

SUMMARY:

The Glenmore-Ellison Water Service Fees and Charges Bylaw No. 12841 establishes fees for the Glenmore-Ellison water system.

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CITY OF KELOWNA

Glenmore-Ellison Water Service Fees and Charges Bylaw No. 12841

WHEREAS Order in Council No. 343/2024, Section 2, provides the City of Kelowna to continue the water service of the Glenmore-Ellison Improvement District as a local service area;

WHEREAS the *Community Charter*, Section 13, allows a municipality to provide a service in an area outside of the municipality;

WHEREAS the Regional Board of the Regional District of Central Okanagan provided consent to the City of Kelowna on May 23, 2024 to provide water supply services in the former Glenmore-Ellison Improvement District service area;

WHEREAS the *Community Charter*, Section 194 provides that Council may, by bylaw, impose a fee, regulate, prohibit or impose requirements in respect of all or part of a service of the municipality.;

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. Definitions

1.1. In this bylaw:

"Agri-Commercial Farm Accommodation" means housing facilities accommodating 10 or more adults for the purpose of Farm Help.

"Agricultural Land" means land classified as Farm, as of December 31 of the preceding year, under the Assessment Act, R.S.B.C. 1996, c. 20, or supplementary criteria as approved by the Manager.

"Agricultural Over Consumption Rate" means the price of water per cubic meter that is charged to properties and contiguous farms when more than that property's designated allocation is used during the irrigation season in accordance with Schedule "A" of this bylaw.

"Allocation" means the amount of water assigned to a property by the City for agricultural purposes. The allocation is measured in hectares based on an allotment as determined by the City.

"Apartment" means a multi-story style building, with units having shared hallways.

"Base Fee" means the minimum fee for water supply regardless of water use.

"Bi-Monthly" means a consecutive two-month period within a calendar year.

"City" means the City of Kelowna or its authorized agent.

"Commercial, Industrial and Institutional" means properties used for Commercial, Industrial, or Institutional purposes, including but not limited to businesses, manufacturers, processing/packing plants, hotels, schools or campuses, congregate care facilities, recreational vehicle parks, medians, car washes and pet kennels.

"Connection" or "Connect" means connected to the waterworks system of the City by means of pipes, valves, fittings or other apparatus.

"Construction Water" means water used during construction for dust control or other construction use and is not applicable to Single Family Residential Units.

"Consumption Charge" means the volume of water used multiplied by the Consumption Rate.

"Consumption Rate" means the price of water charged per cubic meter in accordance with this Bylaw.

"Customer" means 'Customer' as defined in Utility Billing Customer Care Bylaw No. 8754.

"Fire Hydrant Use and Consumption" means the fees and charges for use of water from a City fire hydrant or other access point approved by the City.

"Flat Fee" means the minimum fee for unmetered accounts, or a fee imposed for a singular occasion or occurrence.

"General Irrigation Properties" means properties having an existing irrigation connection separate from the domestic connection as assessed under the Assessment Roll Bylaw, Glenmore Ellison Improvement District Bylaw #176-2016, as Grade 'G'.

"Infrastructure Renewal Fee" means the fee charged monthly, based on acreage and the principal use of the property, for infrastructure renewal purposes, in addition to applicable water tolls.

"m³" means a cubic meter of water.

"Manager" means the person appointed to administer and oversee the day-to-day operation of the water service.

"Metered" means a water service with an installed Water Meter(s) and appurtenances.

"Mixed Use" means those developments that may comprise of a mix of commercial and residential uses, or a combination of any other type of use thereof.

"Multi-Family Residential Units" means each unit within a multiple-family style dwelling or property, which may include but are not limited to stratified residential complexes, bare land stratas, townhomes, mobile home parks, more than sixplex type complexes. These properties utilize a common water meter(s) for shared billing purposes, as determined by the City.

"Owner" means the duly registered owner of real property.

"Quarter" means a three-month period within a calendar year, specifically January to March, April to June, July to September, and October to December.

"Secondary Dwelling Unit" means a secondary suite inside of a single residential detached home.

"Single Family Domestic Unit" means a single residential detached home, including but not limited to, carriage homes, picker's cabins, each unit in a duplex, triplex, fourplex, or fiveplex, sixplex, mobile homes not within a mobile home park, and units in stratified developments where internal distribution works are owned and maintained by the City. These properties utilize water meters for billing purposes to individual owners, as determined by the City.

"Student Housing" means housing on lands within an academic institution, which includes but is not limited to single connected rooms, semi-private rooms, one or two bedroom or studio apartments, quads, and dormitories.

"Turn-Off" means to discontinue the water service at the service connection valve.

"Turn-On" means to activate the water service at the service connection valve.

"Unmetered" means a water service without a water meter.

"Utility Billing Account" means 'Utility Billing Account' as defined in Utility Billing Customer Care Bylaw No. 8754.

"Utility Service" means 'Utility Service' as defined in Utility Billing Customer Care Bylaw No. 8754.

"Water Meter" means a device for measuring and recording the quantity of water used and will include the meter, the meter reading device, remote reader and all other appurtenances owned by the City installed on the owner's property, in accordance with City Bylaws.

