

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY WATERWORKS REGULATION BYLAW NO. 6074**

**CONSOLIDATED FOR CONVENIENCE ONLY**

**EXPLANATORY NOTE**

Bylaw No. 6074 repeals and replaces Langley Waterworks Regulation Bylaw 2008 No. 4697, and all amendments thereto.

**Amending Bylaw No. 6102 – adopted March 10, 2025**

Bylaw No. 6102 amends the Langley Waterworks Regulation Bylaw No. 6074 to facilitate the adoption of Utility Rate Bylaw No. 6107.

**Amending Bylaw No. 6180 – adopted January 26, 2026**

Bylaw No. 6180 amends the Langley Waterworks Regulation Bylaw No. 6074 to remove grace periods for new development as a result of all connections now being metered.

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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY WATERWORKS REGULATION BYLAW NO. 6074**

A Bylaw to regulate the waterworks system, water supply, and rates.

The Municipal Council of the Township of Langley, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Langley Waterworks Regulation Bylaw No. 6074”.

**TABLE OF CONTENTS**

EXPLANATORY NOTE.....	1
TABLE OF CONTENTS.....	3
PART 1 – INTERPRETATION.....	5
PART 2 – MUNICIPAL WATER SYSTEM.....	9
2.1 Working On The Municipal Water System.....	9
2.2 Pressure, Supply, and Quality .....	10
2.3 Interference with the Water System .....	11
2.4 Ownership of Service.....	11
2.5 Ownership of Private Services .....	11
PART 3 – CONNECTION AND DISCONNECTION OF SERVICE .....	11
3.1 To Establish Service .....	11
3.2 Use of Existing Service .....	13
3.3 Reuse of a Water Service.....	14
3.4 Water Service for Construction Purposes.....	15
3.5 Existing Fire Service or Future Fire Service .....	15
3.6 Location of Service .....	16
PART 4 – BILLING METERS.....	16
4.0 Residential Water Metering Program .....	16
4.1 Services Required to be Metered.....	16
4.2 Location of Meters .....	17
4.3 Sizing of Meters.....	18
4.4 Care and Maintenance of Meters and Meter Chambers .....	19
PART 5 – RESPONSIBILITIES OF THE OWNER .....	20
5.1 Failure to Comply.....	20
5.2 Admission of Municipal Employees.....	20
5.3 Interconnected Services .....	21
5.4 Maintenance of Plumbing and Repair of Leaks .....	21
5.5 Meter Protection from Frost, Freezing, Hot Water and Other Damage.....	21
5.6 Abatement of Noises and Pressure Surges.....	22
5.7 Prevention of Contamination .....	22
5.8 Installation and Maintenance of Backflow Prevention Devices.....	23
PART 6 – ALLOWABLE USAGE OF WATER.....	24
6.1 Water Conveyed Beyond Property.....	24
6.2 Use of Water Requiring Authorization .....	24
6.3 Prohibition Against Wasting Water.....	24
6.4 Prohibition Against Using Water in Non-Recirculating Applications.....	25
6.5 Aesthetic Water Features.....	25
6.6 Commercial Irrigation.....	25

6.7	Sprinkling Restrictions .....	25
PART 7 – HYDRANT AND STANDPIPE.....		25
7.1	Hydrant Site Line Maintenance .....	25
7.2	Conditions of Usage .....	25
7.3	HYDRANT RELOCATION.....	26
7.4	HYDRANT ON PRIVATE PROPERTY .....	26
7.5	STANDPIPE USAGE .....	27
7.6	Hydrant Backflow Protection.....	27
PART 8 – OPERATION AND MAINTENANCE .....		28
8.1	Work Done at Cost.....	28
8.2	Application for Turn On or Shut Off.....	28
8.3	Applications for Disconnection of Service.....	28
PART 9 – BILLING AND COLLECTION.....		30
9.1	Collection of Water Rates, Fees and Charges .....	30
9.2	Work Done at Cost.....	30
9.3	Metering of Water .....	30
9.4	Estimating Consumption .....	31
9.5	Adjustment for Undetected Leaks .....	31
9.6	Adjustment to Fees or Charges Previously Billed.....	32
9.7	Billing For Fees or Charges Not Previously Billed .....	32
9.8	Adjustment for Tampering.....	32
9.9	Metered Water used to Fight Fires.....	33
9.10	Tampering With Meters.....	33
9.11	Inaccurate or Non Registering Meters.....	33
9.12	Testing of Meters.....	33
9.13	Service Fees For Subsequent Site Visits .....	33
9.14	Change in use or Occupancy of Property Served.....	33
PART 10 – GENERAL .....		34
10.1	Failure to Comply .....	34
10.2	Unauthorized Water Meter Bypass Valve Usage .....	34
10.3	Unauthorized Hydrant and Standpipe Usage .....	35
10.4	Unauthorized Service Usage.....	35
10.5	Tampering with a Water Meter .....	35
10.6	Responsibility to Other Agencies .....	35
10.7	Fines and Penalties.....	35
10.8	Liability.....	35
PART 11 – SEVERABILITY .....		35
PART 12 – REPEAL .....		36
LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697.....		37
TERMS AND CONDITIONS:.....		37

## PART 1 – INTERPRETATION

### 1.1 In this Bylaw:

- 1) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine, feminine and non-binary genders;
- 2) headings given to sections are for convenience of reference only and do not form part of this Bylaw;
- 3) unless expressly stated otherwise, a reference to a 'section' is a reference to a section in this Bylaw and a reference to a 'Part' is a reference to a Part in this Bylaw; and
- 4) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated or replaced from time to time.

### 1.2 In this Bylaw, and unless the context otherwise requires, words and terms will have the meaning indicated:

“*Agriculture Use*” shall have the meaning as defined in the *Langley Zoning Bylaw*. The measurement unit for “*Agriculture Use*” is hectares of the total site.

“*Alternative Water Source*” means any water supplied from a source other than the *Municipal Water System*.

“*Approval*” or “*Approved*” means approval in writing from the *Engineer* for the *Municipality* or their authorized representative or designate.

“*Aesthetic Water Feature*” means a fountain, pond, or other water feature that primarily serves an aesthetic purpose but does not include fountains, ponds, or other water features that contain fish.

“*Authorized Backflow Prevention Device Tester*” means a person who is currently registered as a Cross Connection Control Tester with the Certification Committee of the American Waterworks Association, B.C. Section, whose testing device has a current validation certification, and who holds (or whose company of employment holds) a current Township of Langley Business License or such other person as may be approved as an *Authorized Backflow Prevention Device Tester* by the *Engineer* or their designate in their sole discretion.

“*Authorized Backflow Prevention Device*” means a mechanical device that prevents backflow of water and/or undesirable substances into the potable water system, and which is designed to be in-line tested and repaired, and to meet the head loss and flow requirements of the recognized approving authority. The device consists of the backflow prevention unit, two resilient seated shutoff valves, and test cock.

“*Building Code*” means the British Columbia Building Code, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“*Coach House*” shall have the meaning as defined in the *Langley Zoning Bylaw*.

“*Collector*” means the Municipal Collector for the *Municipality* and shall include any authorized representative or designate.

“*Commercial Irrigation*” means the use of Municipally supplied water to irrigate crops grown for

commercial purposes.

“*Commercial Unit*” means one or more rooms occupied or intended to be occupied for commercial use, whether or not such unit is located within a commercial zone under the *Langley Zoning Bylaw*.

“*Community Charter*” means the Community Charter, S.B.C. 2003 c. 26, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“*Council*” means the Council of the *Municipality*.

“*Cross Connection*” means any actual or potential connection or structural arrangement between a potable water system and any other source or system, through which it is possible to introduce into any part of the potable system any used water, fluid, gas, or any substance other than the intended potable water.

“*CSA*” means the “Canadian Standards Association”.

“*Curb Stop*” means a Municipally owned valve located on a *Water Service* at an *Owner's* property line.

“*Disconnection*” or “*Disconnected*” means the removal of a *Water Service* including detachment from the *Municipal Water System*.

“*Distinct Premises*” means each occurrence of a *Commercial Unit*, *Dwelling Unit*, *Industrial Unit*, or *Institutional Unit*.

“*Dwelling Unit*” means one or more habitable rooms occupied or intended to be occupied as residential accommodation and usually containing or providing cooking, eating, living, sleeping and sanitary facilities.

“*Engineer*” means the Director, Engineering and Public Works of the *Municipality* or their authorized representative or designate.

“*Fire Service*” means a *Water Service* or *Private Service* that is intended solely for the purpose of providing a supply of water for fire protection.

“*Fire Service Water Meter*” means an instrument that measures the volumetric flow rate of water and/or totalizes the accumulated flow of water on a *Fire Service*.

“*Flow Control Valve*” means a valve that regulates the flow of water.

“*Groundwater Protection Regulation*” means the Groundwater Protection Regulation, B.C. Reg. 39/2016, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“*GVWD*” means the Greater Vancouver Water District.

“*Highway*” shall have the meaning as defined in the *Community Charter*.

“*Inaccessible Meter*” means a *Water Meter* where access for reading or maintenance, in the opinion of the Engineer in their sole discretion, has become impeded or unsafe.

“*Inappropriate Working Area*” means an area determined by the *Engineer*, in their sole discretion, to be unsafe or inappropriate for the proper use, functioning, or inspection of Municipally owned equipment, including, without limitation, where the location of the equipment creates a situation that could cause harm to persons, *Real Property* or equipment.

“*Industrial Unit*” means one or more rooms occupied or intended to be occupied for industrial use, whether or not such unit is located within an industrial zone under the *Langley Zoning Bylaw*.

“*Institutional Unit*” means one or more rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone under the *Langley Zoning Bylaw*.

“*Inspector*” means the Inspector of the *Municipality* or their authorized representative or designate.

