

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG BY-LAW NUMBER 006-2026
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BEING A BY-LAW TO ESTABLISH TERMS OF CONNECTION TO THE WATER AND WASTEWATER SYSTEM AND THE RATES FOR WATER AND WASTEWATER FOR THE OWNERS OR OCCUPANTS OF LANDS AND PREMISES CONNECTED TO MUNICIPAL WATER MAINS AND SANITARY SEWERS WITHIN THE TOWN AND REPEAL BY-LAWS 086-2022, 086-2023 AND 067-2024

WHEREAS the Corporation of the Town of Cobourg (the “Town”) owns, operates and maintains water distribution systems and water treatment plants, and owns, operates and maintains sanitary sewer system, sewage pumping stations and Water Pollution Control Plants in the Town; and

WHEREAS through the Town of Cobourg Holdings Inc. the Town wholly owns Lakefront Utility Services Inc. (“LUSI”) which provides services to the Town related to the operation and maintenance of the water system; and

WHEREAS it is deemed expedient by the Council of the Town of Cobourg to pass a by-law requiring the owners of all Buildings in the Municipality to connect such Buildings to the Municipality’s water and wastewater works as described in this By-law; and

WHEREAS the *Municipal Act, 2001*, Section 11(2) grants the Corporation of the Town of Cobourg jurisdiction over certain public utilities within the municipality, including municipal water and wastewater services; and

WHEREAS the *Municipal Act, 2001*, Section 92 (1) grants municipalities the authority in a by-law prohibiting or regulating the discharge of any matter into a sewage system to establish an offence for non-permitted discharge; and

WHEREAS Council considers it necessary and advisable to pass a by-law establishing water rates pursuant to the *Municipal Act, 2001*, upon rateable property and sewage service rates upon the owners or occupants of lands pursuant to the *Municipal Act, 2001*, in those areas of the municipality serviced with municipal water mains or sewers; and

WHEREAS the *Municipal Act, 2001*, Section 9(1) grants broad authority to municipalities to enable them to govern their affairs as they consider appropriate; and

WHEREAS the *Municipal Act, 2001*, PART XII, fees and charges, authorizes the imposition of fees and charges and may, pursuant to section 396, include interest charges, penalties and differentiation; and

WHEREAS Council desires the monthly charges for water and sewer to be determined on the basis of a study as prepared for Council by Watson and Associates Economists Limited dated January 2021; and

WHEREAS the study prepared by Watson and Associates Economists Limited recommended that the monthly charge be determined based on the number of users of sewer and water services within the Town of Cobourg; and

WHEREAS Council desires to ensure that the monthly charge will be paid by all users within the Town of Cobourg to ensure that the costs of maintaining and operating the water system and sewer system is apportioned equitably among all users in the Town of Cobourg.

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

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SECTION 1: DEFINITIONS

For the purposes of this By-law, the following definitions shall apply:

Able to Connect Charge shall mean:

- a) a monthly charge for water services where a watermain is available for connection and has not been connected within the applicable timeline.
- b) a monthly charge for wastewater services where a sanitary sewer is available for connection and has not been connected within the applicable timeline.

Apartment Building shall mean a building or part thereof consisting of three or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use in common, halls and/or stairs and/or elevators and yards, but does not include a boarding or rooming house, bed and breakfast establishment, motel or hotel.

Base monthly charge for water services shall mean a monthly charge apportioned to each property connected to, or able to connect to, the Town’s water works and which is designed to recover the capital costs of installing the water works and for life cycle financing of the water works.

Base monthly charge for sewer shall mean a monthly charge apportioned to each property connected to, or able to connect to, the Town’s sewage works and which is designed to recover the capital costs of installing the sewage works and for life cycle financing of the sewage works.

Base monthly charge when used without specific reference to water or sewer shall mean both the total of the base monthly charge for water services and the base monthly charge for sewer services.

Building shall mean any structure having a roof, supported by columns or walls or supported on a foundation which is located on a lot which abuts a public highway or street in which a Sewer and/or watermain is located AND:

- a) contains, or is required by any other by-law, regulation or statute to contain, any sleeping, eating or food preparation facilities; or
- b) contains, or is required by any other by-law, regulation or statute to contain, any washing or toilet or cleaning facilities; or
- c) is connected, or is required by any other by-law, regulation or statute to be connected, to a drain, septic system or sewage works (whether private or public)
- d) is connected, or is required by any other by-law, regulation or statute to be connected, to a potable water works.