2. Applicability

- 2.1. The provisions of this Bylaw apply within the boundaries of the local service area defined by Section 3 of Order in Council No. 343/2024.

3. Operation

- 3.1. The Manager is authorized to administer and oversee the day-to-day operation of the water service and administer and enforce this bylaw.

4. Fees or Charges

- 4.1. An Owner will pay to the City of Kelowna the fees and charges as set out in Schedule 'A', attached to and forming part of this bylaw.
- 4.2. All properties for which new accounts are established will pay the rates levied under this Bylaw. The usage fees and charges rate will be calculated from the date of turn-on and will continue to pay such rates until the date of turn-off. The rates payable in respect to the month of turn-on and turn-off will be pro-rated as the circumstances of a case requires.
- 4.3. For a dwelling or property that has a new installed Water Meter, the Unmetered rate will be discontinued and the new Metered rate will commence, pro-rated, to the date of the Water Meter installation.
- 4.4. An annual water parcel fee applies to all land within the area to which this Bylaw applies.
 - 4.4.1. A property's land classification aligns with the grades established in Assessment Roll Bylaw, Glenmore Ellison Improvement District Bylaw #176-2016.
- 4.5. Residential property. Fees and charges will be calculated and billed on a bi-monthly basis for metered or unmetered flows.
- 4.6. Non-Residential property. Fees and charges will be calculated and billed on a monthly basis for metered or unmetered flows.
 - 4.6.1. Except for Agricultural Land , which is billed annually.
- 4.7. Mixed Use Property.
 - 4.7.1. Residential and Commercial use. The Residential component of the building or property will be charged the applicable base rate and the Commercial component of the building or property will be charged the base rate by meter size. Where metered consumption is captured under a single meter, which reflects the water use for both Residential and Commercial components, the Commercial rate will apply.
 - 4.7.2. For other combinations of Mixed Use, the applicable rate identified for each purpose of use will apply.
- 4.8. Student Housing. The total number of students housed will be divided by two to determine the number of equivalent Apartment Units. Apartment Unit Base Fees and Apartment Consumption charges will apply.
- 4.9. For new construction of Single-Family Domestic Unit, each unit will require an individual service and water meter unless reviewed and approved by the Manager.
 - 4.9.1. New construction of Single-Family Domestic Unit is exempt from Section 4.10.
- 4.10. For new construction or land development fees and charges will commence at the Construction Water Use rate. When applicable, meter readings will be obtained from an installed permanent or temporary water meter, as approved by the City for such purposes, and Construction water fees and charges will cease and regulate fees and charges will commence.

5. Billings and Collections

- 5.1. Utility Billing Customer Care Bylaw No. 8754 applies in respect of the Glenmore-Ellison water service, except for Section 8.1 Frequency of that bylaw.

6. Shut Off of Water Supply

- 6.1. The Manager may shut off the supply of water to any Property for one or more of the following reasons:
 - 6.1.1. a request to turn off or discontinue water service;
 - 6.1.2. maintaining, repairing, renovating, replacing, disinfecting or otherwise operating the water service;
 - 6.1.3. non-payment of water rates and charges under this bylaw;
 - 6.1.4. an emergency that threatens the safety of the water service or the public; or
 - 6.1.5. winterizing an irrigation service connection.
- 6.2. The City may shut off the supply of water to a Property for non-compliance with a provision of the bylaw.

7. Penalty

- 7.1. Every person who violates a provision of this bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Fifty Thousand Dollars (\$50,000.00) and the costs of prosecution.
- 7.2. Each day a violation of the provision of this bylaw exists or is permitted to exist will constitute a separate offence.

8. Severability

- 8.1. If a portion of this Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phase.
- 9. The Glenmore-Ellison Improvement District Bylaw #267-2025 Tolls Bylaw including all amendments is hereby repealed.
- 10. This bylaw may be cited as "Glenmore-Ellison Water Service Fees and Charges Bylaw No. 12841".
- 11. This bylaw shall come into full force and effect and is binding on all persons as and from January 1, 2026.

Read a first, second and third time by the Municipal Council this 17th day of November, 2025.

Adopted by the Municipal Council of the City of Kelowna this 24th day of November, 2025.

Mayor

City Clerk

SCHEDULE 'A'

1. WATER PARCEL FEE

Grade "A" Lands	Flat fee per acre	\$ 45.71	Annually
Grade "C" Lands	Flat fee per acre	\$ 209.46	
Grade "D" Lands	Flat fee per acre	\$ 0.00	
Grade "E" Lands	Flat fee per acre	\$ 0.00	
Grade "G" Lands	Flat fee per acre	\$ 151.64	
Grade "G-2" Lands	Flat fee per acre	\$ 112.88	
Grade "M" Lands	Flat fee per acre	\$ 166.07	
Grade "R" Lands	Flat fee per acre	\$ 209.46	
Grade "S-1" Lands	Flat fee per acre	\$ 209.46	