“*Intensive Agriculture Use*” includes greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, and facilities used for intensive livestock operations. Produce stands, temporary uses (less than 6 months) and retail less than 100 m<sup>2</sup> shall not be considered an *Intensive Agriculture Use*. The measurement unit for “*Intensive Agriculture Use*” is hectares of developed area.

“*Langley Bylaw Notice Enforcement Bylaw*” means the “Bylaw Notice Enforcement Bylaw 2008 No. 4703” adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Drinking Water Conservation Bylaw*” means the “Drinking Water Conservation Bylaw 2018 No. 5321” adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Fees And Charges Bylaw*” means the “Fees and Charges Bylaw 2007 No. 4616” adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Mobile Home Bylaw*” means the “Mobile Home Park Regulation and Control Bylaw 1975 No. 1505” adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Sewerworks Regulation Bylaw*” means the “Langley Sewerworks Regulation Bylaw 2018 No. 5367”, adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Subdivision and Development Servicing Bylaw*” means the “Subdivision and Development Servicing Bylaw 2019 No. 5382”, adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Langley Zoning Bylaw*” means the “Township of Langley Zoning Bylaw 1987 No. 2500”, adopted by *Council*, as amended from time to time and any successor legislation thereto.

“*Metered Service*” means a *Water Service* with an attached *Water Meter* or other measuring device for determining the quantity of water used by such *Water Service*.

“*Metering Chamber*” means the enclosure containing a water meter and/or associated fittings intended to hold a water meter.

“*Mobile Home Park*” shall have the meaning as defined in the *Langley Mobile Home Bylaw*.

“*Municipality*” means the Corporation of the Township of Langley.

“*Municipal Facilities*” means facilities, structures and equipment owned or operated by the *Municipality* including, but not limited to, water treatment plants, water reservoirs, water pumping stations, pressure reducing stations, pressure boosting stations, water fill stations, and water well site locations.

“*Municipal Water System*” means a system operated by the *Municipality* for the provision to the public of water for human consumption through pipes or other constructed conveyances, and includes any production, treatment, storage, and distribution facilities under the control of the operator of such system and used in connection with such system.

“*Normal Use*” means the use of water for normal residential, institutional, commercial, or industrial purposes, including residential lawn sprinkling as set out under Section 6.2.

“*Once-Through Cooling*” means water used by cooling, air conditioning, or refrigeration systems in buildings, building systems and equipment, which rely on the temperature of the water for cooling purposes and deliver water to a drain or other discharge facility without having recycled that water.

“*Owner*” shall have the meaning as defined in the *Community Charter*.

“*Premises*” means one or more habitable buildings situated on *Real Property*.

“*Private Service*” means privately owned pipe and fittings intended to distribute water within a privately owned *Real Property*.

“*Real Property*” means land, with or without improvements so affixed to the land as to make them in fact and in law a part of it.

“*Sanitary Sewer System*” shall have the meaning as defined in the *Langley Sewerworks Regulation Bylaw*.

“*Secondary Suite*” means a *Dwelling Unit* within a *Premises* that is separate from the principal *Dwelling Unit* in the *Premises*, and in accordance with the *Langley Zoning Bylaw*.

“*Shut Off*” means the process where the delivery of water from the *Municipal Water System* is terminated. *Shut Off* is normally executed by closing the *Curb Stop* to cut off the supply of municipal water to the *Real Property*.

“*Special Reading*” means a *Water Meter* reading which occurs other than on the scheduled reading date, usually at the request of an *Owner*.

“*Strata Property Act*” means the *Strata Property Act*, S.B.C. 1998, c. 43, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“*Taxation (Rural Area) Act*” means the *Taxation (Rural Area) Act*, R.S.B.C. 1996, c. 448, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“*Turn On*” or “*Turned On*” means the process where the delivery of water from the *Municipal Water System* is activated. A *Turn On* is normally executed by opening the *Curb Stop* to permit the supply of municipal water to the *Real Property*.

“*UL*” or “*ULC*” mean Underwriters' Laboratories and Underwriters' Laboratories of Canada, respectively.

“*USC-FCCHR*” means the University of Southern California Foundation for Cross Connection Control and Hydraulic Research, which is an agency that tests and approves *Backflow Prevention Devices* to prescribed standards.

“*Utility Rate Bylaw*” means the Utility Rate Bylaw No. 6107 adopted by Council, as amended from time to time and any successor legislation thereto.

“*Water Meter*” means an instrument that measures the volumetric flow rate of water and/or totalizes the accumulated flow of water.

“*Water Service*” means the Municipally owned pipe and fittings on a *Highway*, Municipally owned *Real Property* or servicing right of way, intended to carry water from the *Municipal Water System* to the furthest downstream Municipally installed fitting (excluding *Water Meters* owned by the *Municipality* and located on privately owned *Real Property*) to which a *Private Service* is to be connected, with Municipal ownership extending to the downstream face of the Municipal fitting.

“*Water Sustainability Act*” means the *Water Sustainability Act*, S.B.C. 2014, c. 15, as amended from time to time and any successor legislation thereto and all regulations thereunder.

## **PART 2 – MUNICIPAL WATER SYSTEM**

### **2.1 Working On The Municipal Water System**

- 1) No person other than an employee of the *Municipality* or other persons as authorized by the *Engineer* is permitted to:
  - a) Enter upon *Real Property* owned by the *Municipality* and used to house *Municipal Facilities*, structures and equipment as required for the operation and maintenance of the *Municipal Water System*;
  - b) Maliciously, willfully or negligently break, damage, destroy, uncover, deface, mar, tamper, climb upon, or interfere with any part of the *Municipal Water System*, or *Municipal Facilities*, or any permanent or temporary device installed in any part of the *Municipal Water System*;
  - c) Obstruct at any time or in any manner access to any part of the *Municipal Water System*, or *Municipal Facilities*, and must promptly remove any such obstruction upon the written or verbal order of the *Engineer*;
  - d) Connect to or operate any pipe, valve, *Water Meter*, hydrant or other part of the *Municipal Water System*, and must promptly remove any such connection upon the written or verbal order of the *Engineer*;
  - e) Construct and connect any *Private Service* to the *Municipal Water System*, and must promptly remove any such connection upon the written or verbal order of the *Engineer*;
  - f) Install or operate or maintain *Private Service* piping on or under or within a municipal *Highway*, and must promptly remove any such *Private Service* upon the written or verbal order of the *Engineer*;

- g) Undertake *Turn Ons* or *Shut Offs*, works on, additions to, deletions from, or alterations to, any portion of the *Municipal Water System*, including any *Water Service* to privately owned *Real Property*, within a municipal *Highway*, municipal right of way, or other municipal jurisdiction; or
  - h) Undertake works of any type, sort, or manner, on or involving the *Municipal Water System*, or *Municipal Facilities*.
- 2) Where authorization or *Approval* to take prescribed actions is identified as being given only to a specified individual or individuals, all other persons are prohibited from taking the prescribed action, and any other person who takes such action commits an offense.
  - 3) A person must not obstruct or interfere with the authorized work on the *Municipal Water System* of an employee of the *Municipality*, or contractors employed by the *Municipality*; or other persons as authorized by the *Engineer*.
  - 4) Where an *Owner* fails to comply with the requirements of this section, the *Municipality* may undertake and complete requirements of this section, at the *Owner's* expense.

## 2.2 Pressure, Supply, and Quality

- 1) The *Municipality* does not guarantee, or have any obligation to provide, pressure or continuous supply of water, or accept responsibility at any time for the maintenance of pressure in its water mains or for increases or decreases in pressure. The *Municipality* reserves the right at any and all times, without notice to any person, to change operating water pressure and to perform work on the *Municipal Water System* for the purposes of making repairs, extensions, alterations or improvements, or to increase or reduce pressure, or for any other reason.
- 2) The *Municipality* does not guarantee that water will be free of sediment, deposit or other foreign material.
- 3) Should conditions arise that imperil the *Municipal Water System* the *Engineer* may implement all remedial measures as may be necessary to protect the *Municipal Water System*, which may include limiting or stopping the supply of water in any area or areas and, restricting the use of water for any specific purpose, without notice to any person, all in the sole discretion of the *Engineer*.
- 4) The *Municipality*, its officers, employees or agents will not be liable in any manner for any loss, injury or damage to persons or property by reason of excessive water pressure or the cessation in whole or in part of water pressure or water supply, or changes in operating pressures, or by reason of the water containing sediments, deposits, or other foreign matter from the *Municipal Water System* or otherwise.
- 5) An *Owner* is responsible for any loss, damage, expense, charge, cost, or other liability arising directly or indirectly by reason of:
  - a) The routine presence of water under pressure in the *Municipal Water System*, the *Water Service*, or a *Private Service*;
  - b) The routine use of water delivered through the *Municipal Water System*, the *Water Service*, or a *Private Service*;
  - c) An *Owner's* improper or negligent use of the *Municipal Water System*, the *Water Service*, or a *Private Service*; and
  - d) The negligent acts or omissions or willful acts of the *Owner*, or any person using or on the *Owner's* *Real Property* whether or not expressly permitted by the *Owner*.

- 6) In the event of the failure of the *Municipal Water System* resulting in a full stoppage of water for more than thirty (30) consecutive days, an equitable reduction shall be made on all flat rates for *Premises* affected by the failure.
- 7) *Owners* may not install, or permit to be installed, any pressure boosting device without the written *Approval* of the *Engineer*, which *Approval* is in the *Engineer's* sole discretion.
- 8) *Owners* depending on a continuous and uninterrupted supply of water or having processes or equipment that require particularly clear or pure water are responsible to provide the required means to ensure a continuous and adequate supply of water suitable to their requirements. All direct and/or indirect costs associated with such work are the sole responsibility of the *Owner*.