Commercial Unit shall mean one or more habitable rooms occupied or capable of being occupied for the purpose of buying or selling commodities and supplying services, with its own private entrance but does not include a trailer, single width mobile home or tent or an industrial use.

Connect shall mean to install a Connection and “connected” shall have a corresponding meaning.

Connection shall mean a connection to a water and/or sewer including the service pipe from the interior face of the outer wall of a Building or from the sewer meter if one is installed inside the Building, including any valves, stopcocks and sewer meters to:

- i. the street line where a service line has been installed from the Watermain or Sewer main to the street line, or
- ii. the Watermain or Sewer main.

Cost includes the cost of restoring any property disturbed or damaged in the course of making a Connection and the cost of design, materials, installation, labour and supervision of the Connection and includes the amount of expense charged by the Municipality to the Owner.

Council shall mean the elected Council of the Town of Cobourg.

Customer shall mean any person who enters into a verbal or written agreement for the supply of water and/or sewer service to any property including but not limited to any dwelling unit located within the Town of Cobourg.

Dwelling Unit shall mean one or more habitable rooms occupied or capable of being occupied by an individual or family as an independent and separate housekeeping establishment, with separate kitchen and sanitary facilities provided for the use of such individual, individuals or family, with its own private entrance, but does not include a trailer, single width mobile home or tent.

Fire Protection Charge shall mean a monthly charge apportioned to each property connected to the Town’s Water Works and which is designed to recover the capital costs associated with the over-sizing of mains, pumps, and reservoirs and the installation and maintenance of the fire hydrant system.

Fire Protection Suppression System shall mean a system to extinguish a fire or substantially reduce the heat release rate of the fire.

Grey Water shall mean non-potable water (e.g. Rainwater, groundwater) that has not undergone municipal treatment (e.g. disinfection) and is used for purposes other than drinking (e.g. Flush water for toilets/urinals).

Industrial Water Users shall mean customers whose properties are classified as an industrial property tax class and whose annual water consumption exceeds 6000 m³/year.

Lot shall mean a measured parcel of land having fixed boundaries and designated on a plot or survey.

Meter shall mean the water meter owned and purchased from Lakefront Utility Services Inc to measure the quantity of water used by the customer.

Monthly consumption charge shall mean a charge based on water consumption during the billing month designed to apportion the operating costs, administration costs, and maintenance costs of supplying treated water to customers and of treating sewage for customers.

Multiple Dwellings shall mean a building containing two (2) or more dwelling units.

Municipality shall mean the Corporation of the Town of Cobourg.

Notice shall mean a notification given by the Town pursuant to this By-Law requiring a Connection to be made.

Owner and **Owner of the Building** shall mean the person or persons shown on the assessment roll as owner of the lot on which a Building is located.

Partially Serviced shall mean any property that is connected to water or sewer services, but not both.

Private Sewers are sanitary pumps and sewer mains that are not owned by, or maintained, by the Town but are connected to the Town’s sanitary collection system (excludes sanitary lateral services).

Private Water Services are pipes that are not owned by, or maintained by the Town, but are connected to the Town’s water distribution system.

Process Water shall mean municipally supplied water consumed in an industrial activity that is not discharged into the municipal sewage collection system.

Property shall mean any parcel of land including individual dwelling units located within the Town.

Sewer shall mean any public sewer main, pipe or conduit forming part of the Wastewater Works.

Special Terms Agreement shall mean a document approved by Town Council permitting a property owner to pay rates or make connections that differ from those stipulated in this by-law due to special conditions that exist for that property. A Special Terms Agreement shall be reviewed on a regular basis and subject to termination at the sole discretion of the Town.

Town shall mean the Corporation of the Town of Cobourg.

Wastewater works shall mean any public works for the collection, transmission, treatment or disposal of sewage, or any part of such works.

Water shall mean potable water supplied by the Town; and sections of Hamilton Township as per the Tri-Party agreement.

Water works shall mean any public works for the collection, production, treatment, storage, supply or distribution of potable water and any part of such works.

SECTION 2: WATER/WASTEWATER CONNECTIONS

2.1. Mandatory Connection

Every property eligible for an occupancy permit within the Town's boundary shall be connected to both water and sewer, where said services are available, by and at the expense of the Owner of the Building.

