, outlines capital connections; and

That any returned payment will be charged \$45 on account; and

That an interest charge of 1.25% will be added to any account that continues in default on the first day of the month following for each month the default continues; and

That By-law 2022-116 is hereby amended by removing all Water and Wastewater Rates and Charges prescribed for the year 2026; and

That this by-law shall come into effect on January 1, 2026.

Read a first, second and third time, and finally passed on .

The Corporation of the
Municipality of Grey Highlands

Paul McQueen, Mayor

Amanda Fines-VanAlstine, Clerk

**Schedule "A" to By-law 2025-083
Water and Wastewater Rates By-law 2026-2031**

System Charges

Charge Type	Year					
	2026	2027	2028	2029	2030	2031

a) Metered Customers:

Consumption Charge per m³

Water Consumption Charge	1.32	1.37	1.42	1.47	1.52	1.57
Wastewater Consumption Charge	0.76	0.82	0.88	0.95	1.02	1.10
Consumption Charge for Both Services	2.08	2.19	2.30	2.42	2.54	2.67

Fixed Annual Charge for 3/4" meter[^]

Water - Fixed Annual	1,062.92	1,100.12	1,138.32	1,178.47	1,219.72	1,262.42
Wastewater - Fixed Annual	948.02	1,019.12	1,095.55	1,177.72	1,266.05	1,361.00
Fixed Annual Charge for Both Services	2,010.94	2,119.24	2,233.87	2,356.19	2,485.77	2,623.42

[^]Annualized charge, above, is for a 3/4" meter. For larger meter sizes, the annual rates are multiplied by the meter equivalent ratio to determine the annual fixed charge per Schedule B

-Metered customers are charged the consumption charge plus fixed annual charge

> Charge for defective or non-operational meter: 15m³ per month x consumption rate in effect

> Charge for non-replacement of meter: 30m³ per month until new meter in place x consumption rate in effect

b) Unmetered Customers:

Fixed Annual Charge for Unmetered Wastewater Only*

Unmetered - Fixed Annual	1,084.97	1,166.34	1,253.82	1,347.86	1,448.95	1,557.62
Multi-Res. Unmetered - Fixed Annual	867.98	933.08	1,003.06	1,078.30	1,159.17	1,246.11

*Fixed charge, above, is for 1 equivalency unit. Refer to Schedule B for Wastewater Equivalencies other than 1 and multiply accordingly.

** Unmetered Annualized Charge is based on a multiplier of the Metered Customer Annualized Charge plus an assumed 180 cubic metres of consumption

***Unmetered Multi-Residential Customer Annualized Charge is based on 80% of multiplier of the Metered Customer Annualized Charge plus 80% of an assumed 180 cubic metres of consumption

**Schedule "B" to By-law 2025-083
Water and Wastewater Rates By-law 2026-2031**

Meter Equivalencies

Meter Equivalent Ratios for Fixed Charges in Schedule A

Meter Size	Equivalency
3/4" meter	1
1" meter	2.5
1.5" meter	5
2" meter	8
3" meter	15
4" meter	25
6" meter	50

Wastewater Equivalency Units for Unmetered in Schedule A

Residential	1
Vacant Land	1
Multi-Residential (3 units +)	0.8 per unit
Bed & Breakfast per water closet	0.25
Artists/artisans studios; auto body/repair shops; churches; Library; manufacturing (existing 1995); Museum; Offices; Organization Meeting Halls; stores; shops	0.5
Firehall; public washrooms; service stations; banks; day care centres	1
Auto body/repair shops with clean-up bay; beauty salons	1.5
Restaurants; bars; service station with clean-up bay	2
School	15

*A building or complex of buildings with a combination of uses will be charged the aggregate total of the applicable rates

*Future users or potential users not specified shall have the billing units established by resolution of Council who shall have regard to the existing rates as a basis to arrive at a fair and equitable charge.

*Capacity allocation is tracked by the Director of Environmental Services, and billed accordingly. Any change to current or historically billed allocation must be requested in writing to the Director of Environmental Services.

**Schedule "C" to By-law 2025-083
Water and Wastewater Rates By-law 2026-2031**

Capital Connections

Capital Connection to Existing Systems

(not covered by Development Charges, Building Permit Process, or Use Agreement)

*each capital connection charge is multiplied by meter equivalent ratio in Schedule B

\$5,968	Water Capital Connection
\$10,181	Wastewater Capital Connection

>IC&I/ high-volume users will be subject to capital charge connection based on equivalent residential units for projected flows

> Properties with services available that are or become vacant shall remain subject to annual fixed charges for allocated capacity