

New Residential Builds Water Billing and Metering Process

Waterworks Bylaw (R84-026): Stipulates that property owners are liable to pay current water rates once their property is supplied with water from a City watermain.

The rationale for the application of user fees during construction is supported by the fairness/equity principle that growth should pay for the utilities utilized and not be subsidized by existing ratepayers.

Construction Water Fee

Approved by Council and effective January 1, 2013, is related to cost recovery of City-provided unmetered water used for construction prior to meter installation. The fee recognizes that unmetered water is available and used for construction purposes for some length of time until a water meter is installed. Several Ontario municipalities charge a similar fee.

The fees vary according to type of construction (single residential, multi-residential and ICI) and are paid at the time building permits are issued. The 2018 residential construction water fee is as follows:

Single Residential (per lot or townhouse)	\$91.40
---	----------------

Commencement of Monthly Water Billings

Since 2009, the City has established a consistent practice as to when water and wastewater/storm fees commence for new residential homes. Billings are commenced when the insulation inspection occurs, on a flat rate (non-metered) basis unless a water meter has already been installed. The flat/unmetered rate is based on an assumed consumption of 1m³/day which at 2018 rates equates to a daily cost of \$3.10 (water + wastewater/storm). Where the water meter is installed, the current daily fixed charges for a metered residence is \$0.70 (water+wastewater/storm) plus metered consumption tiered rates for Block One of \$0.75/m³ for water and \$0.81/m³ for wastewater/storm and at Block Two of \$1.49m³ for water and \$1.61/m³ for wastewater/storm.

Advisement of above has been provided by including a "Notification Regarding Initial Water/Wastewater Billings and New Water Meter Installation" as part of the new home building permit package (attached).

Mandatory Water Meter Installation

Water meters must be installed at time of occupancy inspection but it is up to each builder to decide when to install a water meter prior to occupancy, bearing in mind the user fees described above once a home reaches the insulation inspection stage. Approximately two thirds of new homes have water meters installed prior to the insulation inspection thereby avoiding flat/unmetered water billings.



Hamilton

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email: building@hamilton.ca

For Inspections Please Call:
905-546-3950

BUILDING PERMIT

PERMIT NO. 17 114169 00 R9
174 FIRST RD W , STONEY CREEK
CON 7 PT LOT 26 SLT SC
Part 9 - Residential - Single Family Dwelling
Roll Number: 2518003650348000000 Ward 09

This Permit is issued to:

(APPLICANT)

174 FIRST RD W
STONEY CREEK , L8J 1K5

(OWNER)

174 FIRST RD W
STONEY CREEK , L8J 1K5

(CONTRACTOR)

174 FIRST RD W
STONEY CREEK , L8J 1K5

Description of Work:

To construct a 2-storey, 251.4 m² single family dwelling.

Model: Custom

To install a 20 mm Water Meter.

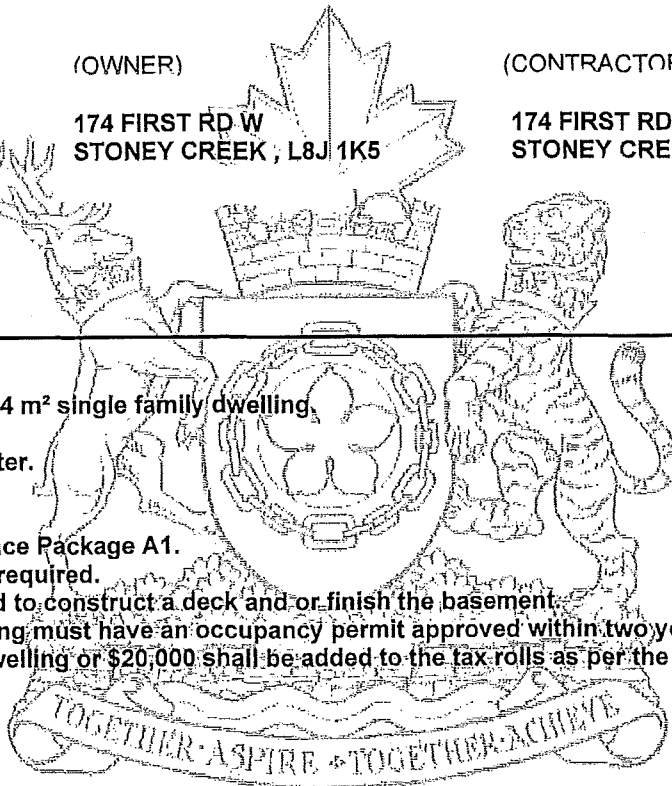
Notes and Conditions:

SB-12 Prescriptive Compliance Package A1.

