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**Pages**

**1. CALL TO ORDER**

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

**2. ADOPTION OF AGENDA**

**Recommendation:**

**THAT** the agenda be adopted as presented.

**3. DELEGATION**

**4. STAFF REPORTS**

**5. BYLAWS**

**5.1 2023 - 2027 Five Year Financial Plan Bylaw No. 943, 2023**

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**Recommendation:**

**THAT** the 2023 – 2027 Five-Year Financial Plan Bylaw No. 943, 2023 be given fourth and final reading.

**5.2 2023 Annual Tax Rates Bylaw No. 944, 2023**

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**Recommendation:**

**THAT** the 2023 Annual Tax Rates Bylaw No. 944, 2023 be given fourth and final reading.

**5.3 Water Regulation Connection and Rates Bylaw No. 232, 1989, Amendment Bylaw No. 945, 2023**

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**Recommendation:**

**THAT** the Water Regulation Connection and Rates Bylaw No. 232, 1989, Amendment Bylaw No 945, 2023 be given fourth and final reading.

**5.4 Sanitary Sewer System Rates, Rents and Charges Bylaw No. 946, 2023**

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**Recommendation:**

**THAT** the Sanitary Sewer System Rates, Rents and Charges Bylaw No. 946, 2023 be given fourth and final reading.

**6. IN CAMERA**

**7. RISE WITH REPORT**

**8. ADJOURNMENT**

**Recommendation:**

**THAT** the meeting be adjourned.

**VILLAGE OF PEMBERTON**

**BYLAW No. 943, 2023**

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A bylaw of the Village of Pemberton respecting the Five (5) Year Financial Plan beginning with the year 2023.

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The Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1. Schedule "A" attached hereto and made part of this Bylaw is hereby adopted and is the Village of Pemberton Five Year Financial Plan established with the year ended December 31, 2023.
2. This Bylaw may be cited for all purposes as the "Village of Pemberton 2023-2027 Five (5) Year Financial Plan Bylaw No. 943, 2023."

