



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

BYLAW NO. F1171

**A BYLAW TO ESTABLISH RATES AND REGULATIONS
FOR UTILITIES WITHIN THE LONG BEACH AIRPORT**

WHEREAS the Board of the Regional District of Alberni-Clayoquot, established a local service for the purpose of acquiring and operating the Long Beach Airport;

AND WHEREAS the Board of the Regional District of Alberni-Clayoquot, operates and maintains water and wastewater systems at the Long Beach Airport as part of the Long Beach Airport Service, which utility systems provide essential services to the terminal building and other premises in the vicinity of the Long Beach Airport;

AND WHEREAS it is deemed necessary and expedient that provisions be made for the regulation and management of the water and wastewater systems and for terms and conditions upon which utility services shall be provided and to establish rates and charges for such services within the Long Beach Airport;

NOW THEREFORE the Board of the Regional District of Alberni-Clayoquot in open meeting assembled enact as follows:

PART 1 - INTERPRETATION

Definitions

1. In this bylaw, unless the context otherwise requires:

“applicant” means a person who applies for a connection, disconnection, utility system extension or other permission contemplated by the bylaw;

“approved backflow preventer” means an apparatus that is approved by the Regional District for installation in a water system so as to prevent backflow of contaminants into the water system, and includes approved backflow prevention assemblies and approved backflow prevention devices;

“approved backflow prevention assembly” means an approved backflow preventer that is designed to be tested and repaired while in service and that meets the design and installation criteria requirements of CSA Standard B64 as amended from time to time;

“approved backflow prevention device” means a non-testable approved backflow preventer that meets the design and installation criteria of CSA Standard B64 as amended from time to time;

“backflow” means the flow of water or other substances in the opposite direction to normal flow;

“commercial use” means that a property or consumer unit is used for any undertaking intended for profit including but not limited to selling goods and services, commercial office functions, entertainment, recreational or tourism services, or short-term vacation rentals;

“consumer” means a person to whom utilities are supplied under this bylaw;

“consumer unit” means an independent residential dwelling unit including, but not so as to restrict the generality of the foregoing, a detached dwelling house, a basement or other independent dwelling unit contained in a detached dwelling house, each dwelling unit of a duplex or other multiplex, each dwelling unit of an apartment building, and each unit or serviced pad capable of supporting a mobile or manufactured home; an independent commercial unit including, but not so as to restrict the generality of the foregoing, a detached commercial building, each independent commercial unit of a duplex or other commercial multiplex, and each commercial unit of an office building proved that each such commercial unit has utilities supplied to it from the water and wastewater systems for the exclusive use of the occupants of such commercial unit and their customers; or any other structure requiring utilities;

“disconnection” means the removal of a service connection;

“engineering specifications” means the design and construction specifications approved by the manager and required to be met for any part of the utility system including connections to the water and wastewater systems;

“manager” means the person appointed by the Regional District to manage the utility system or that person’s designate;

“owner” means the person or persons registered under the *Land Title Act* as the owner of the parcel or any other person who is in lawful possession of the parcel or who is in lawful possession or occupancy of any dwelling or other building situated on the parcel;

“parcel” means any lot, block or other area, created under the *Land Title Act*, the *Strata Property Act* or the *Land Act*, in which land is held or into which it is subdivided but does not include a highway, and includes any area that has been leased to the owner under agreement with the Regional District;

“premises” includes land, buildings or structures, or any part thereof;

“Regional District” means the Alberni-Clayoquot Regional District;

“service” means the provision of water, wastewater, or other utility functions by the Regional District to a premises through a service connection, including the ongoing supply, collection, or related activities authorized under this bylaw;

“service area” means the area of land included within the Long Beach Airport Service Area;

“service connection” means the system of pipes, valves, connectors and other appurtenances used for connecting a premise to the water or wastewater system and is typically at or near a property boundary and which for the purpose of this bylaw functions as the limit of the utility system and beyond which is deemed to be part of the private utility system;

“shut off” means to turn off the supply of water to the property by closing the connection valve, or by some other means approved by the Regional District;

“water main” means a water distribution pipeline that forms part of the water system and is located within a highway, statutory right of way, public easement or other public area, or on land owned or controlled by the Regional District within the service area;

“utility system” means services provided by the Regional District under this bylaw, including water and wastewater systems, and may include other utility services such as stormwater, energy, or other infrastructure services as authorized by the Board through amendment to this bylaw.

