

The Corporation of the City of Port Colborne

By-law No. 7405/96/25

**Being a By-law to Amend By-law No. 3151/22/95, as amended,
Being a By-law to Regulate the Supply of Water, and to Provide
for the Maintenance and Management of Water Works and for
the Imposition and Collection of Water Rates and to Amend By-
law No. 3424/6/97, as amended, for the Imposition and
Collection of Sewage Service Rates and Sewer Rates**

Whereas Part VI.1 – Special Powers and Duties of the Head of Council of the Municipal Act, 2001, S.O. 2001, c 25 (“the Act”) assigns certain powers and duties of the municipality formerly exercised by Council to the Head of Council (“Strong Mayor Powers”); and

Whereas the Mayor is the Head of Council for the City of Port Colborne; and

Whereas Subsection 284.16 (1) of the Act provides that the powers and duties of a municipality with respect to proposing and adopting a budget are assigned to the Head of Council; and

Whereas Subsections 284 (2) to (7) of the Act and sections 7, 8 and 9 of Ontario Regulation 530.22 – Part VI.1 to the Act set out in detail the processes to be followed by the Mayor and Council in respect of budget proposals and approvals; and

Whereas section 7 of Ontario Regulation 530/22: Part VI.1 of the Act provides, among other things:

- (a) that the Mayor shall propose a budget on or before February 1 of each budget year;
- (b) that Counsel, within 30 days after receiving the budget, may pass a resolution amending the proposed budget;
- (c) that, if Council does not pass a resolution amending the budget within 30 days, the proposed budget is deemed adopted by the municipality; and

Whereas on October 6, 2025 the Mayor proposed a budget for the regulation of the supply of water, and to provide for the maintenance or water works and for the imposition and collection of water rates and for the imposition and collection of sewage service rates and sewer rates in accordance with the recommendations detailed in Financial Services Department Report 2025–167; and

Whereas any rate in this by-law is subject to change through future amendments, including rate changes due to, but not limited to future budget changes; and

Whereas the Mayor acting pursuant to the assigned Strong Mayor Powers is desirous of amending By-Law 3151/22/95, as Amended, Being a By-Law for the Imposition and Collection of Water Rates and By-Law 3424/6/97, as Amended, Being a By-Law for the Imposition and Collection of Sewage Service Rates and Sewer Rates;

Now therefore the Mayor, acting pursuant to the assigned Strong Mayor Powers, enacts as follows:

1. That Schedule “A” to By-law Nos. 3151/22/95, as amended, and 3424/6/97, as amended, are repealed and replaced with Schedule “A” attached hereto and forming part of this by-law.
2. The usage and fixed rates established by this By-law shall all be effective as of January 1, 2026.

3. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 12th day of November, 2025.



William C. Steele Mayor



Charlotte Madden, City Clerk

By-Law No. 3151/22/95, as amended and By-Law No. 3424/6/97, as Amended

Water and Wastewater Rates

1. Metered Consumption Rates

All users, including Residential, Institutional/ Commercial/ Industrial ("ICI") are subject to a metered consumption rate for water of \$1.9837 per cubic meter of water usage.

All users, with the exception of Residential properties, are subject to a metered consumption rate for wastewater of \$2.6497 per cubic meter of water usage.

If a user has or had the ability to draw or remove water from the lake or canal and metered wastewater usage is larger than metered water usage for the 12 months ending December 31, the difference, multiplied by 2.6497 per cubic meters will be added to the January water and wastewater bill.

There is no minimum charge per billing period.

2. Bulk Water Sales

The metered rate for bulk water sales is \$1.9837 per cubic meter.

The service charge is based on a 75mm (3") meter regardless of the actual meter used. The fixed service charge is \$6,337.68 per year.

3. Fixed Service Charge

Residential properties are subject to a fixed service charges as follows:

Meter Size	Meter Factor	Water	Wastewater
Residential properties with 2 or less units [19 mm (3/4") or smaller]	NA	\$ 576.16	\$1,345.41
Residential properties with 3 or more units	NA	\$ 288.08 per unit	\$ 672.70 per unit

All other users are subject to a fixed service charge based on user type or meter size:

Meter Size	Meter Factor	Water	Wastewater
19 mm (3/4") or smaller 1 - non-Residential	1	\$ 576.16	\$ 990.58
25 mm (1")	1.4	\$ 806.61	\$ 1,386.83
38 mm (1 1/2")	1.8	\$ 1,037.08	\$ 1,783.05
50 mm (2")	2.9	\$ 1,670.85	\$ 2,872.70
75 mm (3")	11.0	\$ 6,337.68	\$10,896.43
100 mm (4")	14.0	\$ 8,066.13	\$13,868.17
150 mm (6")	21.0	\$ 12,099.20	\$20,802.28
200 mm (8")	29.0	\$ 16,708.42	\$28,726.94
250 mm (10")	40.0	\$ 23,046.09	\$39,623.37

All developable vacant land directly abutting the water distribution and/or wastewater collection system will be charged the fixed service charge for water and wastewater through the property tax billing system unless the property is assessed undevelopable by the City's Planning department.