**READ A FIRST TIME** this 9<sup>th</sup> day of May, 2023.

**READ A SECOND TIME** this 9<sup>th</sup> day of May, 2023.

**READ A THIRD TIME** this 9<sup>th</sup> day of May, 2023.

**ADOPTED** this 11<sup>th</sup> day of May, 2023.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

**Village of Pemberton**  
**Five Year Financial Plan 2023-2027**  
**Consolidated as at May 2, 2023**

	2022	2023	2024	2025	2026	2027
	Budget	Budget	Budget	Budget	Budget	Budget
<b>Revenues:</b>						
Taxation	2,538,877	3,483,510	4,006,036	4,286,459	4,715,105	4,950,860
Water and sewer user rates	2,109,544	2,302,340	2,766,439	2,904,761	3,049,999	3,202,498
User charges	2,918,031	2,947,076	3,035,488	3,339,037	3,672,941	4,040,235
Penalties and interest income	32,500	23,500	24,205	24,689	25,183	25,687
Government transfers:						
Provincial	5,510,982	6,698,019	10,719,000	1,389,000	4,444,000	1,039,000
Federal	119,331	115,900	150,000	200,000	2,650,000	
Other local governments	1,729,388	2,182,885	2,248,371	2,293,339	2,839,205	2,895,990
Investment income	27,860	52,201	53,767	54,842	55,939	57,058
Other revenues	418,749	893,185	937,844	956,601	975,733	995,247
Collections for other governments	3,582,772	3,611,922	3,720,280	3,794,686	3,870,579	3,947,991
	<b>18,988,035</b>	<b>22,310,537</b>	<b>27,661,430</b>	<b>19,243,413</b>	<b>26,298,684</b>	<b>21,154,566</b>
	15,405,263	18,698,614				
<b>Expenditures:</b>						
General government	3,203,458	3,249,777	3,463,993	3,602,898	3,711,286	3,824,617
Fire protection services	896,856	985,691	1,034,975	1,076,374	1,108,665	1,141,925
Development and planning services	815,722	812,237	852,849	886,963	913,572	940,979
Public works and parks	1,337,626	1,458,424	1,681,346	1,748,599	1,801,057	1,855,089
Recreation	1,181,982	1,410,886	1,481,431	1,590,688	1,638,408	1,687,561
Water utility	1,036,670	1,004,046	1,054,248	1,096,418	1,129,311	1,163,190
Sewer utility	1,002,418	1,036,523	1,088,349	1,131,883	1,165,839	1,200,814
Airport services	76,521	89,773	94,261	98,032	100,973	104,002
Transfers to other governments	3,582,772	3,611,922	3,720,280	3,869,091	3,985,164	4,104,719
Amortization Expense	1,234,067	1,234,068	1,662,953	1,766,388	2,408,280	2,483,383
	<b>14,368,092</b>	<b>14,893,348</b>	<b>16,134,685</b>	<b>16,867,334</b>	<b>17,962,556</b>	<b>18,506,279</b>
<b>Annual Surplus/(Deficit)</b>	<b>4,619,943</b>	<b>7,417,189</b>	<b>11,526,745</b>	<b>2,376,078</b>	<b>8,336,128</b>	<b>2,648,287</b>
<b>ADJUSTMENTS REQUIRED TO BALANCE FINANCIAL PLAN TO CONFORM WITH LEGISLATIVE REQUIREMENTS</b>						
<b>Non-cash items included in Annual (Surplus)/ Deficit</b>						
Amortization on tangible capital assets	(1,234,067)	(1,234,068)	(1,662,953)	(1,766,388)	(2,408,280)	(2,483,383)
<b>Cash items NOT included in Annual (Surplus) /Deficit</b>						
Capital expenditures	7,268,709	9,117,267	12,866,560	3,103,040	19,256,754	2,253,088
Loan Proceeds	(345,000)	(345,000)	(500,000)	(500,000)	(9,000,000)	(20,000)
Long term debt payments	229,848	258,101	316,572	326,572	526,572	560,000
Capital lease payments	210,466	190,690	220,690	291,038	391,038	391,038
Transfer to Statutory Reserves	-	1	373,949	523,948	373,946	523,948
Transfers from Statutory Reserves	(539,540)	(532,540)	(500,000)	(200,000)	(550,000)	(100,000)
Transfers to Non-Statutory Reserves	1,110,949	1,234,336	911,927	947,869	985,035	1,523,595
Transfers from Non-Statutory Reserves	(1,203,552)	(888,607)	(500,000)	(350,000)	(1,238,937)	
Transfers to Unappropriated Surplus	39,198	121,517				
Transfers from Unappropriated Surplus	(917,069)	(504,502)				
<b>Financial Plan Balance</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>

**Village of Pemberton  
5 Year Financial Plan Bylaw No. 943, 2023  
2023 Revenue Policy Disclosure**

- The table below shows the proportion of proposed 2023 revenue raised from each funding source. One column shows the proposed revenue including Transfer to Other Governments and the other excluding the Transfers to Other Governments. Transfers to Other Governments are funds requisitioned by other government or government agencies for specifically defined projects.

The Village has a bylaw to charge specific administrative fees for various tasks, such as tax certificates, titles searches, rentals as well as other tasks including a 10% administrative fee. This bylaw was last updated July 27, 2021. By billing these fees to individual users, this allows a more realistic tax levy as the tax payers are not subjected to funding these miscellaneous expenses.

The Village of Pemberton will continue to seek other sources of revenue to reduce the reliance on property taxes.

Parcel Taxes are taxes levied for the purpose of paying the debt on the Municipality's Water and Sewer Infrastructure. The rates are reviewed annually to determine if they meet the required debt payment schedule for the upcoming fiscal year. Parcel Taxes are reviewed annually and updated in accordance with the *Community Charter* Sec. 204.