### **2.3 Interference with the Water System**

- 1) *Owners* may not install, or permit to be installed, branch supply lines, outlets or fixtures on the upstream side of a Municipality owned *Water Meter*, *Metering Chamber*, a *Backflow Prevention Device*, or a building's primary water shut off valve without the written *Approval* of the *Engineer*, which *Approval* is in the *Engineer's* sole discretion.

### **2.4 Ownership of Service**

- 1) Every *Water Service* and appurtenant fittings thereof, and every *Water Meter* supplied by the *Municipality* to an *Owner*, will at all times remain the property of the *Municipality*.

### **2.5 Ownership of Private Services**

- 1) Every *Private Service*, whether on privately owned *Real Property* or on a *Highway*, will remain the property of the *Owner* and the *Owner* is at all times responsible for its installation, repair and maintenance and removal. If, in the installation, repair, maintenance, or removal of any *Private Service*, it is necessary for any person to occupy or excavate in the *Highway* or to remove or reinstall any sidewalk or other *Highway* improvement, or any other land owned or controlled by the *Municipality* that person must do so in a manner satisfactory to the *Engineer* and must obtain any and all permits required and pay the appropriate fees or charges.

## **PART 3 – CONNECTION AND DISCONNECTION OF SERVICE**

### **3.1 To Establish Service**

- 1) To have a new *Water Service* installed, or to have an existing *Water Service* made available for use, the *Owner* must complete an application, as designated by the *Engineer*, and submit it to the *Engineer*. Where an application for a *Water Service* is made as a result of an authorized subdivision, such *Water Service* must be designated as a subdivision connection. *Water Service* connection fees are payable by an *Owner* and are charged as prescribed in the *Langley Fees and Charges Bylaw*.
- 2) The *Approval* of a new *Water Service* shall be subject to the availability of a sufficient supply of water in terms of both volume and pressure and the *Engineer* may refuse a *Water Service* in any case where existing water supply facilities are not adequate to supply the volume or pressure required by the applicant, or for any other reason. In providing *Approval* for a new *Water Service* the *Engineer* may limit the size of any *Water Service* in their sole discretion.

- 3) Where a *Water Service* is to be established for an *Owner* currently using a private well supply, the *Owner* must decommission their existing well within thirty (30) days of connection to the *Municipal Water System*, to the satisfaction of the *Engineer* and in accordance with all applicable legislation, including the *Water Sustainability Act* and the *Groundwater Protection Regulation*.
- 4) An *Owner* may apply to retain their existing private well system for *Agriculture Use*, using the application designated by the *Engineer*. Private well systems must not be interconnected to the *Municipal Water System*. The *Owner* must protect the *Municipal Water System* from actual or potential *Cross Connections*, including by installing a reduced pressure backflow preventer type of *Authorized Backflow Prevention Device* on the *Water Service* at the property line in an above ground freeze proof enclosure with adequate drainage in accordance with the *CSA* and the requirements of the *Engineer*.
- 5) Where a *Water Service* is to be established for an *Owner* currently using, or with plans to use an *Alternative Water Source*, the *Alternative Water Source* must not be interconnected to the *Municipal Water System*. The *Owner* must install a reduced pressure backflow assembly type of *Authorized Backflow Prevention Device* on the *Water Service* at a location *Approved* by the *Engineer* in their sole discretion.
- 6) The *Authorized Backflow Prevention Device* must be installed and maintained in accordance with Section 5.7 and Section 5.8 of this Bylaw. All direct and/or indirect costs associated with the purchase, installation, and maintenance of *Authorized Backflow Prevention Device(s)* and the enclosure are the sole responsibility of the *Owner*.
- 7) The *Municipality* is not responsible in any manner for the water obtained from a private well supply or any other *Alternative Water Source*.
- 8) An *Owner* is responsible to ensure there is no interconnection with the *Municipal Water System*. For greater certainty:
  - a) all direct and/or indirect costs associated with removal of such interconnections and resulting repair of the *Municipal Water System* are the responsibility of the *Owner*, and
  - b) all direct and/or indirect costs associated with any decontamination works resulting from an interconnection with the *Municipal Water System* and the *Owner's* private well system or other *Alternative Water Source* are the responsibility of the *Owner*.
- 9) Where a *Water Service* is installed, an *Owner* must install a *Metering Chamber and Water Meter* setter, complete with *Water Meter*, and any other requirements of the *Engineer* in their sole discretion. All direct and/or indirect costs of the installation, maintenance, repair and/or removal of the *Water Meter* setter and *Metering Chamber* are the sole responsibility of the *Owner*.
- 10) Where the *Owner* has made provision to install the *Water Meter* setter, *Water Meter*, and *Metering Chamber* at their sole expense, and where this installation meets the requirements of this Bylaw, and where the installation design is *Approved* by the *Engineer*, the *Engineer* may permit the *Owner* to perform the installation. Final acceptance of the installation is subject to inspection and *Approval* of the installation by the *Engineer*.
- 11) Each parcel of *Real Property* will be restricted to one *Water Service* except where, in the opinion of the *Engineer*, in their sole discretion, more than one *Water Service* is required, including to provide adequate fire flow or where it is not practical to supply onsite water requirements from a single *Water Service*.

- 12) *Real Property* receiving water from the *Municipal Water System* must only utilize the *Water Service* that is connected directly from the Municipal water main to the *Real Property*. A *Water Service* which passes through any other *Real Property* may not be installed or utilized unless a registered right of way has been provided for that specific purpose. No hose, pipe or other device shall be utilized to transfer Municipal water from one parcel of *Real Property* or *Premises* to another without the *Approval* of the *Engineer*.
- 13) Where *Real Property* does not have *Municipal Water System* frontage, the *Municipality* will not be obligated in any way to provide the *Water Service* unless the *Owner* is prepared to pay all direct and/or indirect costs of extending the Municipal water main in accordance with Section 8.1 and Section 9.5 of this Bylaw.
- 14) Where the *Municipal Water System* is not adequate to supply the *Water Service* to standards specified in any applicable federal, provincial or municipal legislation, the *Engineer*, in their sole discretion, may require the *Municipal Water System* to be upgraded and the *Owner* is responsible for all direct and/or indirect costs associated with the *Municipal Water System* upgrade in accordance with Section 8.1 and Section 9.5 of this Bylaw.
- 15) *Water Service* to an *Owner* will be provided only on the provision that the *Engineer* is satisfied, in their sole discretion, there will be no unfavourable impacts to the existing *Municipal Water System* or to the *Real Property* being served by the *Water Service* or any other *Real Property*.
- 16) *Water Service* to an *Owner* will be provided only on the satisfaction of the *Engineer* that the *Owner* has installed on the *Private Service* an *Authorized Backflow Prevention Device* in accordance with Section 5.7 and Section 5.8 of this Bylaw.
- 17) *Water Service* to an *Owner* will be provided only on the satisfaction of the *Engineer* that the *Owner* has installed on the *Private Service* a pressure reducing valve.
- 18) The *Municipality* will not *Turn On* the water at the *Curb Stop* for occupancy use until the private plumbing system has been inspected, tested and disinfected to the satisfaction of the *Inspector*, and *Approved* by the *Inspector*.
- 19) An *Owner* may request water from the *Municipal Water System* for use during construction, or for other usage, prior to the water being *Turned On* after the private plumbing system has been inspected, tested and disinfected to the satisfaction of the *Inspector*, and *Approved* by the *Inspector*. Such provision of water from the *Municipal Water System* shall be subject to the *Approval* of the *Engineer* in their sole discretion and only in compliance with the terms as set out in Section 7.2 and Section 3.3 of this Bylaw.
- 20) In the event that an *Owner* connects to the *Municipal Water System* or installs a *Water Service* in a manner other than as provided for in this Bylaw, the *Engineer* may re-excavate the *Water Service* to confirm installation has been completed in accordance with applicable standards, at the *Owner's* sole expense and, if the *Engineer* deems necessary, in their sole discretion, require the *Owner* to reinstall the work in compliance with this Bylaw, at the *Owner's* sole expense.

### **3.2 Use of Existing Service**

- 1) An existing *Water Service* will only be reconnected by the *Municipality* if all relevant rates, fees, charges, and fines have been paid in full by the *Owner* requesting reconnection.

- 2) An existing *Water Service* will only be reconnected if inspection by the *Engineer* confirms, in their sole discretion, that the size and condition of the existing *Water Service*, valves, *Curb Stop* and other appurtenances make it appropriate and capable of reconnection.
- 3) An application to use an existing *Water Service* must be made in the manner as set out in Section 3.1 except that the fee will be as set out under the *Langley Fees And Charges Bylaw*.
- 4) Reconnection of an existing *Water Service* will only be provided where the *Owner* has installed on the *Private Service* an *Authorized Backflow Prevention Device* in accordance with Section 5.7 and Section 5.8 of this Bylaw and an *Approved Pressure Reducing Valve*, and such installation was in a manner and method *Approved* by the *Engineer*.
- 5) Where an existing *Water Service* is reconnected, a *Metering Chamber* and *Water Meter* setter complete with *Water Meter* or spool piece, will be installed by the *Municipality* as part of the existing *Water Service* at the *Owner's* expense.