A final grading certificate is required.

A separate permit is required to construct a deck and/or finish the basement.

The new single family dwelling must have an occupancy permit approved within two years of the date of the demolition of the existing dwelling or \$20,000 shall be added to the tax rolls as per the conditions registered on title.



Zoning Data: Front Yard 6m Rear Yard 7.5 m Side Yard 1.2/1.0 m Zoning R2

REVIEWED BY:

Shawn Howarth

Zoning

Shawn Howarth

Building

NOTICE

PLANS AND DOCUMENTS

The Plans and documents, on the basis of which this Permit was issued, shall be kept on site.

REVOCATION

This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION

All construction proposed and authorized, hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Hamilton and any other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED BY:

Shawn Howarth

FOR CHIEF BUILDING OFFICIAL

DATE ISSUED:

July 14, 2017

CONSTRUCTION VALUE:

\$460,043.00



Hamilton

Planning and Economic Development Department
Building Division
71 Main Street West - 3rd Floor
Hamilton, Ontario L8P 4Y5
905-546-2720
Email: building@hamilton.ca

For Inspections Please Call:
905-546-3950

BUILDING PERMIT

This placard must be kept posted in a conspicuous place on the site of construction.

17 1 14169 00 R9



Location: 174 FIRST RD W , STONEY CREEK

Permit Category: Part 9 - Residential - Single Family Dwelling

Date Issued: July 14, 2017

Ed VanderWindt
Chief Building Official
City of Hamilton
Building Division

For additional information please visit our building permit search website at <http://buildingpermits.hamilton.ca>

INVOICE

THE CITY OF HAMILTON

71 Main Street West
Hamilton, Ontario

INVOICE TO:

174 FIRST RD W
STONEY CREEK
L8J 1K5

INVOICE NO.: 396925

INVOICE DATE: 2017-06-15

PERMIT #: 17 114169 000 00 R9



000000396925

PROJECT LOCATION: 174 FIRST RD W

PROJECT DESCRIPTION:

To construct a 2-storey, 251.4 m² single family dwelling.

Model: Custom

To install a 20 mm Water Meter.

FEE DESCRIPTION	AMOUNT
Water Meter Fee	\$ 404.60
Construction Water Fee	\$ 87.20
Building Permit	\$ 3,901.00
TOTAL:	\$ 4,392.80
PAYMENT RECEIVED:	\$ 4,392.80
BALANCE:	\$ 0.00



Hamilton

Planning and Economic Development Department
Building Division
71 Main Street West, 3rd Floor
Hamilton, Ontario, L8P 4Y5
Phone: 905-546-3950 Fax: 905-546-3934
Email: building@hamilton.ca

APPLICATION FOR OCCUPANCY PERMIT

NO PERSON SHALL OCCUPY A BUILDING UNLESS AN OCCUPANCY PERMIT HAS BEEN ISSUED
Ontario Building Code - Division C - Sentence 1.3.3.4 (1)

ADDRESS: _____ PERMIT NO: _____
Municipal No. Street Name Lot No. Municipality

- 1) SUBMIT THIS FORM VIA FAX: 905-546-3934 OR EMAIL: building@hamilton.ca
- 2) YOU WILL BE CONTACTED WITHIN 1 BUSINESS DAY TO ARRANGE FOR AN OCCUPANCY INSPECTION
- 3) ALL OBC REQUIREMENTS NEED TO BE COMPLETED AND CHECKED [☒] PRIOR TO SUBMITTING THIS FORM