Revenue Sources 2023	Total Revenue including transfers to other governments	Total Revenue excluding transfers to other governments
	\$ 24,076,683.26	20,464,760.78
Property Taxes	28.27%	15.6%
Parcel Taxes	1.30%	1.5%
User Fees & Charges	21.80%	25.7%
Grants	37.37%	44.0%
DCCs	2.21%	2.6%
Other Revenues	3.93%	4.6%
Proceeds from Borrowing	1.43%	1.7%
Transfers	3.69%	4.3%
	100.00%	100.0%

*This Plan includes cost measures and recovery grants that assist with the financial pressures the community faces, and in support of economic recovery, as well as a focus on core service delivery.*

**Village of Pemberton  
5 Year Financial Plan Bylaw No. 943, 2023  
2023 Revenue Policy Disclosure**

2. a) The Provincial Class Multiples are established by the Provincial Government by *British Columbia Regulations 426/2003* and *439/2003*. These rates are used to calculate the tax rates for other government bodies (Collections for Other Governments) with the exception of the Squamish-Lillooet Regional District (SLRD). Both the Village and the SLRD's tax rates are established by the multiples set by Council. Following is a comparison of the two multiples with the variance identified in bold:

	Village Multiples	Provincial Multiples
Class 1 – Residential	1.00	1.00
<b>Class 2 – Utilities</b>	<b>5.63</b>	<b>3.50</b>
Class 5 – Light Industry	3.40	3.40
<b>Class 6 – Commercial</b>	<b>2.25</b>	<b>2.45</b>
Class 7 – Non-Profit	1.00	1.00
Class 8 – Farm	1.00	1.00

- b) In addition, the Ministry also sets a ceiling for the maximum allowable rate for Class 2 (Utilities). Following is the regulation:

*BC Regulation 329/96* defines a rate ceiling for class 02 property for 2000 and subsequent years. The regulation states:

“2. In setting the tax or levy rate for class 2 property for general municipal purposes, a municipality must not exceed the greater of

- a) \$40 for each \$1,000 of assessed value, and
- b) 2.5 times the rate applicable to class 6 property for general municipal purposes in the municipality for the same taxation year.”

- c) Furthermore, those properties that were included in the 2011 Boundary Extension (Order in Council No. 165) under Class 2 (\*Utility), the tax rate is set each year as per Sections 5 and 6 of the Taxation (Rural Area) Act Regulation, BC Reg. 387/82.

The following table outlines the distribution of taxes between the property tax classes.

Property Class	Municipal Tax Rate	% of Total Property Assessment Value (\$1,614,334,138)	% of Total Property Tax
Residential (Class 01)	1.1721	65.31%	82.37%
Utilities (Class 02)	6.5933	0.55%	0.12%
Utilities (Class 02) Rural	3.7500	2.33%	0.92%
Light Industry (Class 05)	3.9853	7.46%	2.77%
Business/Commercial (Class 06)	2.6373	24.10%	13.51%
Rec/Non-Profit (Class 08)	1.1721	0.24%	0.30%
Farm (Class 09)	1.1721	0.02%	0.02%
<b>Total</b>		100.00%	100.00%

The 2023 Class 2 (Utility) Rural Tax Rate is 3.75 per each \$1,000 of actual value of property. This rate is set each year as per Sections 5 and 6 of the Taxation (Rural Area) Act Regulation, BC Reg. 387/82 as per Order in Council No. 165 (2011) Village Boundary Extension.

**Village of Pemberton  
5 Year Financial Plan Bylaw No. 943, 2023  
2023 Revenue Policy Disclosure**

3. Following is a list of permissive exemptions granted for the taxation year and the amount of municipal tax revenue forgone:

<b>Organization</b>	<b>Municipal Exemption</b>
Municipal Land and Buildings	\$ 4,952.85
BC Conference of Mennonite Brethren ( St Davids)	\$ 422.07
Pemberton Childcare Society	\$ 1,500.29
Pemberton Lion's Society	\$ 1,924.59
Stewardship Pemberton	\$ 264.54
Pemberton Search and Rescue	\$ 426.88
Pemberton Legion	\$ 192.22
Total Municipal Revenue Forgone	\$ 9,683.44

In 2013, Council updated the Permissive Tax Exemption Policy to clarify the criteria, establish timelines for submission and to include an application form which will provide clear guidelines and deliverables for both Staff and the Applicant. Following is the updated Policy and Purpose:

**Permissive Tax Exemption Policy:**

The Village of Pemberton recognizes the significant value of organizations and groups in our community who provide worthwhile programs and services to our residents

The purpose of this Policy is to ensure that the organizations applying for a permissive tax exemption meet the criteria and that the application process is consistent and meets the goals, policies and general operating principles of the Village. The sources of Municipal revenue are limited and a request for an exemption must be considered in concert with other needs of the Village. Council will determine the amount of revenue to be foregone by permissive tax exemptions for non-profit organizations. Council at its sole discretion may grant varying percentages of tax exemptions up to 100% of the tax exemption.