2.2. Private Connections

Owner(s) of private sewers and/or water works may submit an official request to the Town to be permitted by Council to connect to the municipal sanitary or water system. Connection fees, development charges and usage rates will be set forth in the agreement/by-law.

2.3. Conditions of Connection

- a) Every connection required to be made by an Owner under this By-law shall be made:
 - i. Within one (1) year of the mailing of a Notice to the Owner by registered mail to the last known address requiring the Connection to be made, or within such periods of time, if any, as are granted by Council as an extension pursuant to the provisions of this By-law; and
 - ii. In accordance with the requirements of the Notice and any by-law, regulation or statute governing such connections.
- b) If the Owner fails to make a connection required by a Notice, within the one (1) year period (or such time period as granted by a Special Conditions Agreement or approved by Council), the Owner will be billed an 'Able to Connect Charge' (Schedule A) on a monthly basis.
- c) Any Notice hereunder:
 - i. shall require the Owner to make the Connection;
 - ii. shall advise the Owner:
 - the date on which the one (1) year period expires, and
 - that if the Owner fails to make the Connection within the required timeframe, the Owner will be billed an 'Able to Connect Charge' (Schedule A) on a monthly basis
 - iii. shall make reference to this By-law.

- d) A person appointed by the Council to carry out inspections pursuant to this By-law may, for the purpose of carrying out inspections to ensure compliance with this By-law, enter in or upon any land or premises PROVIDED THAT no inspection of a room or place used as a dwelling shall be undertaken without requesting and obtaining the consent of the occupier and having first informed the occupier that the right of entry may be refused whereupon entry may only be made under authority of a search warrant obtained pursuant to the Provincial Offences Act, R.S.O. 1990, c.P.33.
- e) The cost of the connection shall be a first lien or charge upon the land (in the same manner as municipal taxes) in respect of which the Connection was made, shall be added to the Collector's Roll by the Treasurer of the Town and shall be collected in the same manner as municipal taxes and shall bear interest from the date the first demand for payment is made at the same rate as overdue taxes.
- f) Every person who contravenes any of the provisions of this By-law is guilty of an offence and upon conviction is liable to a fine pursuant to the Provincial Offences Act, R.S O. 1990, Chapter P. 33, as amended.
- g) Council may, upon the application of an Owner to whom Notice has been sent, grant an extension of the period of one year within which the connection must be made.
- h) An extension shall not be for a period longer than one (1) year from the end of the original one year period stipulated in the Notice.

2.4. Water and Wastewater Connection Charges Imposed

- a) Connection Charges calculated in accordance with the provisions of this By-Law are hereby authorized.
- b) Every Owner of a Lot in the Town shall pay to the Town a Connection Charge whenever a Lot is developed as follows:
 - i. any new construction on a Lot within the serviced area requiring a building permit, prior to the issuance of a building permit;
 - ii. the connection of existing buildings on a Lot within the serviced area to the Works, prior to connection to the Works;
 - iii. a change of service for an existing building that requires a zoning bylaw amendment, prior to approval of the zoning by-law amendment.
- c) The Connection Charge(s) imposed by this By-Law are not development charges as defined in the Development Charges Act, 1997, c.27 and its regulations as implemented under By-Law No. 2022-01, as amended.
- d) Every Connection Charge(s) imposed by this By-Law constitutes a debt of the Owner of the Lot to the Town. The Treasurer of the Town may add the Connection Charge(s) imposed by this By-Law to the tax roll for such Owner's Lot.
- e) The Connection Charges collected under this By-Law shall be deposited directly into the Town's Sanitary and/or Water Reserve Fund and shall not be used for any purpose other than to increase system capacities or to effect process improvements.
- f) Subject to the provisions of this By-Law, Connection Charge(s) against a Lot shall be imposed, calculated, and collected in accordance with the rates set out in Schedule "D" and "F" to this By-Law.