### 3.3 Reuse of a Water Service

- 1) Where an *Owner* applies for a building permit with a construction value greater than \$250,000, and the work involves alterations to plumbing which require a plumbing permit;  
  
Or where *Real Property* is connected to the *Municipal Water System* and is the subject of a development application, the *Owner* shall, at the *Owner's* sole expense;
  - a) apply to the *Engineer* to decommission the existing *Water Service* and install a new *Water Service* to the satisfaction of the *Engineer*; or
  - b) apply to the *Engineer* for reuse of the existing *Water Service*, by completing the form designated by the *Engineer*; or
  - c) apply to the *Engineer* for connection to an existing pre-serviced *Water Service*, by completing the form designated by the *Engineer*.
- 2) The *Engineer* may provide an *Owner* with *Approval* to reuse the *Water Service* in accordance with Section 3.3.1 if the *Water Service* meets all of the following requirements to the satisfaction of the *Engineer* in their sole discretion:
  - a) the pipe material and diameter are in compliance with the current standards and specifications of the *Municipality*;
  - b) it is constructed in compliance with the current standards and specifications of the *Municipality*;
  - c) it is free of structural and operational defects;
  - d) it has no record or history of water leakage in respect to *Real Property* served by that *Water Service*; and
  - e) any other condition that the *Engineer* reasonably requires.
- 3) As part of an application under Section 3.3.1 the *Engineer* may require, in their sole discretion, the *Owner* to complete and submit a leak detection inspection and accompanying report performed on the *Municipal* portion of the *Water Service* by a qualified professional, at the *Owner's* sole expense, the results of which must indicate that the *Water Service* has no detectable leakage.

- 4) Where *Approval* to reuse the *Water Service* is not received in accordance with Section 3.3.1, the *Owner* shall decommission the existing *Water Service* in accordance with Section 8.3 and apply to install a new *Water Service* in accordance with Section 3.1.
- 5) Where an application is made for reuse of a *Water Service* under Section 3.3.1, and the *Real Property* is served by a *Water Service* that is shared with one or more other *Real Properties*, the *Owner* shall modify the *Private Service*, at the *Owner's* sole expense, such that each *Real Property* has an independent *Private Service* connected to the *Water Service*.

### 3.4 Water Service for Construction Purposes

- 1) Where the *Engineer* determines it is impractical to utilize a hydrant to provide water from the *Municipal Water System* to a construction project, the *Owner* may apply for the installation of a *Water Service* for construction purposes at the *Owner's* expense. All aspects of Section 3.1 apply to any *Water Service* for construction purposes, and the *Owner* must pay the associated fees as prescribed in the *Langley Fees And Charges Bylaw*.
- 2) No contractor, or any other person, shall use any water from the *Municipal Water System* for construction purposes of any kind or description, or from any *Private Service*, without the prior *Approval* of the *Engineer*, and not until all provisions made for the proper protection of the *Water Service* have been complied with, including that the *Engineer* must first be satisfied that adequate provision has been made to control a *Cross Connection* to the *Municipal Water System* in compliance with this Bylaw.
- 3) For construction projects, any water supplied by the *Municipality* in accordance with this section of the Bylaw is limited for use in the construction of the project including but not limited to machine maintenance, surface and material preparation. All such water usage shall at all times conform to the requirements of this Bylaw and comply with the provisions set out in the *Langley Drinking Water Conservation Bylaw*.
- 4) A *Water Service* for construction purposes will be decommissioned by the *Municipality* on the completion of the construction project unless the *Water Service* for construction purposes is intended to be the permanent *Water Service* for the subject *Real Property*. All direct and/or indirect costs associated with the work to decommission the *Water Service* are the sole responsibility of the *Owner*.

### 3.5 Existing Fire Service or Future Fire Service

- 1) A *Fire Service* must have an *Authorized Backflow Prevention Device* installed in accordance with Section 5.7 and Section 5.8 of this Bylaw.
- 2) If unmetered water is being used from a *Fire Service* for purposes other than firefighting, the *Engineer* may *Shut Off* the *Fire Service* and/or the *Water Service* until a *Fire Service Water Meter* has been installed.
- 3) All *Fire Service Water Meters* and *Backflow Prevention Devices* used on *Fire Services* must have *UL* or *ULC Approval* and must be of such make and pattern as may be determined by the *Engineer* in their sole discretion from time to time.
- 4) An *Owner* is responsible for all direct and/or indirect costs associated with the purchase and installation of the *Fire Service Water Meters*, gate valves, *Backflow Prevention Devices* and installation and maintenance of the same.
- 5) Upon completion of installation, ownership of and responsibility for the *Fire Service Water Meter* transfers to the *Owner*, and the *Fire Service Water Meter* must be maintained in accordance with Section 4.4.

- 6) Upon installation of the *Fire Service Water Meter*, the *Fire Service* will be deemed to be a *Metered Service*, and will be required to follow and conform to all rules, regulations, rates, fees and charges contained in this Bylaw that apply to a *Metered Service*.

### **3.6 Location of Service**

- 1) The *Engineer* shall determine the location for installation of a *Water Service*. The *Engineer's* decision on location of a *Water Service* may be based on good engineering practices, the practicability of connection to the *Municipal Water System*, and any other reasonable considerations of the *Engineer* in their sole discretion.
- 2) An *Owner* may request that a *Water Service* be installed at a location other than that proposed by the *Engineer*. On such a request, the *Engineer* may provide their *Approval* for such location. The *Owner* is responsible for all direct and/or indirect costs associated with installing the *Water Service* at the *Approved* location.
- 3) For *Real Properties*, other than a single family *Dwelling Unit*, the *Water Service* and *Water Meter* must not be located within an entrance walk or a vehicular crossing to a *Real Property*, unless otherwise permitted by the *Engineer* in their sole discretion.
- 4) A *Water Service* for a building or lots subdivided under the *Strata Property Act*, shall be a single *Water Service* with a *Backflow Prevention Device* installed at the external boundary of the strata plan unless otherwise *Approved* by the *Engineer*.

## **PART 4 – BILLING METERS**

### **4.0 Residential Water Metering Program**

1. To have a *Water Meter* installed on an existing residential *Water Service*, the *Owner* must complete an application, as designated by the *Engineer*, and submit it to the *Engineer*.
  - a. Where application is made for the installation of a *Water Meter* to service a Multi-Family or Residential Strata property, the application must be submitted by the Strata Council, property manager or property management company acting on behalf of the Strata Council.
2. *Water Meter* installations approved under the Residential Water Metering Program and installed in accordance with Section 4.2 of this Bylaw, will be completed by the *Municipality* at no cost to the *Owner*.
3. The collection of fees associated with the Residential Water Metering Program will be in accordance with Part 9 of this Bylaw.
4. Once a *Water Meter* has been installed the *Owner* must keep the *Real Property* under a metered account and the *Real Property* will not be permitted to return to flat rate charges.

### **4.1 Services Required to be Metered**

- 1) *Water Meters*, other than *Fire Service Water Meters*, are supplied by the *Municipality*, and remain the property of the *Municipality*, and must be installed by the *Owner*, at the *Owner's* sole expense, on the following *Water Services*:
  - a. Any *Water Service* used for commercial, institutional, industrial, or any other non-residential purposes;
  - b. Any *Water Service* to *Real Property* with a *Farm Classification* as designated by B.C. Assessment;

- c. Any *Water Service* where, in the opinion of the *Engineer*, the volume of water being used is at least 50% greater than the average volume of water typically used by similar *Premises* in the *Municipality*, as calculated by the *Engineer* in their sole discretion; and
  - d. Any *Water Service* to a *Mobile Home Park*.
  - e. Any *Water Service on Real Property* where an application is made to the *Municipality* to redevelop, change the use or change the density of the *Real Property*.
  - f. Any *Water Service* for new construction with an accepted final inspection after 31 December 2025.
  - g. Any new *Water Service*, or the replacement or reuse of an existing *Water Service*, including the upsizing of an existing *Water Service*, by an *Owner* after 31 December 2025.
- 2) Where phased construction on *Real Property* is zoned for residential use under the *Langley Zoning Bylaw*, and where additional phases are completed after 31 December 2025, the *Owner* must, at their sole expense, install a *Water Meter* setter, complete with *Water Meter*, and *Metering Chamber*, on the existing *Water Service* such that the entire *Real Property* is metered.
  - 3) For the purpose of determining actual water consumption, the *Engineer* may temporarily install a *Water Meter* on any *Water Service* that is not required to be metered under this Bylaw. *Real Property* being temporarily metered for the purpose of determining actual water consumption will not be subject to the *Metered Service* billing structures.
  - 4) For *Real Property* that is zoned single family residential under the *Langley Zoning Bylaw* and where the new *Water Service* is intended for residential usage, and where a new *Water Service* is installed by someone other than the *Municipality*, the *Owner* must, at their sole expense, install a *Water Meter* setter, complete with *Water Meter*, and *Metering Chamber*, all to the satisfaction of the *Engineer*, including at a location satisfactory to the *Engineer*.
  - 5) For *Real Property* that is zoned other than single family residential under the *Langley Zoning Bylaw* and where the new *Water Service* is intended for residential usage, the *Owner* must, at their sole expense, install a *Water Meter* setter, complete with spool piece or *Water Meter*, and *Metering Chamber*, all to the satisfaction of the *Engineer*, including at a location satisfactory to the *Engineer*.
  - 6) If, in the opinion of the *Engineer*, a type or classification of *Water Service* that is not currently a *Metered Service* should be metered, the *Engineer* may prepare a report recommending the *Water Service* be metered for the consideration of *Council* and *Council* may order by resolution that the *Water Service* be metered.

#### **4.2 Location of Meters**

- 1) All *Water Meters* in a *Metering Chamber* must be located as close to property line of the *Real Property* as practicable, in an underground *Metering Chamber* and protected from freezing. Where site conditions dictate, an alternate location may be requested by an *Owner* and *Approved* by the *Engineer* in their sole discretion.
- 2) A *Water Meter* in a *Premises* must comply with the requirements of the *Langley Subdivision and Development Servicing Bylaw*.
- 3) Any *Owner* who wishes to have a *Water Meter* in a *Metering Chamber* relocated may request in writing to the *Engineer* that the *Water Meter* and *Metering Chamber* be relocated.