Exemptions are not given to services that are otherwise provided on a private or for profit bases. This would provide an unfair competitive advantage and is not permitted as per Section 25 of the *Community Charter*.

Requests for permissive tax exemptions for organizations whose facilities are outside the boundaries of the Village of Pemberton will not be considered.

Further information, including the complete Policy and Application can be found on the following link on Village website:

[http://www.pemberton.ca/media/177127/Permissive\\_Tax\\_Exempt\\_Policy-Jun2013.pdf](http://www.pemberton.ca/media/177127/Permissive_Tax_Exempt_Policy-Jun2013.pdf)

**Village of Pemberton**  
**5 Year Financial Plan Bylaw No. 943, 2023**  
**2023 Revenue Policy Disclosure**

**Note 1**

General 2023 Assumptions:

- Municipal tax revenues increased by 8% in 2023 with 4% to Capital and 4% to Operating Reserve.
- Non-Market Change (NMC) for 2023 Net General Taxable Values shows an average change in assessment value of 24.85% (NMC 7.22%, Market 17.63%). Some classes show higher change while others show lower change, than the average.
- Frontage tax is calculated on \$3.53 per meter for water and \$5.79 per meter for sewer. Frontage tax is amended based on the retiring or securing of debt.
- The Industrial Park Parcel Taxes equal the debt based on the overall costs of the project to install the water infrastructure to the Industrial Park in 2007. Only those properties that did not choose to commute (pay upfront) their cost are levied.
- User fees for water rates in 2023 will show increases compared with 2022 to reflect increases noted in the Water Service Agreement Schedule “C” Rates.
- User fees for sewer have a \$40,000 budget increase in 2023.

General 2023 – 2027 Assumptions:

- A 10% Administration Fee will be charged to individual user requests and tasks.
- Operating costs are increased to reflected ongoing pressures from inflation. Rates increase in 2023, and assumed to increase 5% in 2024, 4% in 2025, 3% in 2026 and 2027. This represents higher than average, and also highlight a gradual return to normal operation while transitioning out of impacts experienced as a result of the COVID – 19 pandemic, including but not limited to supply chain issues and labor challenges.
- Payroll and benefit related costs are projected to increase at a rate of 4% market (non-union) and 2.5% (union) in 2023. Non-union roles additionally include increases resulting from the Salary Review, which impacts roles differently in the organization.
- Union wages increase by 2.75% in in 2024, and non-unionized wages are forecast to increase by market, with the above stated operating costs increases expected to align with non union payroll and benefit cost assumptions.
- General debt collections, frontage and/or parcel taxes, will equal the general debenture interest and principle payments. This tax is paid by all property owners within the Village of Pemberton who have the ability to connect to the Village’s Infrastructure.
- Transfers to external agencies are forecasted to increase at a rate of 3% in 2024 and 2% per year through 2027.
- Detailed plans for costing of Community Climate Action plan objectives will be introduced and reflected in the 2024-2028 Five Year Financial Plan.