SECTION 3: FIXED BASE MONTHLY CHARGES FOR WATER SERVICES AND WASTEWATER SERVICES

- 3.1 **User Pay System** - It is and always has been the intention of Council that the base monthly charge for wastewater rates and water rates shall be based upon the number of properties in the Town that are connected to the Town's wastewater system and water system.
- i. The owner or occupant of property connected to the water works through which water is supplied by the Town shall pay a Water Works Rate
 - ii. The owner or occupant of property connected to the wastewater works through which wastewater is collected by the Town, shall pay a Wastewater Works Rate.
- 3.2 **Base Monthly Charges** for water and wastewater services shall be applied to all properties in the Town in accordance with Schedule A which is attached to and forms part of this By-law. Properties that have an available sanitary sewer located along the frontage of their property will be required to pay the "Able to Connect" monthly wastewater charge if they have not connected to the sewer within the allowable timeframe. Properties that have an available water main located along the frontage of their property will be required to pay the "Able to Connect" monthly water charge if they have not connected to the water main within the allowable timeframe.
- 3.3 **No Water Meter** - for dwelling units not possessing an individual water meter, charges apply per the Water Supply By-law.
- 3.4 **Mixed-Use Properties** (containing both non-residential and residential/dwelling units) will be subject to non-residential base charges per Schedule A and B, exclusively.
- 3.5 **Multiple Dwellings** - The fixed base monthly charges for apartment buildings containing three or more dwelling units that are not equipped with individual water meters shall be calculated by:
- i. multiplying the number of dwelling units by the fixed base monthly charge corresponding to the 5/8", 3/4" meter in Schedule A, and
 - ii. adding a single fixed base monthly charge corresponding to the 5/8", 3/4" meter in Schedule A representing the apartment building's common services,

This calculation shall apply despite the fact that the apartment building may have a single water meter measuring the total quantity of water consumed by all occupants of the building.

3.6 Fire Protection

- i. **Residential Rates** - The monthly fire protection charge shall be set at the same rate for all residential accounts and shall include those as defined in Schedule A.
- ii. **Non-Residential Rates** - The monthly fire protection charge shall be set at the same rate for all non-residential accounts; as per Schedule A.

iii. **Fire Protection/Suppression System Rates** - Despite Section 3.4

(i) and (ii) any residential or non-residential service incorporating a fire protection suppression system shall pay a separate fixed monthly fire protection charge as per Schedule A.

3.7 **Rate Structure** - The Water Rate and Wastewater Rate shall consist of any or all of the following, depending upon which services or partial-services are applicable:

- i. The base monthly charge for **water** services;
- ii. The base monthly charge for **wastewater** services;
- iii. The monthly consumption charge for **water** services;
- iv. The monthly consumption charges for **wastewater** services;
- v. The base monthly charge for **Fire Protection**.

3.8 **Special Terms Agreements**

- i. **Rates** – Special rates (or exclusion thereof) may be granted by Town Council upon appeal by property owners who feel atypical conditions exist for their property within Town boundaries that justifies an exemption or modification, of certain requirements of this by-law. Unless otherwise specified in a separate, overriding by-law, any exemption approved by Council shall:
 - (a) Remain valid for not longer than one (1) year
 - (b) Expire on December 31st each year, and
 - (c) Must be renewed annually.
- ii. **Connections** – Atypical connections (e.g. Private Sewers) may only be connected upon approval by Town Council. The Special Terms must consider all aspects of this by-law to ensure that all applicable rates and charges are specified such that the Town will achieve full cost recovery of all services being provided.
- iii. **Grey Water** – If a property is utilizing a water source other than that supplied by the Town (e.g. Groundwater, rainwater), a Special Terms Agreement must be established with the Town to ensure:
 - (a) The water is not being used for drinking purposes
 - (b) The volume entering the sewer system is properly metered

Failure to renew will result in charges defaulting back to the provisions of this by-law.

3.9 **Payment for Services** - Any fees or charges imposed by this By-law are due and payable upon the receipt of any invoice issued by the Lakefront Utility Services Incorporated (LUSI) to any person or party in connection with a fee or charge imposed by this By-law.

SECTION 4: MONTHLY CONSUMPTION CHARGES FOR WATER SERVICES AND WASTEWATER SERVICES

4.1 Metered Charges - The charge for water consumption and sewage treatment for all properties in the Town shall be charged on a per cubic meter of water consumed basis for each respective customer at the rates as indicated in Schedule B which is attached to and forms part of this By-law.

In instances where a sewer is present without a water connection (e.g. Private Sewer beyond Town borders), the sewage must be metered, or measured by some means acceptable to the Town, so that accurate Consumptive Charges can be administered.