2. UNMETERED WATER FEES AND CHARGES

Single Family Residential Unit	Flat Fee (\$200.00/month)	\$ 400.00	Bi-monthly
Each Secondary Dwelling Unit	Flat Fee (\$200.00/month)	\$ 400.00	Bi-monthly
Multi-Family Residential Units	Flat Fee (\$200.00/unit/month)	\$ 400.00 /unit	Bi-monthly
Commercial Industrial and Institutional, and Non-Domestic and Mixed Use	Flat Fee (\$300/month)	\$ 600.00	Bi-monthly (Billed monthly)

3. METERED WATER FEES AND CHARGES

Single Family Residential Service	Base Fee (\$37.75/month)	\$ 75.50	Bi-monthly
	Consumption Charge (for each m ³ of water):		Bi-monthly
	First 60m ³	\$ 0.57	
	Next 100m ³	\$ 0.90	
	Next 90m ³	\$ 1.29	
	Balance	\$ 2.00	
Multi-Family Residential Units (Mixed Use may apply)	Base Fee (\$17.67/unit/month)	\$ 35.33	Bi-monthly
	Consumption Charge (for each m ³ of water)	\$ 0.67	Bi-monthly
Apartments (Mixed Use may apply)	Base Fee (\$5.51/unit/month)	\$ 11.01	Bi-monthly
	Consumption Charge (for each m ³ of water)	\$ 0.67	Bi-monthly
Commercial, Industrial, Institutional, and Non-Domestic and Mixed Use	Base Fee based on meter size		Per month
	- 19mm (3/4")	\$ 31.26	
	- 25mm (1")	\$ 52.54	
	- 38mm (1.5")	\$ 88.20	
	- 50mm (2")	\$ 141.13	
	- 75mm (3")	\$ 375.53	
	- 100mm (4")	\$ 530.59	
	- 150mm (6")	\$ 919.32	
	- 200mm (8")	\$ 1,203.40	
	- 250mm (10")	\$ 1,377.29	
	Consumption Charge (for each m ³ of water)	\$ 0.77	Per month
Agri-Commercial Farm Accommodation	Base Fee based on meter size		Per month
	- 19mm (3/4")	\$ 31.26	
	- 25mm (1")	\$ 52.54	
	- 38mm (1.5")	\$ 88.20	
	- 50mm (2")	\$ 141.13	
	- 75mm (3")	\$ 375.53	
	- 100mm (4")	\$ 530.59	
	- 150mm (6")	\$ 919.32	
	- 200mm (8")	\$ 1,203.40	
	- 250mm (10")	\$ 1,377.29	
	Consumption Charge (for each m ³ of water)	\$ 0.77	Per month
Agricultural	Consumption Charge (for each m ³ of water)	\$ 0.0512	Per year

	Over Consumption Rate (For each m ³ of water)		Per year
	0%-19.99% over allocation	\$ 0.50	
	20%-49.99% over allocation	\$ 1.00	
	50% and over allocation	\$ 1.50	
General Irrigation (Applies only to the 6 months of seasonal irrigation from April 1 to September 30)	Base Fee based on meter size		Per month
	- 19mm (3/4")	\$ 31.26	
	- 25mm (1")	\$ 52.54	
	- 38mm (1.5")	\$ 88.20	
	- 50mm (2")	\$ 141.13	
	- 75mm (3")	\$ 375.53	
	- 100mm (4")	\$ 530.59	
	- 150mm (6")	\$ 919.32	
	- 200mm (8")	\$ 1,203.40	
	- 250mm (10")	\$ 1,377.29	
Commercial rates apply for other months.	Consumption Charge (for each m ³ of water)	\$ 0.54	Per month

4. MISCELLANEOUS WATER FEES AND CHARGES

Infrastructure Renewal Fees	Commercial, Industrial, Institutional Purposes	\$ 18.20/acre	Per month
	Academic Purposes	\$ 14.25/acre	Per month
	Agricultural Purposes	\$ 11.93/acre	Per month
Boulevard Landscaping (non-titled lands)	Flat Fee	\$ 450.00	Per year
Turn On Fee	Flat Fee	\$ 50.00	Per site visit
Turn Off Fee	Flat Fee	\$ 50.00	Per site visit
Request for Early Turn On/Off – Irrigation Season	Flat Fee	\$ 50.00	Per site visit
Request for Late Turn Off/On – Irrigation Season	Flat Fee	\$ 50.00	Per site visit
Disconnection/Reconnection Fee (for non-payment of fee or charge)	Flat Fee	\$ 165.00	Per occurrence
Construction Water Use	Commercial/Multi-Family or other construction	\$ 300.00	Per month

Fire Hydrant Use & Consumption	Daily Use Permit	\$ 25.00	Per day
	Plus: Unmetered Consumption approved by City	\$ 25.00	Per day
	Or: Metered Consumption Charge (for each m ³ of water) Meter Carts to be supplied by the City	\$ 0.77	Measured use during period specified on Permit
Filling Station	Daily Use Permit	\$ 25.00	Per day
	Metered Consumption Charge (for each m ³ of water)	\$ 0.77	Measured use during period specified on Permit