**Village of Pemberton  
5 Year Financial Plan Bylaw No. 943, 2023  
2023 Revenue Policy Disclosure**

<b>Recreation Projects</b>					
Fitness Centre Equipment	29,800	31,060	33,040	26,754	43,088
Basketball Court	15,000				
Accessibility Project with Pemberton & District Library	60,000				
Hardscape Landscaping at Youth Centre					
HVAC at Youth Centre					
Soccer Net at Den Duyf Park	15,000				
Capital General - PCC					
Capital Building Plan - PCC					
Capital Building Plan - Youth Centre					
PTO Electric Mower	80,000				
	<b>199,800</b>	<b>31,060</b>	<b>33,040</b>	<b>26,754</b>	<b>43,088</b>
<b>Water Projects</b>					
Scada Improvements	50,000	20,000	20,000		
Fernwood Watermain & PRV Replacement	280,000	274,000			
Leak Detection Device	18,000	-			
Hatch Alarm					
Chlorine Pump Replacement					
Reservoir mixer motor					
Commercial Meters	30,000				
Test Well Exploration	80,000				
Water Treatment Facility	600,000	7,500,000			
Water Feasibility/Water Source			100,000		
Industrial Park Looping			500,000		
McRae Rd Water Main Upsizing	270,000	300,000	300,000		
	<b>1,328,000</b>	<b>8,094,000</b>	<b>920,000</b>	-	-
<b>Sewer Projects</b>					
Village Wide Scada Upgrades	50,000	20,000	20,000		
Outfall Inline Flushing System	10,000				
Variable Frequency Drives	36,000				
Industrial Park Generator	100,000				
Inflow/Infiltration Study		50,000			
Walnut Lift Station Design					
Walnut Lift Station Upgrade	556,000				
Lift Station #1			1,000,000		
UV System Upgrade	20,000				
	<b>772,000</b>	<b>70,000</b>	<b>1,020,000</b>	-	-
<b>Airport Projects</b>					
Tarmac Upgrades- Sealing Crack Surfacing		100,000			
Fencing			150,000		
	-	<b>100,000</b>	<b>150,000</b>	-	-
<b>Total Capital Expenditures</b>	<b>8,021,477</b>	<b>12,866,560</b>	<b>3,103,040</b>	<b>19,256,754</b>	<b>253,088</b>

# VILLAGE OF PEMBERTON

## BYLAW No. 944, 2023

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A bylaw for the levying of annual tax rates for Municipal, Regional District and Sea to Sky Regional Hospital District purposes for the year 2023.

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The Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2023:
  - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule "A" attached hereto and forming a part hereof.
  - (b) For purposes of the Squamish-Lillooet Regional District on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule "A" attached hereto and forming a part hereof.
  - (c) For purposes of the Sea to Sky Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column "C" of Schedule "A" attached hereto and forming a part hereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited as the "Village of Pemberton 2023 Annual Tax Rates Bylaw No. 944, 2023."

**READ A FIRST TIME** this 9<sup>th</sup> day of May, 2023.

**READ A SECOND TIME** this 9<sup>th</sup> day of May, 2023.

**READ A THIRD TIME** this 9<sup>th</sup> day of May, 2023.

**ADOPTED** this 11<sup>th</sup> day of May, 2023

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

**Village of Pemberton  
Schedule "A"  
Bylaw No. 944, 2023**

**2023 Tax Rates**

Tax Rates (dollars of tax per \$1,000 taxable value)
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PROPERTY CLASS	A General Municipal (Includes Reserves & CEF)	B Regional District (RD)	C Sea to Sky Regional Hospital District (STSRHD)
1 Residential	1.1721	0.9521	0.0286
2 Utility	6.5933	3.3324	0.1001
5 Light Industry	3.9853	3.2372	0.0972
6 Business/Other	2.6373	2.3327	0.0700
8 Rec/Non-Profit	1.1721	0.9521	0.0286
9 Farm	1.1721	0.9521	0.0286

\*The rate for those properties that were included in the 2011 Boundary Extension (Order in Council No. 165) under Class 2 (Utility), is set each year as per Sections 5 and 6 of the *Taxation (Rural Area) Act Regulation, BC Reg. 387/82*. The rate established for 2023 is \$3.75 per \$1,000 of actual value of property.

**VILLAGE OF PEMBERTON  
BYLAW No. 945, 2023**

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A bylaw to amend the Village of Pemberton Water Regulation Connection and Rates Bylaw No. 232, 1989, Amendment Bylaw No. 931, 2022

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**WHEREAS** it is deemed necessary to amend the rates and charges and billing system for waterworks services to meet increased operational costs of the system;

**NOW THEREFORE** the Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1. Schedule "A" of Bylaw No. 232, 1989, Amendment Bylaw No. 931, 2022 is hereby deleted and replaced with a new Schedule "A" which is attached hereto and forms part of this bylaw and which takes effect on January 1, 2023.
2. Billing
  - a) Utility billing is done on an annual basis and is due with property taxes on the property tax due date.
  - b) A 10% penalty will be added to such rates, rents and charges remaining unpaid after the property tax due date.
3. This bylaw may be cited for all purposes as the "Village of Pemberton Water Regulation Connection and Rates Bylaw No. 232, 1989, Amendment Bylaw No. 945, 2023."