- 4) If the relocation request is *Approved* by the *Engineer*, in their sole discretion, the relocation will be completed at the *Owner's* sole expense, and the *Owner* shall deposit with the *Municipality*, prior to the relocation work being initiated by the *Owner*, the estimated cost of the relocation work, as determined by the *Engineer* in their sole discretion, which will be subject to a reconciliation based on the actual cost of the work and either a partial refund from the *Municipality* or an additional payment from the *Owner*, depending upon the actual cost once the work has been completed.
- 5) An Approval of the *Water Meter* and *Metering Chamber* relocation by the *Engineer* shall be subject to:
  - a. the availability of a sufficient supply of water in terms of both volume and pressure;
  - b. any change in *Water Meter* and *Metering Chamber* location remaining in compliance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*; and
  - c. any other reasonable consideration of the *Engineer*.
- 6) The *Owner* of any *Real Property* on which a *Water Meter* is installed, or is to be installed, must allow reasonable access to the *Municipality* and its employees or agents under Section 5.2 of this Bylaw.
- 7) The *Engineer*, in their sole discretion and at the *Owner's* sole expense, may supply and install, or supply and require the *Owner* to install, a remote *Water Meter* register and radio. The *Engineer*, in their sole discretion, may deem a *Water Meter* to be an *Inaccessible Meter* unless and until the register and radio is installed to the *Engineer's* satisfaction.
- 8) The *Engineer* may, in their sole discretion, deem a *Water Meter* an *Inaccessible Meter* where a site inspection by the *Engineer* shows that a *Water Meter* or its accessory is situated in an unsafe or *Inappropriate Working Area*, or where a *Water Meter's* location creates a situation that could cause harm to persons, *Real Property* or equipment including the *Water Meter* reader.
- 9) Where an *Owner* has in any manner impeded access, or allowed access to be impeded, to a *Water Meter*, the *Engineer* may deem, in their sole discretion, the *Water Meter* to be an *Inaccessible Meter* and fee levied as per the *Langley Fees and Charges Bylaw*.
- 10) Where an *Owner* fails to respond to a notice requesting to schedule an appointment to provide access to the *Water Meter*, or fails to schedule an appointment within two weeks of receiving their notice or such other reasonable time period as may be determined by the *Engineer* in their sole discretion, or fails to provide full and unrestricted access to the *Water Meter* on the scheduled date or at the scheduled time, the *Engineer* may deem, in their sole discretion, the *Water Meter* to be an *Inaccessible Meter* and a fee levied under the *Langley Fees and Charges Bylaw*.

#### **4.3 Sizing of Meters**

- 1) The *Engineer* shall determine the size of the *Water Meter* to be supplied to a *Real Property* having consideration for the consumption and flow rates required by the *Owner*, based on the information supplied by the *Owner* in their application, the applicable municipal standards and specifications, and any other reasonable consideration of the *Engineer*.

- 2) An *Owner* may submit an application to the *Engineer* in respect of an existing *Water Service*, for a change in the size of the *Water Meter* servicing the *Real Property*, and the *Engineer* may provide *Approval* for the requested change in size, subject to the considerations and requirements in this section of the Bylaw.
- 3) The *Engineer* may conduct flow monitoring tests on the *Private Service* or private water system of a *Real Property* and conduct an analysis of water use at the subject *Real Property* and gather such other information relevant to the water use or *Water Meter* as the *Engineer* determines appropriate to determine the appropriate size and type of *Water Meter* to be or that should be installed at the *Real Property*.
- 4) In the event that the result of any of the *Engineer's* tests or analysis of water use at a *Real Property* indicate that the capacity of the *Water Meter* is not properly sized for the *Real Property*, the *Owner* shall, at the *Owner's* sole expense, change the *Water Meter* and all adjacent piping or other equipment to comply with the standards and specifications as directed by the *Engineer*.

#### **4.4 Care and Maintenance of Meters and Meter Chambers**

- 1) The *Municipality* will maintain and repair all municipally owned *Water Meters*, including municipally owned *Fire Service Water Meters*. Where a municipally owned *Water Meter*, other than *Fire Service Meters*, is rendered unserviceable through normal wear and tear, it will be repaired or replaced by the *Municipality*, subject to the availability of Municipal resources for such repair or replacement works.
- 2) Where a *Water Meter*, including a Municipally owned *Water Meter*, requires replacement for any reason, and the replacement of the *Water Meter* requires retrofitting work to the *Private Service*, the *Owner* is solely responsible for all direct and/or indirect costs associated with the retrofitting work to the *Private Service*.
- 3) If the *Engineer* determines, in their sole discretion, that the condition of a *Private Service* adjacent to the *Water Meter* prevents the *Water Meter* from being properly, safely, or reasonably tested, calibrated, or repaired in place, or removed for the purpose of testing, calibrating, repairing or replacing, the *Owner* shall retrofit the *Private Service* to enable the testing, calibrating, repairing or replacing of the *Water Meter*. The *Owner* is responsible for all direct and/or indirect costs associated with the retrofitting work to the *Private Service*.
- 4) The *Owner* of a *Real Property* with a *Metering Chamber* shall be responsible for maintaining, repairing and replacing the *Metering Chamber* and for keeping the *Metering Chamber* in safe condition. Maintenance of the *Metering Chamber* will include, but is not limited to, removing, causing to be removed, and disposal of all solid and liquid debris, waste and other material which is non-essential to the proper functioning of the *Water Meter* from the *Metering Chamber*.
- 5) No person shall install, or permit to be installed, a temporary spacer piece in place of a *Water Meter*, unless directed to do so by the *Municipality*.
- 6) The *Engineer* may require, in their sole discretion, a *Water Meter* to be relocated to an alternate location as *Approved* by the *Engineer*, at the *Owner's* sole expense.

## **PART 5 – RESPONSIBILITIES OF THE OWNER**

### **5.1 Failure to Comply**

- 1) The *Engineer* or *Inspector* may give notice to the *Owner* to effect, within such period as specified in the notice, the necessary repairs or replacements to the *Private Service*, including to stop waste or improper use of water, to correct a fault, or to otherwise comply with the requirements of this Bylaw. If the *Owner* fails to comply with such notice within the time specified, the *Engineer* may:
  - a) have the *Water Service Shut Off* until the requirements of the notice have been complied with;
  - b) in the case of a *Water Service* that is not currently metered, have a *Water Meter* installed on the *Water Service*;
  - c) in the case of an onsite hydrant, have a *Water Meter* installed on the hydrant lead;
  - d) have the necessary repair or replacement work done by the *Municipality*, with any cost incurred, plus an administration charge, recovered from the *Owner* as a charge under this Bylaw;
  - e) serve a fine or series of fines, in accordance with Section 10.7 of this Bylaw, until the requirements of the notice have been complied with; or
  - f) take such other action as the *Engineer* deems appropriate in their sole discretion.
- 2) Any cost incurred by the *Municipality* under this Bylaw may be recovered from the *Owner* as a charge under this Bylaw.
- 3) An *Owner* must report in writing to the *Municipality*, immediately, any water connection or water usage related equipment that does not comply with the requirements of this Bylaw.

### **5.2 Admission of Municipal Employees**

- 1) Employees of the *Municipality* are authorized to enter on an *Owner's Real Property* and/or *Premises* at all reasonable times in order to:
  - a) install, inspect, remove, replace or repair any water pipe, *Water Meter* and/or water system appliance or fixture;
  - b) inspect for waste and/or improper usage of water;
  - c) inspect for proper installation, usage and/or maintenance of a *Backflow Prevention Device*;
  - d) inspect for proper installation, usage and/or maintenance of a *Flow Control Valve*;
  - e) inspect any part of any building, to expose water piping and to do any water tests on water piping or fixtures belonging to the *Owner* that are required to determine if this Bylaw is being complied with.
  - f) inspect, install, remove replace or repair any part of a *Water Service* or a *Private Service*.
- 2) For the purposes of any inspection the *Engineer* may:
  - a) Require the *Owner* produce documents or other items relevant to the inspection;
  - b) Inspect or remove documents or other items relevant to the inspection for the purpose of making copies or extracts;

- c) Require information from any person concerning a matter related to the inspection;
  - d) Alone, or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- 3) No person shall unreasonably fail or refuse to comply with a request by the *Engineer* to produce for inspection any document or other item or information relevant to the inspection.
  - 4) An additional visit fee under the *Langley Fees And Charges Bylaw* shall be charged to an *Owner* where the *Municipality* is required to make an additional visit at *Premises* for any reasons under Section 9 of this Bylaw.

### **5.3 Interconnected Services**

- 1) Where a *Premises* is supplied by two or more *Water Services*, and these *Water Services* are interconnected within the *Premises*, and the required on site *Backflow Prevention Devices* do not prevent the transmission of water through the *Real Property* and/or the possibility of backflow from the *Private Service* to the *Municipal Water System*, the *Owner* must install and maintain a *Backflow Prevention Device* on each *Water Service* in such locations as necessary to prevent backflow from any *Private Service* into the *Municipal Water System*.

### **5.4 Maintenance of Plumbing and Repair of Leaks**

- 1) Every *Owner* must provide for the maintenance and repair of the plumbing pipes, fittings, *Metering Chambers*, *Water Meter* supports, valves, fixtures, and all other *Private Service* piping and appurtenances located on their *Real Property*, in proper working order and free from leakage or waste. Every *Owner* is responsible to complete all maintenance and repair in a timely fashion to prevent wastage of water.
- 2) Every *Owner* is responsible for thawing of *Private Service* piping and appurtenances located on their *Real Property*.
- 3) Where the *Municipality* suspects or confirms that there is a leak on private property, the *Engineer* will notify the *Owner*. Within such period as specified in the *Engineer's* notice, the *Owner* must investigate and make or cause to be made all necessary repairs or alterations to the satisfaction of the *Engineer*.