“wastewater system” means the system of gravity and pressure wastewater mains, wastewater service lines, lift stations and related equipment and appurtenances which collects wastewater from premises and conveys wastewater to a point of connection and delivery to the wastewater system; but does not include private wastewater systems, private service lines, or other private drainage systems.

“water system” means all components in the system which transmits and distributes water to premises, provides for water for fire protection and supplies water for dispensing through bulk water fill stations and which consists of reservoirs, pumping equipment, buildings, water mains, water service lines, valves, control systems and other equipment and appurtenances but does not include private water systems or private service lines.

PART 2 – PROHIBITIONS

1. An owner or consumer must not:
 - (a) Use, interfere with, change, tamper, connect to or obstruct the utility system or any part of the utility system, unless authorized by the manager;
 - (b) Destroy or damage or in any manner interfere with any fire hydrant, standpipe, valve, shut off valve, meter, approved backflow preventer, meter vault or other fixture or equipment of the utility system;
 - (c) Obstruct at any time or in any manner, the access to any fire hydrant, standpipe, valve, shut off valve, meter, meter vault or other fixture or equipment of the utility system;
 - (d) Connect, cause to be connected, or allow to remain connected to the utility system, or to any private service, any piping, fixture, fitting, container or

- appliance which may cause pressure surges, or any other disturbance which may, in the opinion of the manager, result in annoyance to any other customer, damage to any service, or damage to the utility system;
- (e) Connect additional consumer units to an existing service connection without submitting an application and receiving approval by the manager;
 - (f) Permit the introduction of any contaminant or foreign matter whatsoever into any private utility service that is connected to the utility system;
 - (g) Sell, give or convey water beyond the premises to which the water is supplied under this bylaw, except with the written authorization of the manager.
 - (h) Use water from the water system to generate power or operate machinery.

PART 3 – SYSTEM CONNECTIONS

2. Except as provided elsewhere in this bylaw, the manager may prescribe standards for the connection or attachment of any private water service to the water system, and for the repair or alteration of any private water service including engineering specifications for service connections.
3. The manager may determine into which main of the water system a private water service must be connected.
4. Where the manager deems it necessary, an applicant may be required to provide a certificate from a professional engineer to confirm that adequate quantity and pressure is available for the new service connection.
5. Where the water quantity or pressure are not adequate for the service connection, the applicant will be required to upgrade the water system prior to connecting, and the regulations for water system extensions shall apply.
6. By authorizing a water service connection under this bylaw, the Regional District undertakes no duty of care to ensure that the capacity of that connection is sufficient for the future development potential of a parcel.
7. An owner who applies for a supply of water from the water system must pay the applicable fees for the installation of any necessary water service connection to that owner's premises as outlined in Schedule 'A'.
8. An owner who applies for connection to the wastewater system must pay the applicable fees for the installation of any necessary wastewater service connection to that owner's premises as outlined in Schedule 'B'.

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9. Where the water pressure in a water main exceeds 80 pounds per square inch, an owner whose private water service is supplied by that main, or applies for a water service connection to that main, must:
 - (a) Install as part of that private water service, and at the owner's sole cost, a pressure reducing valve of a type approved by the building inspector; and
 - (b) Carry out that installation in the manner required by the building inspector.
 10. Every owner must ensure that all pipes, taps, and other components forming part of that owner's private water service are installed in accordance with all applicable bylaws and regulations and approved by the manager and that any required approved backflow preventer is installed and maintained in accordance with this bylaw.
 11. Every owner must maintain the private water service on that owner's premises in good order and repair and must protect that private water service from frost and damage at that owner's own expense.
 12. Every owner must ensure that approved backflow prevention assemblies are tested upon installation and at intervals required by the Regional District, and that the test results are provided to the Regional District upon request.
 13. The manager, upon written notice to an owner, occupier or customer of any premises as provided in this section, may direct that the utility service connection to that premises be disconnected and the Regional District shall not be liable for damages by reason of discontinuing service to those premises.

PART 4 - APPLICATIONS FOR SERVICE

14. The manager may prescribe the form of application for:
 - (a) The disconnection of service from the utility system;
 - (b) The attachment to or connection with the utility system;
 - (c) Adding consumer units to an additional service connection;
 - (d) The temporary use of a fire hydrant;
 - (e) The location of a property box or curb-stop so that it is made visible and accessible;
 - (f) The turn-on or turn-off of a water service at the property boundary.
15. All applications must be signed by the applicant and delivered to the manager and must be accompanied by the payment of the applicable fees and charges. Each

application, when duly signed by the potential consumer, shall be an agreement whereby the consumer agrees to abide by the terms and conditions of the bylaw.