**READ A FIRST TIME** this 9<sup>th</sup> day of May, 2023.

**READ A SECOND TIME** this 9<sup>th</sup> day of May, 2023.

**READ A THIRD TIME** this 9<sup>th</sup> day of May, 2023.

**ADOPTED** this 11<sup>th</sup> day of May, 2023.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

**VILLAGE OF PEMBERTON**  
**Bylaw No. 945, 2023**  
**Schedule "A"**

<b>VILLAGE OF PEMBERTON</b>		
<b>Water Rates 2023</b>		
		<b>2023</b>
<b>Flat Rates (Billed Annually)</b>		
	<u><b>Domestic</b></u>	
1.	Seniors housing projects	\$ 389.45
2.	Single family dwellings & trailers	\$ 593.45
	-In addition, per residential suite in a S/F dwelling	\$ 296.71
3.	Apartments/Duplexes/Multi-family dwellings - per unit	
	-under 1,000 sq. ft.	\$ 389.45
	-over 1,000 sq. ft.	\$ 593.45
4.	Bed & Breakfast service, guest/rooming house	\$ 1,000.54
	-in addition, per rental room for > 2 rooms	\$ 198.53
	- in addition, per residential suite	\$ 297.14
5.	Swimming Pool	\$ 108.47
	<u><b>Commercial</b></u>	
1.	Motels, Hotels, Inns, Lodges	\$ 889.44
	- per room (with or without bath)	\$ 131.34
	- per room (with kitchen)	\$ 175.27
	- for each pool &/or hot tub	\$ 186.57
2.	Strata Hotel	\$ 889.44
	- per room (with or without bath)	\$ 131.34
	- per room (with kitchen)	\$ 175.25
	- per room (with kitchen and laundry)	\$ 218.96
	- laundry facility	\$ 224.42
	- for each pool or hot tub	\$ 186.57
3.	Beauty parlours and barber shops (per chair)	\$ 654.87
4.	Cafe, restaurant, coffee shop or dining room	
	-40 seats maximum (including seasonal/outdoor seating)	\$ 1,210.68
	-over 40 seats	\$ 1,796.88
5.	Food & Beverage preparation facilities < 1000 sq. ft.	\$ 654.87
	-total area = 1,000 - 2,000 sq. ft.	\$ 982.14
	-total area = >2,000 sq. ft.	\$ 1,309.38
6.	Medical/Dental Practice - one practitioner	\$ 654.87
	- per additional practitioner	\$ 327.27
7.	Retail stores, < 1000 sq. ft.	\$ 639.12
	- > 1000 sq. ft.	\$ 1,342.78
8.	Banks, offices < 1,000 sq. ft.	\$ 717.18
	- > 1,000 sq. ft.	\$ 1,656.90
9.	Service stations, garages, car washes, etc.	\$ 960.75
	-in addition - for unmetered vehicle wash facility	\$ 1,790.49
10.	Laundries - for each washing machine	\$ 224.42
	(or minimum annual charge)	\$ 1,122.49
11.	Unmetered industrial/commercial usage	\$ 2,008.56
12.	Beverage rooms, lounges, pubs	\$ 1,829.53
13.	Greenhouse or Nursery (adjusted seasonal rate)	\$ 1,048.18
14.	Water Bottling - unmetered	\$ 2,685.57
15.	Weekly Hydrant Connection - Building Development (unmetered) *plus damage deposit	\$ 46.35