4.2 Non-Metered Charges - Refer to Water Supply By-law. Non-Metered dwelling units or dwelling units where meter access is not provided will be billed the "Able to Connect" charge (Schedule A) on a monthly basis

4.3 Industrial Water Users may apply to the Town for a reduced sewer rate if they meet the following criteria:

- a) The user can provide proof of water consumption in excess of 6,000 m³ per year, and of this, at least 20% (i.e. Minimum of 1,200 m³/year) can be shown to not enter the sanitary sewer;
- b) Process water should be metered using a properly calibrated flow measuring device;
- c) Where a meter is not available, process water volume must be proven mathematically using verifiable calculations to confirm the volume of process water;
- d) A description of the means of used to measure or otherwise determine the process water including estimates of any uncertainties in the measurement or analysis;
- e) Satisfy the Town's Environmental Services Department that the measurements, calculations and analyses submitted are justified based on sound engineering principles and statistics greater than 20% of the municipal water supplied by the Town;
- f) Supply the application fee stipulated in Schedule C

SECTION 5: MISCELLANEOUS WATER RATES AND CHARGES

- 5.1 Miscellaneous charges shall be applied in accordance with Schedule C which is attached to and forms part of this By-law.
- 5.2 Other water charges and capital contributions shall be applied in accordance with Schedule "D" which is attached to and forms part of this By-law.
- 5.3 Billing adjustment shall be applied in accordance with Schedule "E" which is attached to and forms part of this by-law
- 5.4 Security Deposits: a "Customer" who has not established a good payment history with Lakefront Utilities Services Inc. (LUSI) will be required to pay a security deposit. The security deposit amount will be 2.5 times the property's or customer's average monthly consumption based on the most recent 12 consecutive months in the past two years. Where relevant usage information is not available, the customer's average monthly consumption shall be based on a reasonable estimate by LUSI. The security deposit will be applicable for both water and sewer services.

The deposit shall be returned to the customer after one year of good payment history. A customer is deemed to have a good payment history unless, during the most recent 12 months have received more than one disconnection notice from LUSI, more than one cheque given to LUSI by the customer has been returned for insufficient funds, more than one pre-authorized payment to LUSI has been returned for insufficient funds or a disconnect / collection trip has occurred.

SECTION 6: NON-PAYMENT & LATE PAYMENT

- 6.1 Fees and charges imposed under this By-law on a person constitute a debt of the person to the Town. The Town's Treasurer shall add fees and charges imposed by this By-law (Schedule C) to the tax roll for the property to which the services were supplied and shall collect them in the same manner as municipal taxes.
- 6.2 Late payment charges of 1.50% per month, compounded monthly shall be applied to any fees or charges remaining unpaid following the due date on the invoice sent to the customer.
- 6.3 If a tenant debt is overdue for more than 90 days, The Town reserves the right to transfer the tenant's debt and future fees and charges to the property owner's account on a permanent basis.

SECTION 7: SEVERABILITY

- 7.1 If any section, clause or provision of this By-law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid; and it is hereby declared to be the intention of Council for the Town that all remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof may have been declared invalid.

SECTION 8: SHORT TITLE

8.1 The short title of this By-law shall be the “Water and Wastewater Rates, Charges and Connections By-law”.

SECTION 9: EFFECTIVE DATE

9.1 This By-law comes into force and effect on the date of the final passing hereof.

THAT By-law Numbers 086-2022, 086-2023 and 067-2024 be hereby repealed.

READ and finally passed in Open Council this 28th day of January, 2026.

“Lucas Cleveland”

Lucas Cleveland, Mayor

“Brent Larmer”

Brent Larmer, Clerk

SCHEDULE A

**FIXED BASE MONTHLY CHARGES FOR WATER SERVICES AND
WASTEWATER SERVICES**
(Effective January 1, 2026)

Water Meter Size	Base Charge for Water Services	Base Charge for Wastewater Services
5/8", 3/4"	\$21.16	\$19.52
1"	\$81.10	\$74.86
1 1/2"	\$116.34	\$107.41
2"	\$151.60	\$139.96
3"	\$234.20	\$216.22
4"	\$326.64	\$301.55
6"	\$510.04	\$470.87
8"	\$694.72	\$641.40
Able to Connect Charge	Lowest Applicable base rate for both water and wastewater as per Schedule A	

**TOWN OF COBOURG
BASE MONTHLY CHARGE FOR FIRE PROTECTION:**

Residential service	\$0.54
Non-residential service	\$1.07
Residential or non-residential Service with fire protection suppression system	\$26.78

HAMILTON TOWNSHIP MONTHLY WATER SURCHARGES

Hamilton Township Residential and General Service subject to same Base Monthly and Consumption Charges for Water services as the Town of Cobourg **plus** surcharge below:

	2019	2020	2021	2022	2023	2024	2025	2026
Residential	\$9.00	\$9.20	\$9.40	\$9.60	\$9.80	\$10.20	\$10.93	\$11.26
General	\$14.00	\$13.73	\$14.60	\$14.90	\$15.20	\$15.50	\$16.62	\$17.12
Industrial	First 22.73 cubic meters \$0.99 balance at \$1.21 per cubic meter, plus monthly surcharge							

HAMILTON TOWNSHIP HYDRANT WATER RATES

Water may be used from a hydrant or from pump house/fire department with special approval of the Operating Authority, shall be based on the following rates per cubic meter. (Customer to provide meter and certified backflow preventer).

2019	2020	2021	2022	2023	2024	2025	2026
\$2.00	\$2.05	\$2.06	\$2.11	\$2.16	\$2.21	\$2.26	\$1.96

**HAMILTON TOWNSHIP
BASE MONTHLY CHARGE FOR FIRE PROTECTION PER HYDRANT:**

2020	2021	2022	2023	2024	2025	2026
\$17.08	\$17.25	\$17.42	\$17.59	\$17.76	\$17.93	\$19.52

Bulk metered residential customers, as approved by the Operating Authority, for using water conservation methodologies first rate up to 11.35 cubic meters per month, 2nd rate up to 35 cubic meters and balance at 3rd rate.

SCHEDULE B

**MONTHLY CONSUMPTION CHARGES FOR WATER SERVICES AND
WASTEWATER SERVICES**
(Effective January 1, 2026)

Water Consumption	Water Rate (\$/m ³)	Wastewater Rate (\$/m ³ of Water)
0 - 22.73 m ³	\$1.94	\$1.97
22.73 m ³ - 35 m ³	\$2.42	\$2.45
* > 35 m ³	\$3.04	\$2.45
Connected without water meter or access to meter not permitted	Able to Connect Charge (Schedule A)	NA

*Note: Increase applies to residential water rates only.

SCHEDULE C

MISCELLANEOUS WATER RATES AND CHARGES

(Effective January 1, 2026)

Miscellaneous Charges	Charge
Returned/Non-Sufficient Payment	\$15.00 plus bank charges
Arrears Certificate	\$15.00
Statement of account	\$15
Change of occupancy	\$30
Pulling post-dated cheques	\$15
Request for other billing information	\$15
Easement letter	\$15
Income tax letter	\$15
Credit reference/credit check (plus credit agency costs)	\$15
Legal letter charge	\$15
Special meter reads	\$300 (Cost Plus for over 25mm)
Locate – remark (< 60days)	\$35
Locate – request for locate (>60 days)	\$65
Data Logging Report	\$30
Lead testing services – customer requested	\$90
After Hours Callout ³	\$400.00
All Meter replacements > 1”	At owner cost

Note:

1. Special meter reads are for meters checked for accuracy at a customer’s request and found to be accurate.
2. A Data Logging Report can be requested for meter read verifications, daily usage review, and leak detections for radio frequency meters only.
3. After Hour Callout charge is intended to cover the cost of service calls when the issue is not the responsibly of Lakefront Utilities

NON-PAYMENT OF ACCOUNT

Late payment – per month	1.50%
Late payment – per annum	19.56%
Collection of account charge – no disconnection	\$30
Collection of account charge – no disconnection – after regular hours	\$165
Disconnect/Reconnect For Non-Payment– during regular hours (charged once, upon reconnection)	\$65
Disconnect/Reconnect For Non-Payment– after regular hours (charged once, upon reconnection)	\$185

SERVICE CHARGES

The minimum charges for each of the applicable services are listed below. Additional charges may be incurred on a time (labour) and materials basis beyond the minimum charge.

Service Request	Minimum Charge
Turning Water off/on at shut-off valve With 48 hours notice / within regular business hours	\$65
Turning Water off/on at shut-off valve Without 48 hours notice / within regular business hours	\$130
Turning Water off/on at shut-off valve Emergency / outside regular business hours	\$400
Temporary Water Meter Removal at resident's request Within regular business hours	\$135
Temporary Water Meter Removal at resident's request Outside regular business hours	\$400
Temporary water meter shut off/on or remove/reconnect at resident's request Outside regular business hours	\$400
Turning water off/on at the shut off valve, for any other purpose than commencing or terminating contract or for maintenance of our system	\$53
Temporary water usage during construction, etc.	Estimated usage at regular consumptive rates

The annual application fee for reduced industrial sewer rates will be the actual cost to the municipality to a maximum of \$300.00.