OBC REQUIREMENTS	
COMPLETED	COMPLETED
* Water Meter _____ Serial # _____ <input type="checkbox"/>	* Sanitary Sewer Dye Test Certificate n/a <input type="checkbox"/> <input type="checkbox"/> Note: Certificate to be attached (if applicable)
Building Structure <input type="checkbox"/>	* Final As-Built Survey <input type="checkbox"/>
Insulation i.e. attic, floor levels, basement, garage <input type="checkbox"/>	Interior Finishes i.e. walls protected by gypsum board, plywood, particleboard, OSB, waferboard or hardboard <input type="checkbox"/>
Electrical Supply and Lighting <input type="checkbox"/>	Heating System <input type="checkbox"/>
Smoke Alarms /Carbon Monoxide Detector All Floor Levels - Interconnected <input type="checkbox"/>	Ventilation System <input type="checkbox"/> i.e. principal/supplemental exhaust fans, kitchen exhaust
Garage Gas Proofing i.e. self closing device, gas and exhaust fume barrier <input type="checkbox"/>	Guards and Handrails (Interior/Exterior) <input type="checkbox"/> i.e. stairs, landings, porch, deck
Plumbing Components and Systems i.e. water system, building drain and building sewer system, drainage system and venting system <input type="checkbox"/>	Assemblies n/a <input type="checkbox"/> <input type="checkbox"/> i.e. fire separation/ fire resistance ratings
i.e. fixtures, hot water tank, water temp. valve, backflow preventer and backwater valve <input type="checkbox"/>	Septic System n/a <input type="checkbox"/> <input type="checkbox"/>
Grading Grading of Backfill (OBC 9.12.3.2.) - Backfill shall be graded to prevent drainage towards the foundation <input type="checkbox"/>	Exits, floor access and egress systems <input type="checkbox"/>
	Building Envelope <input type="checkbox"/> i.e. exterior cladding, roofing, windows and doors

* Occupancy Inspection will not be performed without Water Meter Serial #, Sanitary Sewer Dye Test Certificate and Final Survey

Where the occupancy inspection request is premature and an additional inspection is required,
an additional fee will apply as authorized by By-Law 08-161 as amended

COMPLETED OCCUPANCY PERMIT WILL BE FORWARDED VIA: ☐ MAIL ☐ FAX ☐ EMAIL (SELECT ONE METHOD)

Owner/Builder:

Applicant - Print _____ Signature _____ Date _____
Address _____ Street Name _____ City _____ Postal Code _____
Phone No. _____ Fax No. _____ Email _____



Hamilton

**Important Notice
Regarding Initial
Water/Wastewater
Billings & New Water
Meter Installation**

The City of Hamilton's Waterworks By-law, R84-026, as amended, states that all property owners are liable to pay current water rates once the property is supplied with water from a City watermain. **Billings are commenced when the insulation inspection occurs, on a flat rate (non-metered) basis unless a water meter has already been installed. To avoid flat rate billings request your water meter installation before you request an insulation inspection.**

Property owners, builders and constructors must email the property address along with the water meter permit # to meteroperations@hamilton.ca at least 6 City working/business days before contacting the City's water meter installation contractor at (800) 667 4387 for new water meter installations.

Property owners, builders and constructors who have connected to the City's water supply are required to have a water meter installed and a remote reading device for their water service. Where new construction is under way, the builder or constructor is responsible to have the meter installed during the time period before the final occupancy inspection, as carried out by the City's Building Department. In the case of new construction, failure to have the meter installed prior to the occupancy inspection may result in the issuance of an Order to Comply by the Building Department.

Additionally, if the City's installation contractor is unable to install the meter when scheduled because of unfavourable site conditions the property owner may be charged for a service call as per the Water Wastewater/Storm Fees and Charges By-law.

Property owners, builders and constructors are reminded that water meters are owned, installed and maintained by the City. It is a contravention of the Waterworks By-law, for anyone other than an authorized representative of the City to remove, repair, alter or replace water meters in the City of Hamilton. Anyone found to be contravening the City's Waterworks By-law in this regard may be subject to a maximum fine of \$5,000 per offence. The Waterworks By-law requires that all property owners, builders and constructors must protect all plumbing, including the water meter, from freezing.