**VILLAGE OF PEMBERTON**  
**Bylaw No. 945, 2023**  
**Schedule "A"**

	<b><u>Institutions</u></b>	
	1. Schools, per classroom	\$ 642.49
	2. Churches (flat rate)	\$ 639.12
	3. Hospitals, Emergency Services Stations	\$ 1,348.80
	-hospitals, in addition per bed	\$ 108.84
	<b>Metered Rates (Billed Quarterly)</b>	
	1. Inside Municipal Boundaries - Statutory Declaration Program	
	a) Residences with Suite	
	Fixed Quarterly Meter Charge	\$ 27.93
	Plus Volumetric Rate - first 65 m3 (per m3)	\$ 1.40
	Plus Volumetric Rate - after 65 m3 (per m3)	\$ 3.15
	b) Industrial/Commercial Users	
	Fixed Quarterly Meter Charge	\$ 300.00
	Volumetric Rate	\$ 1.39
	c) Industrial/Commercial Users	
	Flat Rate (for Units with non-functioning or no meters)	\$ 402.05
	d) *Bulk Water Rate	
	Connection Fee	\$ 25.00
	plus rate per (m3)	\$ 4.56
	2. Outside Municipal Boundaries	
	a) Residential/Commercial/Industrial	
	Fixed Quarterly Meter Charge	\$ 35.90
	Plus Volumetric Rate - first 65 m3 (per m3)	\$ 1.44
	Plus Volumetric Rate - after 65 m3 (per m3)	\$ 3.80
	b) Residential/Commercial/Industrial	
	Flat Rate (for Units with non-functioning or no meters)	\$ 1,002.18
	3. PNWS Bulk Water Supply Service Agreement	
	**This rate has been negotiated and is included in a separate agreement	
	*Large bulk water purchases and sewer disposals require individual negotiated agreements where the annual quantity of water purchased by a single bulk customer exceeds 50,000 m3, and the Village has executed a Water Supply Service Agreement with the bulk water supply customer.	

**VILLAGE OF PEMBERTON**

**BYLAW No. 946, 2023**

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A bylaw authorizes the levying of rates and charges for the use of the Sanitary Sewer System.

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**WHEREAS** it is deemed necessary to amend the rates and charges and billing system for the use of the Sanitary Sewer System to meet increased operational costs of the system;

**NOW THEREFORE** the Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

1. The rates, rents and charges payable commencing January 1<sup>st</sup>, 2023 by all persons whose premises are connected with the Village Sewer System, shall be those set out in Schedule “A” which is attached hereto and forms part of this bylaw.
2. Utility billing is done on an annual basis and is due with property taxes on the property tax due date.
3. A 10% penalty will be added to such rates, rents and charges remaining unpaid after the property tax due date.
4. This bylaw may be cited for all purposes as the “Village of Pemberton Sanitary Sewer System Rates, Rents and Charges Bylaw No. 946, 2023.”
5. This bylaw hereby repeals the following Sewer Rates, Charges and Billing System Bylaws: 524, 2004; 553, 2005; 568, 2006; 573, 2006; 593, 2007; 607, 2008; 628, 2009; 644, 2010; 665, 2011; 703, 2012; 732, 2013; 769, 2014; 787, 2015; 806, 2016; 820, 2017; 826, 2018; 861, 2019; 882, 2020; 889, 2021; and 928, 2022.