### **5.5 Meter Protection from Frost, Freezing, Hot Water and Other Damage**

- 1) Where *Water Meters* are located on private property, the *Owner* must protect the *Water Meter* from damage caused by frost, freezing, and hot water, and must also protect the *Water Meter* and any remote registers from damage from any other cause. The *Owner* must notify the *Municipality* immediately whenever a *Water Meter* is not operating or if any part of a *Water Meter*, or *Water Meter* appurtenance, becomes damaged.
- 2) Where *Water Meters* are located within a *Metering Chamber* on private *Real Property*, the *Owner* must protect the *Metering Chamber*, water meter setter and *Water Meter*, from all damage, including by vehicular traffic, livestock and any other cause. The *Owner* shall not place shrubs, trees or any other landscaping within 1.50 meters of the outer perimeter of a *Metering Chamber*. The *Owner* shall keep all landscaping on *Real Property* cut back and clear of a *Metering Chamber*.
- 3) An *Owner* is responsible for all direct and/or indirect costs associated with repairing damage to *Water Meters* or remote registers or *Metering Chambers* or *Water Meter* setters or other *Water Meter* appurtenances located on *Real Property*.

## 5.6 Abatement of Noises and Pressure Surges

- 1) No apparatus, fitting, fixture or process is permitted to be connected to a *Private Service*, or allowed to remain connected, or is permitted to be operated in a manner which will:
  - a) cause or propagate a pressure surge;
  - b) cause noise; or
  - c) cause any other disturbance which may, in the opinion of the *Engineer*, in their sole discretion, result in a nuisance to surrounding *Owners*, damage an *Owner's* water system, or damage the *Municipal Water System*.
- 2) Where an apparatus, fitting, fixture or process located on a *Private Service* and in the opinion of the *Engineer*, in their sole discretion:
  - a) causes or propagates a pressure surge;
  - b) causes noise; or
  - c) causes any other disturbance,the *Owner* must take corrective action to rectify the situation as ordered by the *Engineer* in their sole discretion, which corrective action may include:
  - a) mitigating the pressure surge, or the effects of the pressure surge, by usage of an engineered surge protection plan;
  - b) mitigating the noise or other disturbance, including by making reasonable repair work; or
  - c) any other such action as required by the *Engineer* in their sole discretion to rectify the situation.
- 3) Such corrective action or mitigation must be completed to the satisfaction of the *Engineer* and on the timeline required by the *Engineer*, in their sole discretion
- 4) The *Engineer*, in their sole discretion, may direct or order an *Owner* to take any temporary action until the corrective action or mitigation is completed by the *Owner* or may take any of their own temporary actions including, without limitation, a Shut Off to the *Private Service* until the corrective action or mitigation is completed by the *Owner* to the satisfaction of the *Engineer*.
- 5) The *Owner* is responsible for all direct and/or indirect costs associated with the corrective action or mitigation work.

## 5.7 Prevention of Contamination

- 1) No person is permitted to directly or indirectly connect, cause to be connected, or allow to remain connected, any piping, apparatus, fitting, fixture, container, appliance or process in a manner which under any circumstances may allow backflow of any material or substance into the *Municipal Water System*.
- 2) *Water Service* to an *Owner* will be provided only on the provision that the *Municipal Water System* must be protected from contamination from *Private Services* by installation or usage of a *Backflow Prevention Device* installed on the *Private Service*. *Backflow Prevention Device* must be installed on each *Private Service* in a manner which ensures the complete protection of the *Municipal Water System*. The type, number, location, and installation of *Backflow Prevention Devices* will be to the satisfaction of the *Engineer*, in their sole discretion.
- 3) *Backflow Prevention Device* must be installed in a manner which ensures the complete protection of the *Municipal Water System* and:

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- a) On each *Private Service* at or near the property line;
  - b) On each point of water usage on the *Premises*; or
  - c) Within a mechanical room or designated mechanical area on each primary water pipe and for each type of water usage.
- 4) An *Owner* is responsible for all direct and/or indirect costs associated with the purchase and installation of a *Backflow Prevention Device*.
  - 5) Where, in the opinion of the *Engineer*, a severe hazard exists, water will only be provided to an *Owner* on the provision that the *Owner* install on their *Water Service* an *Authorized Backflow Prevention Device*. This device will be in addition to any *Authorized Backflow Prevention Device* required to be installed on the *Owner's* water piping at the source of potential contamination.

## 5.8 Installation and Maintenance of Backflow Prevention Devices

- 1) All *Authorized Backflow Prevention Devices* must be installed in accordance with the standards prescribed in the current edition of the *Building Code*.
- 2) The *Owner* of any *Real Property* on which an *Authorized Backflow Prevention Device* is installed, or is to be installed, must allow access to the *Municipality* and its agents for inspecting the *Authorized Backflow Prevention Device*, the *Authorized Backflow Prevention Device* installation, and the appurtenances for the *Authorized Backflow Prevention Device*.
- 3) The *Owner* of any *Real Property* on which an *Authorized Backflow Prevention Device* is installed must:
  - a) maintain the *Authorized Backflow Prevention Device* in proper working order at all times;
  - b) have the *Authorized Backflow Prevention Device* tested upon installation and thereafter annually, or more often if required by the *Engineer* in their sole discretion, by an *Authorized Backflow Prevention Device Tester* or by personnel *Approved* by the *Engineer* to demonstrate that the device is in good working condition; and
  - c) submit a report to the *Engineer* in a form designated by the *Engineer*, from an *Authorized Backflow Prevention Device Tester* upon installation of the device and thereafter annually within thirty (30) days of the installation anniversary date, or on such annual date as assigned by the *Engineer*.
- 4) Should a test show that an *Authorized Backflow Prevention Device* is not in good working condition, the *Engineer* may give notice to the *Owner* to make the necessary repairs or replace the device within a specified period, and if the *Owner* fails to comply with the notice the *Engineer* may *Shut Off* the *Water Service* until compliance is achieved.
- 5) The *Engineer* may, in their sole discretion and in addition to the remediation options set out under Section 5.1 of this Bylaw, have a reduced pressure backflow assembly installed on the *Water Service*. The device will be installed by the *Municipality* and the *Owner* is responsible for all direct and/or indirect costs associated with the installation in accordance with Section 8.1 and Section 9.5 of this Bylaw.

## **PART 6 – ALLOWABLE USAGE OF WATER**

### **6.1 Water Conveyed Beyond Property**

- 1) No water is permitted to be sold, transported, hauled or conveyed beyond the *Real Property* served by the *Municipal Water Service* other than for licensed commercial resale.

### **6.2 Use of Water Requiring Authorization**

- 1) Proposed water use for other than *Normal Use* or fire protection use as required by any applicable Provincial enactment or Municipal Bylaw requires the written authorization of the *Engineer*. If, in the opinion of the *Engineer*, in their sole discretion, a type or classification of water usage should not be included in the *Normal Use* category, the *Engineer* may prepare a report for the consideration of *Council* and *Council* has the authority to order, by resolution, that the usage to be deemed as other than *Normal Use*.
- 2) The following uses of water are considered to be other than *Normal Use*, and require the written authorization of the *Engineer*:
  - a) *Commercial Irrigation*;
  - b) Public or private hydrant and standpipe use for other than fire suppression;
  - c) Powering any type of machinery;
  - d) *Commercial Agriculture Use*;
  - e) *Once-Through Cooling*;
  - f) Construction projects;
  - g) Non-recirculating liquid ring pumps;
  - h) Non-recirculating wet-hood scrubbers; and
  - i) Venturi type flow-through vacuum generators or aspirators in which running water is used solely for the venture effect.
- 3) Use of municipally supplied water for uses other than *Normal Use* requires written application to the *Engineer*. The *Engineer* may provide *Approval* on such an application in their sole discretion and on any terms and conditions imposed by the *Engineer*.
- 4) The *Approval* of municipally supplied water for uses other than *Normal Use* will be subject to the installation of a *Water Meter* in accordance with Section 4.2 of this Bylaw.

### **6.3 Prohibition Against Wasting Water**

- 1) An *Owner* or other person must not waste water, or suffer, permit or allow waste of water, including but not limited to:
  - a) willfully allowing water to run for no reasonable purpose;
  - b) allowing the free discharge or flow of water from a *Premises* on or into the *Sanitary Sewer System* or a watercourse, storm drain, street, or adjacent *Premises*;
  - c) permitting pipes, taps, toilets, appliances, devices, machines, equipment, systems, or other fixtures to leak or run as a result of disrepair;
  - d) the use of an irrigation system which applies water to an impervious surface;
  - e) using water delivered to a residential *Premises* for a purpose inconsistent with *Normal Use*; and

- f) using water delivered to a non-residential *Premises* for a purpose inconsistent with *Normal Use* for that *Real Property* type.

#### **6.4 Prohibition Against Using Water in Non-Recirculating Applications**

- 1) An *Owner* or other person must not use, or permit, suffer or allow the use of water in the following non-recirculating uses, equipment, or systems:
  - a) thermal conditioning of building surfaces or roofs, or ancillary use of water to supplement building mechanical systems or equipment, except that this does not apply to emergency fire protection of buildings;
  - b) running water as a form of freeze protection, through piping, hoses, fixtures, or building equipment or systems, except that this does not apply *Municipal* water quality sampling stations; and
  - c) use of water for melting or thawing, except that this does not apply to food preparation applications.

#### **6.5 Aesthetic Water Features**

- 1) No *Aesthetic Water Feature* using Municipally supplied water on any *Real Property* may operate, unless the water in that operation is recycled on the subject *Real Property* and does not discharge into the *Sanitary Sewer System*, watercourse, storm drain, street or adjacent *Premises*.