PART 5 – METERED ACCOUNTS

16. All connections to the water system shall be metered, except where premises are unmetered and billed at standard rates.
17. The manager shall determine the size and location of any meter required to be installed and shall determine the engineering specifications for the meter installation.
18. Once installed, meters become the property of the Regional District.

PART 6 – ACCESS

19. No person shall obstruct or impede access to the utility system or any part or component of the utility system.
20. The manager, or any other employee or agent of the Regional District with the authorization of the manager, may remove any material or thing that obstructs or impedes access to the utility system and the expense of such removal shall be charged to and paid by the owner responsible for the obstruction or the property owner of the property serviced.
21. The owner of a parcel supplied with water under this bylaw must ensure that the property box and curb-stop for their property remains visible and accessible at all times.

PART 7 – WATER USE RESTRICTIONS

22. The Regional District may impose restrictions on the use or consumption of water and, in the event such restrictions are imposed, every premise that is served by the water system and every consumer shall be subject to the terms, conditions and restrictions.
23. Upon notice of such restriction, no consumer shall use water for the purpose forbidden by, or in excess of the limits imposed by, such restrictions.

PART 8 – USE OF WASTEWATER SYSTEMS

24. An owner shall ensure that wastewater originating from a premises is conveyed to and discharged into the wastewater system or a private wastewater system authorized by the manager.

25. The Regional District shall have the authority to use any test or other means to determine compliance with this bylaw or other federal or provincial environmental regulations, to stop or prevent the discharge of any substances, which are liable to damage or obstruct flow in the wastewater system.
26. No person shall place, deposit, or permit to be placed or deposited in any manner upon public or private property within the Regional District, any human or animal excrement except into the wastewater system.
27. Excepted as permitted by this bylaw or authorized by the manager, no person shall construct or maintain any privy or pit toilet, cesspool, or other facility intended or used for the collection or disposal of wastewater.
28. No person shall connect, cause to be connected, or allow to remain connected to the wastewater system any piping, fixture, fittings, container or appliance, in a manner which under any circumstances, may allow rainwater, surface water, or any other liquid, chemical, or other substance in the sole opinion of the manager is detrimental to the wastewater system, to enter the wastewater system.
29. A person who contravenes any of the provisions in this section shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay to the Regional District all costs of cleaning up and removing contamination resulting from the discharging of any materials identified in this section into the wastewater system and for any other amount for which the Regional District may be held legally liable because of such contamination.

PART 9 – FEES AND CHARGES

30. Premises with service connections shall be subject to payment of such fees and charges as may be prescribed by Schedules “A” and “B”, attached to and forming part of this bylaw.
31. Where applicable, the fees charged for utility services shall be prorated to the beginning of the month following the commencement or termination of service.
32. Fees charged for utility services shall be billed quarterly and shall be due and payable on the due date stated on the invoice, no less than thirty (30) days after the issuance of the bills.
33. Where a service connection has been disconnected, the service connection shall not be reconnected until all outstanding fees and charges and the required reconnection and water turn on fees have been paid.

34. When any rates or charges for utility services are overdue for a period of six (6) months, such services may be turned off from the premises and shall not be turned on again until payment has been received for the following:
- (a) The rates and charges overdue;
 - (b) The rate as set out in Schedule “A” to cover the cost of turning the water on;
 - (c) Any additional cost incurred in order to prevent the improper use of water after the source has been turned off.
35. The manager may assess an interest rate of 2% on outstanding rates and charges, from the prior period, which are overdue.

PART 10 – GENERAL

Right of Entry

36. Regional District staff may, at all reasonable times, enter upon any premise subject to this bylaw to ascertain whether the provisions of this bylaw are being contravened.

No Obligation Assumed by Regional District

37. Nothing in this bylaw shall be interpreted as imposing a duty or obligation on the Regional District to provide continuous utility service to any consumer or premise and it is a condition of service that the Regional District is not liable for any injury, damage, or economic loss to any party:
- (a) Arising or occurring from the use of the utility system;
 - (b) Resulting from the failure to supply water of a specific quantity or quality to a consumer;
 - (c) Resulting from the failure of the wastewater system to receive sewage from a premise;
 - (d) Resulting from any impurity, lack of pressure, increased or fluctuating pressure, or any other condition affecting the supply of water from the water system.

