



THE CORPORATION OF THE TOWN OF LATCHFORD

BY-LAW No.: 2026-024

Being a By-Law to set the rates for water and sewer services and to set a minimum charge for water and sewer usage for 2026.

Whereas, Section 10 (1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, grants a single tier municipality the authority to provide any service or thing that the municipality considers necessary or desirable for the public.

And Whereas, Section 10 (2) of the Municipal Act, grants a single tier municipality the authority to pass by-laws respecting services and things that the municipality is authorized to provide under subsection (1);

And Whereas, Section 391 (1)(b) of the Municipal Act grants a municipality the authority to pass by-laws imposing fees or charges on any class of person for services or activities provided or done by or on behalf of it;

Now therefore be it resolved that, the Council of the Corporation of the Town of Latchford enacts as follows:

1. **That**, the definitions and rates/charges with respect to water and sewer services are hereby set as per Schedules "A" and "B" hereto attached and forming part of this by-law;
2. **That**, the provisions of this By-law shall come into force and take effect January 1, 2026;
3. **That**, the final 2026 water and sewer bills be included with the final tax bill with the instalment dates being July 31st, 2026, for the first instalment and September 30th, 2026, being the second installment;
4. **That**, on all unpaid water and sewer bills, interest shall be added at the rate of 1.25% per month for each month or fraction thereof in which the arrears continue;
5. **That**, all water and sewer bills are due and payable to the Corporation of the Town of Latchford at 10 Main Street, Latchford Ontario P0J 1N0
6. **And Finally**, that this By-law shall come into full force and effect upon final passing.

Read a first, second and third time and finally passed on the 14th day of July, 2026.

Sharon Gadoury-East, Mayor

Malorie Robinson, Clerk

By-law 2026-024
Schedule "A"
Definitions & Rates

Definitions

"Base Charge" means the fixed monthly charge applied to each property or unit for the provision, maintenance, and administration of municipal water and/or sewer services, regardless of consumption.

"Commercial Property" means a property used for business, retail, office, service, hospitality, or similar commercial activities. Commercial Property Rate #1 is for commercial properties under 2,500 square feet. Commercial Property Rate #2 is for commercial properties 2,500 square feet and above. Commercial Property Rate # 3 is for commercial motel properties.

"Dwelling Unit" means a self-contained unit used or intended for residential occupancy and containing cooking, sleeping, and sanitary facilities.

"Flat Rate Service" means a water or sewer service for which the charge is not based on metered consumption.

"Industrial Property" means a property used for manufacturing, processing, fabrication, assembly, or similar industrial activities.

"Institutional Property" means a property used for public, governmental, educational, medical, religious, or non-profit purposes.

"Multi-Residential Property" means a property containing two or more dwelling units under common ownership, including duplexes, triplexes, fourplexes, townhouses, and apartment buildings. Multi-residential 2 is for multi-residential properties with 2 units. Multi-residential 3 is for multi-residential properties with 3 or more units.

"Owner" means the registered owner of a property, or a person authorized in writing to act on behalf of the owner.

"Residential Property" means a property used for year-round residential occupancy, including single detached, semi-detached, duplex, triplex, townhouse, and apartment units.

"Vacant Serviced Lot" means a lot that is not developed or occupied but has municipal water and/or sewer service available at the lot line.

"Water Service" means the supply of potable water by the Town through the municipal water distribution system.

"Sewer Service" means the collection and conveyance of wastewater through the municipal sanitary sewer system.

Rates

Water Services – Annual Rate	2026
Residential Water Operating Rate	\$ 847.56
Multi-Residential 2 Water Operating Rate (2 units)	\$ 1,574.03
Multi-Residential 3 Water Operating Rate (3 or more units)	\$ 1,836.38
Commercial Water Operating Rate #1	\$ 1,017.07
Commercial Water Operating Rate #2	\$ 1,101.83
Commercial Water Operating Rate #3	\$ 1,356.10
Water Capital Rate 2008 – 2038 (per account)	\$ 137.38

By-law 2026-024
Schedule "A"
Definitions & Rates

Water Capital Rate 2008 – 2038 Residential Vacant/Used with Access (per account)	\$ 68.69
Water Capital Rate 2008 – 2038 Commercial/Institutional with Access (per account)	\$ 103.04
Turn On/Off Fee (per request)	\$ 75.00
New Water Service Connection Rate	Actual Cost + \$250 admin fee
Water Treatment Plant Upgrades	\$ 137.38
Water Treatment Plant Upgrades 75%	\$ 103.04
Water Treatment Plant Upgrades 50%	\$ 68.69
Water Residential Vacant Unoccupied with Access	\$ 108.69
Water Residential Vacant Used with Access	\$ 423.78
Water Commercial Business Unoccupied, with Access	\$ 172.29
Water Commercial Business Used, with Access	\$ 635.67

Sewer Services – Annual Rate	2026
Residential Sewer Operating Rate	\$ 803.28
Multi-Residential Sewer 1 Operating Rate	\$ 1,491.81
Multi-Residential Sewer 2 Operating Rate	\$ 1,491.81
Multi-Residential Sewer 3 Operating Rate	\$ 1,740.45
Commercial Sewer 1 Operating Rate	\$ 963.94
Commercial Sewer 2 Operating Rate	\$ 1,044.27
Commercial Sewer 3 Operating Rate	\$ 1,285.25
New Sewer Service Connection Rate	Actual Cost + \$250 admin fee
Sewer Residential Vacant Unoccupied with Access	\$ 108.69
Sewer Residential Vacant Used with Access	\$ 401.65
Sewer Commercial Business Unoccupied with Access	\$ 172.29
Sewer Commercial Business Used with Access	\$ 642.63