SCHEDULE D
WATER CONNECTION CHARGES

Installation of a new water service are to be completed by the Owner at the Owner’s expense and to the satisfaction of Lakefront Utility Services.

Water services are not installed in the winter due to the frost in the ground, except by special arrangement with Lakefront Utility Services.

Additional charges may be applicable for Hamilton Township properties to compensate for the usage of capacity within the Town of Cobourg’s water system.

Local Improvement Charge (Ontario Regulation 586/06)

For properties that become serviced through a local improvement charge, the cost of servicing shall be determined through municipal by-law for the purpose of raising all or any part of the cost of the work. The by-law shall specify the estimated costs of the work, the owners’ share of the cost and the municipality’s share of the cost, if any.

Pre-Serviced Vacant Lots

For Town of Cobourg capital works projects where existing watermains are being replaced, any non-serviced vacant lots will be serviced from the watermain to the property line for a future connection upon development of the lot. Water Service size shall be based on the current zoning of the property. Charges shall be collected upon application to the Town for building permits. LUSI Inspection fees for connection are in addition to the connection charge.

Connection Charge for Pre-Serviced Vacant Lots	
Water Service Connection	2026*
19mm (3/4")	\$3,276
25mm (1")	\$3,640
50mm (2")	\$4,784

*subsequent annual charges shall be increased by 4% per annum

Where an Owner has elected to pay connection charges on an annual basis, the connection charge shall be based on an annual interest rate of 6%, payable in installments for a period of ten (10) years or as mutually agreed upon between the LUSI and the property Owner (the Town requires any balance to be paid in full if the property changes ownership).

SCHEDULE E

TOWN OF COBOURG WATER DEPARTMENT BUILDING ADJUSTMENTS
EFFECTIVE JANUARY 1, 2026

Over or under billing adjustments are permitted over a period of up to two years for all classes of customers.

If a customer has been over billed by an amount equal to or greater than the Customer’s average bill, the customer has the option of receiving a cheque or credit on their next bill.

If a customer has been over-billed and the amount is less than the customer's average bill, the customer will receive a credit on their next bill. If the customer has outstanding arrears, the Municipality may apply the over-billed amount to the arrears first and may credit or repay the balance to the customer.

If a customer is under-billed and is not responsible for the error, the customer is allowed to pay the under-billed amount in equal instalments over the same amount of time as they were under-billed for up to a maximum of two years. (.g. if a customer has been under-billed for five months, they will have five months to pay the under-billed amount).

When a customer is responsible for the under-billing error, the Municipality may require payment of the full amount on the next bill or on a separate bill.

These rules do not apply when a Municipality has under-billed or over-billed a customer but issues a corrected bill within 16 days of the date the incorrect bill was issued.

SCHEDULE F
SEWER CONNECTION FEES

Installation of a new sanitary services are to be completed by the Owner at the Owner’s expense and to the satisfaction of the Town of Cobourg’s Engineering Department.

Sanitary services are not installed in the winter due to the frost in the ground, except by special arrangement with Town.

Local Improvement Charge (Ontario Regulation 586/06)

For properties that become serviced through a local improvement charge, the cost of servicing shall be determined through municipal by-law for the purpose of raising all or any part of the cost of the work. The by-law shall specify the estimated costs of the work, the owners’ share of the cost and the municipality’s share of the cost, if any.

Pre-Serviced Vacant Lots

For Town of Cobourg capital works projects where existing sewers are being replaced, any non-serviced vacant lots will be serviced from the sewer main to the property line for a future connection upon development of the lot. Sewer service size shall be based on the current zoning of the property. Charges shall be collected upon application to the Town for building permits. Town Inspection fees for connection are in addition to the connection charge.

Connection Charge for Pre-Serviced Vacant Lots	
Sanitary Service Connection	2026*
150mm lateral	\$3,640

*subsequent annual charges shall be increased by 4% per annum

Where an Owner has elected to pay connection charges on an annual basis, the connection charge shall be based on an annual interest rate of 6%, payable in installments for a period of ten (10) years or as mutually agreed upon between the Town and the property Owner (the Town requires any balance to be paid in full if the property changes ownership).