Penalties

38. The Regional District may, on written notice, disconnect or turn off the supply of water to any consumer (a) because of unpaid fees or taxes in relation to the service, or (b) because of non-compliance with the rules established by bylaw or contract respecting the use of the service.
39. Any consumer who violates a provision of this bylaw or permits any act or thing to be done in contravention of this bylaw shall be deemed to have committed an offence under this bylaw and shall be liable on summary conviction to penalty in accordance with the *Offence Act*.

Severability

40. If any part of this bylaw is held to be invalid by a court of competent jurisdiction, that part of the bylaw may be severed from the remainder of the bylaw without affecting the validity or enforceability of the remainder.

Repeal

41. The following bylaws are hereby repealed, effective January 1, 2026:

Bylaw No. F1106 , Long Beach Airport Water System Rates and Regulations Bylaw, 2014 and Bylaw No. F1106-1 cited as “Long Beach Airport Water System Rates and Regulations Amendment, 2022”.

Citation

42. This Bylaw may be cited as the “Long Beach Airport Utility System Rates and Regulations Bylaw F1171, 2025”.

43. Effective Date

44. This Bylaw comes into effect on January 1, 2026.

Read a first time this 8th day of October 2025.

Read a second time this 8th day of October 2025.

Read a third time this 8th day of October 2025.

ADOPTED this 8th day of October 2025.

by an affirmative vote of at least two-thirds the votes cast.

Certified true and correct copy of
**“Long Beach Airport
Utility System
Rates and Regulations Bylaw
No. F1171, 2025”**

The Corporate seal of the Regional
District of Alberni-Clayoquot was hereto
affixed in the presence of:

John Jack

John Jack,
Chairperson

Cynthia Dick

Cynthia Dick,
General Manager of Administrative Services

WATER RATES

SCHEDULE "A"

1. WATER RATES

- (a) All Consumer Units are subject to the following basic charge per month:

Classification	Rate per Month
Metered	\$100.00
Unmetered	\$100.00
Serviced Pad (as defined under consumer unit)	\$50.00

- (b) An additional charge of \$2.40 per cubic meter (m³) shall be calculated on consumption that exceeds 125 cubic meters (m³) per quarter.
- (c) If a meter fails to register or to properly indicate the flow of water, consumption will be estimated and billed based on the average previous consumption. This estimate will take into account seasonal variations and other factors, such as ownership changes, that may affect the consumption of water.
- (d) The Alberni-Clayoquot Regional District reads the meters once every quarter. If access is not provided to the meter during the regular quarterly readings, return visits to read the meter are \$25.00 per call.

2. GENERAL CHARGES

A charge under this bylaw shall be paid by the owner of a serviced property for:

- (a) Application for new water service or extension \$200.00
- (b) Water turn-on - \$50.00 each
- (c) Service locate fee – at cost (minimum of \$50.00)
- (d) Emergency water turn-off – at cost (minimum of \$100.00)
- (e) Services related to the identification and repair of a water leak on the property side of a water line – at cost (minimum \$50.00)
- (f) Reconnection of any water service disconnected pursuant to this Bylaw – at cost (minimum \$50.00)

- (g) Water connection & meter - \$4,200.00 per connection or cost of construction as determined by the Regional District, whichever is larger. If a connection requires a line extension, the cost of this construction is to be paid by the applicant. Cost of connection is to be paid by the applicant once the application for service is reviewed and approved and an invoice is issued.

3. HOURLY RATE

The hourly rate for services completed and billed out at cost shall be:

- (a) \$75.00/hr.

WASTEWATER RATES

SCHEDULE "B"

4. WASTEWATER RATES

- (a) All Consumer Units are subject to the following basic charge per month:

Classification	Rate per Month
Metered	\$25.00
Unmetered	\$25.00
Serviced Pad (as defined under consumer unit)	\$25.00

5. GENERAL CHARGES

A charge under this bylaw shall be paid by the owner of a serviced property for:

- (a) Application for new wastewater service \$200.00
- (b) Service locate fee – at cost (minimum of \$50.00)
- (c) Reconnection of any wastewater service disconnected pursuant to this Bylaw – at cost (minimum \$50.00)
- (d) New Connection - \$3,800.00 per connection or cost of construction as determined by the Regional District, whichever is larger. If a connection requires a line extension the cost of this construction is to be paid by the applicant. Cost of connection is to be paid by the applicant once the application for service is reviewed and approved and an invoice is issued.

6. HOURLY RATE

The hourly rate for services completed and billed out at cost shall be:

- (a) \$75.00/hr.