#### **6.6 Commercial Irrigation**

- 1) Municipally supplied water may be used for indoor *Commercial Irrigation* providing such usage complies with the terms set out in Schedule "A" to this Bylaw.

#### **6.7 Sprinkling Restrictions**

- 1) Restrictions on sprinkling will be imposed in accordance with the conditions of the *Langley Drinking Water Conservation Bylaw*. Sprinkling includes the distribution and scattering of water on lawns, gardens, or any other outdoor and natural areas, excluding water used for *Commercial Irrigation*.

### **PART 7 – HYDRANT AND STANDPIPE**

#### **7.1 Hydrant Site Line Maintenance**

- 1) If an *Owner* has obstructed or encroached within the required clearances on or around a hydrant, and upon notification by the *Engineer* the *Owner* fails to provide the required clearances on or around a hydrant within such period as specified in the notice, the *Engineer*, in their sole discretion, may remove, or direct the removal, of any and all obstructions or encroachments at the *Owner's* sole expense.

#### **7.2 Conditions of Usage**

- 1) No person, except an employee or agent of the *Municipality* in the course of their employment or agency, is permitted to open, operate, or connect to any Municipally owned hydrant, standpipe or valve or use water there from, except as provided for under this Bylaw.
- 2) A person may make a written application to the *Engineer* to connect to or use water from Municipally owned hydrant, standpipe or valve in the form designated by the *Engineer*. The *Engineer* may provide such *Approval* in their sole discretion and on any terms and conditions imposed by the *Engineer*.
- 3) Provision of *Municipally* supplied water through a hydrant must be in accordance with the following:

- a) the water is used onsite during construction or demolition works, and where the usage is limited to the specified site or area or
  - b) the water is used onsite for other works or *Approved* usage, and where the usage is limited to the specified site or area; and
  - c) the water must be from *Municipal* hydrants designated and *Approved* by the *Engineer* for this purpose.
- 4) Provision of *Municipally* supplied water through a *Municipally* owned standpipe must be in accordance with the following:
- a) the water is hauled in bulk by private citizens for personal or commercial use,
  - b) the water is hauled in bulk by commercial *Owners* for personal or commercial use, or
  - c) the water is hauled in bulk by commercial water haulers for personal or commercial use, and
  - d) the water must be from *Municipal* standpipes designated by the *Engineer* for this purpose.
- 5) Every *Owner* who receives permission to use water from a hydrant must deposit with the *Municipality* a copy of their applicable insurance policy, an application fee, and a user fee as prescribed in the *Langley Fees And Charges Bylaw*.
- 6) Every *Owner* who receives permission to haul *Municipally* supplied water in bulk for commercial use must have a current *Municipal* business licence or a current inter-municipal business licence from an inter-municipal business licence program in which the *Municipality* is a participant.

### 7.3 HYDRANT RELOCATION

- 1) Any *Owner* may apply to the *Engineer*, in a form designated by the *Engineer*, to have a *Municipally* owned hydrant relocated may request in writing to the *Engineer* that the hydrant be relocated. The *Engineer* may *Approve* such a relocation in their sole discretion, and the *Owner* making the request shall pay to the *Municipality* the estimated cost of the relocation, as determined by the *Engineer*, in advance of the work being undertaken, subject to a reconciliation based on the actual cost of the work and either a partial refund from the *Municipality* or an additional payment from the *Owner*, depending upon the actual cost once the work has been completed.
- 2) The *Approval* of the hydrant relocation shall be subject to;
  - a) the availability of a sufficient supply of water in terms of both volume and pressure;
  - b) the change in hydrant location remaining in compliance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*; and
  - c) any other reasonable consideration of the *Engineer*.

### 7.4 HYDRANT ON PRIVATE PROPERTY

- 1) Hydrants, fire suppression standpipes, and other fire suppression assemblies on private *Real Property* and external to any building, are to have an *Authorized Backflow Prevention Device* installed on the hydrant, standpipe, or assembly lead. An *Owner* may not install, or permit to be installed, branch supply lines, outlets or fixtures on the downstream side of the *Backflow Prevention Device* other than the hydrant, fire suppression standpipe, or other fire suppression assembly.

- 2) The *Engineer* may, upon written application by an *Owner*, including the written permission of the *Owner* of the private hydrant, permit the use of a private hydrant as a temporary source of water for purposes other than fighting fires. The private hydrant being used must have backflow protection and a *Water Meter* installed. Rates, fees and charges, deposit, and insurance shall be the same as the rates, fees and charges, deposit, and insurance for water from a municipal hydrant.
- 3) Every *Owner* who receives *Approval* to use water from a private hydrant must deposit with the *Municipality* a copy of their applicable insurance policy, an application fee, and a user fee as prescribed in the *Langley Fees And Charges Bylaw*.
- 4) The *Owner* of a private hydrant shall arrange for and ensure servicing of the private hydrant.

## 7.5 STANDPIPE USAGE

- 1) Every *Owner* who receives *Approval* to use water from a standpipe must estimate the quantity of water to be obtained over a period of one year and must deposit with the *Municipality* sufficient funds to prepay for the estimated usage as prescribed in the *Langley Fees And Charges Bylaw*, with no interest payable on such advance payments.
- 2) Where, on an annual basis, the total volume of water consumed from Municipal standpipes significantly exceeds the total estimated consumption volume, the costs and fees associated with the over consumption of water may be apportioned amongst the owners of the *Approved* standpipe.
- 3) Where a Municipal standpipe and/or the associated fittings, fixtures and appurtenances is found by the *Engineer*, in their sole discretion, to need repair, replacement, or any other such maintenance, the corrective action required will be completed by the *Municipality*.

## 7.6 Hydrant Backflow Protection

- 1) Every *Owner* who receives *Approval* to use water from a hydrant must utilize an *Authorized Backflow Prevention Device*. The *Authorized Backflow Prevention Device* will be supplied and installed by the *Municipality*, and the *Owner* must pay the fee as prescribed in the *Langley Fees And Charges Bylaw*, unless otherwise waived by the *Engineer*.
- 2) Where the *Municipality* is unable, for any reason, to supply an *Authorized Backflow Prevention Device* an *Owner* must supply an *Authorized Backflow Prevention Device* suitable to the degree of health hazard within the *Premises* or commensurate with the use for which the water is intended. The *Authorized Backflow Prevention Device* must be installed by the *Municipality*, and the *Owner* must pay the fee as prescribed in the *Langley Fees And Charges Bylaw*. The *Authorized Backflow Prevention Device* must have been tested by an *Authorized Backflow Prevention Device Tester* least one year prior to the expected end date of usage of the hydrant or standpipe, and the *Owner* must submit to the *Municipality* a completed copy of the *Municipality's* test report form prior to using the hydrant.
- 3) Where the *Municipality* is unable, for any reason, to supply a gate valve the *Owner* must supply a gate valve which must be installed by the *Municipality*. The *Owner* must utilize the gate valve to control the rate of flow of the water.

- 4) The *Owner* is responsible for the *Authorized Backflow Prevention Device* and/or the gate valve. On any theft, loss, damage or misplacement of the *Authorized Backflow Prevention Device* and/or the gate valve the *Owner* must replace the *Authorized Backflow Prevention Device* and/or gate valve with an equivalent *Authorized Backflow Prevention Device* as *Approved* and to the satisfaction of the *Engineer*. An *Owner* is responsible for all direct and/or indirect costs associated with the replacement of the *Authorized Backflow Prevention Device* and/or the gate valve.
- 5) Upon return of each Municipally supplied *Authorized Backflow Prevention Device* and/or gate valve the *Municipality* may test the devices to ensure they are in proper working order. Where an *Authorized Backflow Prevention Device* and/or gate valve is found to need repair, replacement, or any other such maintenance as deemed necessary by the *Engineer*, in their sole discretion, the corrective action required will be completed by the *Municipality*.
- 6) The *Owner* is responsible for all direct and/or indirect costs associated with the repair, replacement or maintenance of the *Authorized Backflow Prevention Device* and/or the gate valve on return to the *Municipality*.

## **PART 8 – OPERATION AND MAINTENANCE**

### **8.1 Work Done at Cost**

- 1) Where work under this Bylaw is done by the *Municipality* at cost, the cost will include the amount expended by the *Municipality* for all expenditures incurred in doing the work, plus administration charges as per the *Langley Fees And Charges Bylaw*.
- 2) Where work under this Bylaw has been requested by the *Owner*, the *Municipality* will supply an estimate of the cost and will require an advance payment by the *Owner* prior to commencement of any work. On reconciliation of the actual cost of the work, any additional cost must be paid by the *Owner* to the *Municipality* in accordance with Section 9.5 of this Bylaw and any surplus will be refunded.
- 3) Where work under this Bylaw has been undertaken due to a failure of the *Owner* to comply with any section of this Bylaw, the work will be completed by the *Municipality* and any cost incurred, plus an administration charge, will be recovered from the *Owner* in accordance with Section 9.5 of this Bylaw.

### **8.2 Application for Turn On or Shut Off**

- 1) The *Water Service* to any *Premises* may be *Turned On* or *Shut Off* upon application by the *Owner* on the completed form designated by the *Engineer*. An *Owner* may, in an emergency request an immediate *Shut Off*.
- 2) The *Owner* is responsible to drain the *Private Service* or to otherwise protect the private assets from the water in the *Private Service*, and to monitor the *Private Service* for residual flow of water, following a *Shut Off*.
- 3) Except in the case of an emergency or maintenance being performed on the *Municipal Water System* by the *Engineer*, an *Owner*, or their agent, shall be present at the *Real Property* when the water is either *Turned On* or *Shut Off*.