**READ A FIRST TIME** this 9<sup>th</sup> day of May, 2023.

**READ A SECOND TIME** this 9<sup>th</sup> day of May, 2023.

**READ A THIRD TIME** this 9<sup>th</sup> day of May, 2023

**ADOPTED** this \_\_\_\_ day of May, 2023.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer



**Village of Pemberton  
Bylaw No. 946, 2023  
Schedule "A"**

<b>2023 Annual Sewer Rates</b>		
<b>Flat Rates (Billed Annually)</b>	<b>2022</b>	<b>2023</b>
<b><u>Domestic</u></b>		
1. Seniors housing projects	\$ 386.84	\$ 394.95
2. Single family dwellings & trailers	\$ 593.00	\$ 605.42
-In addition, per residential suite in a S/F dwelling	\$ 296.34	\$ 302.55
3. Apartments/Duplexes/Multi-family dwellings - per unit & trailers		\$ -
- under 1,000 sq.ft.	\$ 388.69	\$ 396.84
- over 1,000 sq.ft.	\$ 593.00	\$ 605.42
4. Bed & Breakfast service, guest/rooming house	\$ 847.66	\$ 865.42
-in addition, per rental room for > 2 rooms	\$ 136.91	\$ 139.78
- in addition, per residential suite	\$ 296.34	\$ 302.55
5. Swimming Pool	\$ -	\$ -
		\$ -
<b><u>Commercial</u></b>		
		\$ -
1. Motels, Hotels, Inns, Lodges	\$ 85.41	\$ 87.20
- per room (with or without bath)	\$ 118.36	\$ 120.84
- per room (with kitchen)	\$ 136.91	\$ 139.78
- for each pool &/or hot tub	\$ -	\$ -
2. Strata Hotel	\$ 852.84	\$ 870.71
- per room (with or without bath)	\$ 118.36	\$ 120.84
- per room (with kitchen)	\$ 136.91	\$ 139.78
- per room (with kitchen and laundry)	\$ 296.34	\$ 302.55
- laundry facility	\$ 338.63	\$ 345.73
- for each pool or hot tub	\$ -	\$ -
3. Beauty parlours and barber shops (per chair)	\$ 723.83	\$ 739.00
4. Cafe, restaurant, coffee shop or dining room	\$ -	\$ -
-40 seats maximum (including seasonal/outdoor seating)	\$ 1,796.65	\$ 1,834.28
-over 40 seats	\$ 2,667.13	\$ 2,723.01
5. Food & Beverage preparation facilities < 1000 sq. ft.	\$ 723.83	\$ 739.00
-total area = 1,000 - 2,000 sq. ft.	\$ 1,085.30	\$ 1,108.04
-total area = > 2,000 sq. ft.	\$ 1,447.34	\$ 1,477.66
6. Medical/Dental Practice - one practitioner	\$ 1,165.07	\$ 1,189.48
- per additional practitioner	\$ 582.34	\$ 594.54
7. Retail stores, < 1000 sq. ft.	\$ 723.83	\$ 739.00
- > 1000 sq. ft.	\$ 1,808.50	\$ 1,846.39
8. Banks, offices < 1,000 sq. ft.	\$ 812.07	\$ 829.08
- > 1,000 sq. ft.	\$ 2,459.01	\$ 2,510.53
9. Service stations, garages, card locks, etc.	\$ 1,630.82	\$ 1,664.98
-in addition - for unmetered vehicle wash facility	\$ -	\$ -
10. Laundries - for each washing machine	\$ 338.63	\$ 345.73
(or minimum annual charge)	\$ 1,694.42	\$ 1,729.91
11. Unmetered industrial/commercial usage	\$ 1,186.00	\$ 1,210.85
12. Beverage rooms, lounges, pubs	\$ 2,715.52	\$ 2,772.40
13. Greenhouse or Nursery (adjusted seasonal rate)	\$ 723.83	\$ 739.00
14. Water Bottling - unmetered	\$ 723.83	\$ 739.00
		\$ -
<b><u>Institutions</u></b>		
		\$ -
1. Schools, per classroom	\$ 953.85	\$ 973.83
2. Churches (flat rate)	\$ 723.83	\$ 739.00
3. Hospitals, Emergency Services Stations	\$ 2,001.71	\$ 2,043.64
-hospitals, in addition per bed	\$ 161.56	\$ 164.95

**Village of Pemberton  
Bylaw No. 946, 2023  
Schedule "A"**

<b>Metered Rates (Billed Quarterly)</b>			\$ -
			\$ -
	a) Residences w ith Suite		\$ -
	Fixed Quarterly Meter Charge	\$ 33.68	\$ 34.39
	Plus Volumetric Rate (m3)	\$ 1.23	\$ 1.25
			\$ -
	b) Industrial/Commercial Users		\$ -
	Fixed Rate (under 300m3)	\$ 252.91	\$ 258.20
	Volumetric Rate (m3 after 300m3)	\$ 1.29	\$ 1.32
			\$ -
	c) Industrial/Commercial Users		\$ -
	Flat Rate (for Units w ith non-functioning or no meters)	\$ 323.66	\$ 330.44
		\$ -	\$ -
	d) *Bulk Water Rate (m3)	\$ 5.22	\$ 5.33
			\$ -
			\$ -
	a) Residential/Commercial/Industrial		\$ -
	Fixed Rate (under 300m3)	\$ 299.71	\$ 305.99
	Volumetric Rate (m3 after 300m3)	\$ 1.65	\$ 1.69
			\$ -
	b) Residential/Commercial/Industrial		\$ -
	Flat Rate (for Units w ith non-functioning or no meters)	\$ 282.24	\$ 288.15
*Large bulk sewer disposals require individual negotiated agreements.			