The fixed service charge applied to developable vacant land will be charged based on property classification as follows:

Property Type	Water	Wastewater
Residential	\$ 576.16	\$1,345.41
Commercial/Institutional/Industrial	\$ 1,670.85	\$ 2,872.70

It is not the intent of this bylaw for a property owner to have paid the developable vacant land fixed service charge on a property for the same time period as the regular fixed service charge for the same period. For any period of duplicate payment, which may occur due to time of billings as a property moves from undeveloped to developed, the City will refund the developable vacant land fixed service charge.

4. **Flat Rate (Residential)**

During any month where an accurate meter reading cannot be recorded, a Residential user account will be charged, for water and wastewater, the average monthly consumption for the previous 12 months. If a residential account does not have 12 months of previous consumption, then the average consumption will be based on the number of months previously billed.

Examples of when a meter reading cannot be recorded are as follows:

- where a service connection has been turned on at the property line but where no meter has been installed (water meter refusal);
- refusing to provide a meter reading and / or providing access to read a water meter or reading device;
- refusing to remove any obstruction to reading a meter or reading device;
- refusing to provide for meter or reading device repairs for accurate meter readings;
- the tampering with or alteration of the water meter or reading device and meter readings cannot be obtained.

Appointments should be made to repair meters reading correctly. If an appointment is refused after 3 attempts, the water will be shut off.

Flat Rate (ICI)

During a period where an accurate meter reading cannot be recorded, an ICI user account will be charged a monthly flat rate for water and wastewater. The flat rate will be calculated as two (2) times the current fixed service charge per Section 3 (the fixed service charge will be dependent on meter size) above PLUS two (2) times the monthly average of the previous 12 months' available consumption at the metered consumption rates per Section 1 above.

Examples of when a meter reading cannot be recorded are the same as those outlined under "Residential" above.

5. Water for New Construction Rates

During periods of new construction where there is no water meter the following rates are charged:

- Residential properties are subject to a \$374.50 flat fee.
- ICI properties are subject to a \$749.00 flat fee.

Following 14 days after the payment and pickup of water meter, rates are no longer subject to this section. Rates are to be charged based on Sections 1 to 4 above.

6. Administration Charges

- Issuing a water shut off tag shall be charged to the property owner at a fee of \$90.00;
- Water account inquiries will be provided at a fee of \$9.00;
- Reading of analog meters due to refusal to upgrade to RF meters will be provided at a fee of \$115.00 per scheduled reading date.
- Customer request to change out from an RF meter to an analog meter will be at the customer's expense to cover the actual cost of the new analog meter plus removal and installation costs.

7. User Charges

There are certain user charges with respect to water and wastewater that are included in the User Fee By-Law. These include such topics as water turn on / off and installation of water services.

User fees may be billed individually, included in a user's water and wastewater bill or charged and collected through a building permit.

8. Late Payment Fees

Payment terms to be a minimum of net 21 days.

Interest on water and wastewater accounts to begin accruing at one and one fourth (1 ¼) percent of the amount due and unpaid starting on the first day of default.

At the discretion of the Director, Corporate Services / Treasurer a payment can be backdated to the due date on any accounts receivable balance received within five business days of the due date provided a reasonable explanation for the late payment has been provided by the account holder.

The Director, Corporate Services / Treasurer is approved to move any unpaid water and wastewater balances to the property tax roll of the related property.

9. Billing Cycle

Identified and developable vacant land subject to the fixed service charge will be billed semi-annually on the property tax bill or through the supplemental tax billing system on a prorated basis.

The water for new construction charge will be billed and collected at the time of building permit before a building permit is issued.

All water and wastewater meter users will be billed monthly on a water and wastewater bill.

10. Exemptions from Billing for Wastewater Costs

Bulk water haulers accessing City bulk water facilities:

- Port Colborne Poultry Limited
- Any property that does not directly abut any part of the wastewater system;
- Any other property that is covered by a separate By-Law enacted by Council.

11. Exemptions from Billing for Water and Wastewater Charges on Vacant Land

- Vacant assessed land that abuts another assessed property that is owned by the same registered owner, AND, the use of the vacant assessed land supports a business on the abutting assessed property, except for Industrial use properties.