### **8.3 Applications for Disconnection of Service**

- 1) The *Water Service* to any *Premises* may be *Disconnected* upon application by the *Owner* on the completed form prescribed by the *Engineer*. The *Owner* must pay the fees as prescribed in the *Langley Fees And Charges Bylaw*. The *Owner* remains liable for all rates, fees and charges prior to the *Disconnection* of the *Water Service*.

- 2) No person shall demolish any building connected to the *Municipal Water System*, or move such a building, without first having requested the *Disconnection* of the *Water Service*, paid the fees as prescribed in the *Langley Fees And Charges Bylaw*, and allowed for the completion of the *Disconnection* to the satisfaction of the *Engineer*, in their sole discretion.
- 3) Where a *Water Service* remains *Shut Off* for a period of five years or more and where no fees have been paid pursuant to this Bylaw, the *Water Service* shall be deemed to be discontinued. On such a discontinuance, the *Engineer* may require, in their sole discretion, the *Water Service* to be *Disconnected*. The *Owner* is responsible for all direct and/or indirect costs associated with the *Disconnection* work.

#### **8.4 Repairs to Service**

- 1) Where it is necessary for the *Municipality* to repair or replace a *Water Service*, or to do works upon a *Water Service* in any manner, the *Municipality* has the authority to enter onto *Real Property*, and to perform such works on the *Real Property* as are required to complete the repair, replacement, or other works. The extent of the *Municipality's* liability is limited to restoring the *Real Property* to the condition present before the works were undertaken, except where such restoration is substantially precluded by the works.

#### **8.5 Removal, Relocation or Alteration of Facilities**

- 1) Except as provided in Section 8.6, and subject to the *Engineer's Approval*, any person desiring the replacement, removal, relocation, or any other change of Municipally owned water facilities must submit an application in writing to the *Engineer*. The *Owner* is responsible for all direct and/or indirect costs associated with the replacement, removal, relocation, work.
- 2) Where an existing *Water Service* must be replaced with a larger *Water Service* to accommodate fire sprinklers, the *Owner* is responsible for all direct and/or indirect costs associated with the replacement work.
- 3) Where an existing *Water Service* requires removal, the *Owner* must pay the applicable fees as set out in the *Langley Fees And Charges Bylaw*.

#### **8.6 Replacement of Old Services**

- 1) Where an *Owner* has replaced a *Private Service* and the *Water Service* has, in the opinion of the *Engineer* in their sole discretion, deteriorated to the point of leaking or significantly losing capacity, the *Municipality* may replace, at no cost to the *Owner*, an old *Water Service* with a new *Water Service* in accordance with current standards and specifications of the *Municipality*.

#### **8.7 Overloaded Meters**

- 1) Wherever excessive flow or consumption overloads the capacity of a *Water Meter* used to measure the volume of water delivered to any *Real Property*, the *Engineer* may so notify the *Owner*. In such circumstances, a replacement *Water Meter* will be supplied to the *Owner* by the *Municipality* and, upon receipt, installed by the *Owner* within thirty (30) days.
- 2) The *Owner* is responsible for all direct and/or indirect costs associated with the replacement of overloaded meters in accordance with Section 5.5 of this Bylaw. Any cost incurred by the *Municipality* will be recovered from the *Owner* in accordance with Section 8.1 and Section 9.5 of this Bylaw.

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## **8.8 Areaway/Basement or Structure under Highway**

- 1) When a basement or other structure extends under a *Highway*, the property line will be deemed to be the outside surface of the basement or structure. Upon removal of a basement or other structure that extends under a *Highway*, the *Engineer*, in their sole discretion, may require that pipes, valves, *Curb Stop* or *Water Meter* be placed or relocated to conform to standard installation practices. The *Owner* is responsible for all direct and/or indirect costs associated with such relocation work.

## **PART 9 – BILLING AND COLLECTION**

### **9.1 Collection of Water Rates, Fees and Charges**

- 1) All work undertaken by the Municipality on behalf of an Owner, whether through a Service Connection application under Section 3, or where any other costs are incurred by the Municipality on behalf of an Owner under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges as per the Fees And Charges Bylaw. All costs incurred by the Municipality under this Bylaw on behalf of an Owner shall be payable by the Owner within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest as prescribed in the *Langley Fees And Charges Bylaw*.
- 2) All Water System charges shown in the Utility Rate Bylaw shall be billed by the Municipality on a schedule established by the Municipality and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.
- 3) All rates as set out in the *Langley Utility Rate Bylaw*, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the Fees And Charges Bylaw, shall form a charge, with penalties if applicable, against the Real Property of respective registered Owners using the *Municipal Water System*; and if unpaid at December 31 in each year, shall be transferred to property taxes as arrears and be recovered under the same terms and conditions as ordinary property taxes under the Community Charter.
- 4) Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for water rates and charges, in an amount as specified by the Collector.

### **9.2 Work Done at Cost**

- 1) Accounts for work done at cost under Section 8.1 of this Bylaw, must be paid to the *Municipality* within 30 days of billing, and if not paid within thirty (30) days of billing are subject to interest as prescribed under the *Taxation (Rural Area) Act*.
- 2) Accounts for work done at cost, and any penalties, form a charge on the *Real Property* of the respective *Owner* and if unpaid at December 31 in each year will be recovered in the same manner and by the same means as ordinary property taxes in arrears.

### **9.3 Metering of Water**

- 1) In the case of new *Water Meter* installations, the rate commences as of the date the *Water Service* is *Turned On* but, in any event, not later than fourteen (14) days after installation of the *Water Meter* or the conclusion of any application development works servicing agreement, whichever is earlier.

- 2) Where an *Owner* requests a *Special Reading* to validate a regularly scheduled reading, the *Engineer* may *Approve* a *Special Reading* in their sole discretion. If an error in the regularly scheduled reading is found, no fee will be charged for the *Special Reading*. If an error in the regularly scheduled reading is not found, a fee will be charged as prescribed in the *Langley Fees And Charges Bylaw*.

#### 9.4 Estimating Consumption

- 1) Where it becomes necessary to estimate water consumption, the *Engineer* will estimate the consumption and render a bill based on the average previous consumption adjusted for seasonal variations, changes in occupancy, or other factors which, in the opinion of the *Engineer* may affect the consumption of water.

#### 9.5 Adjustment for Undetected Leaks

- 1) Where underground leak, or concealed leak, or a leak that could not be reasonably detected through normal daily operation, is discovered in the *Private Service*, and the leak is repaired by the *Owner* within such period as specified by the *Engineer*, an *Owner* may apply for an adjustment to their utility bill for *Real Property* by completing and submitting to the *Engineer* a Leak Adjustment Request Form together with proof that the leak has been repaired in such a manner as to effectively prevent future leaks of similar nature.
- 2) If the *Engineer* is satisfied, in their sole discretion, that the leak has been fully and appropriately repaired by the *Owner* in accordance with this Bylaw, and if, in the opinion of the *Engineer*, in their sole discretion, the *Owner* was not aware or could not reasonably have been expected to have been aware of the leak, the *Engineer* may provide *Approval* for a leak adjustment. If the request for a leak adjustment is *Approved*, the *Municipality* shall provide a credit to the *Owner's* account in an amount determined by the *Engineer*, in their sole discretion, to compensate for the leak.
- 3) Eligible water leak adjustments under this Bylaw will only be considered where the leak is:
  - a) in a *Private Service* limited to the direct water piping between the connection to the *Water Service* at the property line and the connection to the internal plumbing within the building or mechanical room, or
  - b) located within the *Real Property* in an underground location that, in the opinion of the *Engineer*, in their sole discretion, could not have been reasonably identified by the *Owner*.
- 4) *Real Property* located in the *Municipality* and receiving water from the *Municipal Water System*, is eligible for a one-time water leak adjustment provided it meets the criteria set out in this Bylaw.
- 5) Where there is a change in the ownership of *Real Property* to an arm's length third party after a leak adjustment is processed, the new *Owner* will qualify for a one-time only adjustment regardless of any past adjustment having been provided to a previous *Owner* of the same *Real Property*.

## 9.6 Adjustment to Fees or Charges Previously Billed

### Adjustment to Fees or Charges Previously Billed

- 1) In the case of an adjustment to fees or charges resulting from metered billings that have previously been billed, a leak adjustment will be calculated based on the average water usage of the *Real Property* based on all metered billings issued for the *Real Property* during the twelve (12) months preceding the estimated commencement of the leak, or any other available information, at the *Municipality's* discretion.
- 2) In respect of a leak adjustment, the *Collector*:
  - a) may adjust for the current year;
  - b) may also adjust for up to two calendar years prior to the current year; and
  - c) shall not pay interest on any overpayment.
- 3) Any adjustment shall be made only to the current *Owner* of the *Real Property* and shall not include any period in which they were not the *Owner*.

## 9.7 Billing For Fees or Charges Not Previously Billed

- 1) In the case of billing a rate, fee or charge that has not previously been billed, the *Collector* shall:
  - a) issue a bill to the *Owner* for the rates, fees and charges not previously billed from the date that it was discovered that the rate, fee and charge ought to have been billed, as determined by the *Collector*; and
  - b) not back bill for a period greater than the current year plus the previous calendar year, except as provided in Section 9.11.

## 9.8 Adjustment for Tampering

- 1) If, in the opinion of the *Engineer* or the *Collector*, in their sole discretion, the measured water consumption for a *Real Property* is inaccurate due to tampering, the *Collector* shall estimate water consumption based on:
  - a) an average of the water consumption for the *Real Property* for the current year and up to two previous years, excluding any period where, in the *Engineer's* sole discretion, tampering may have occurred or where the water consumption is not reasonably representative of average previous consumption for the *Real Property*, or
  - b) if there is no water consumption history for the *Real Property* or the water consumption history is unreliable due to potential tampering, the median water consumption for one or more similar properties in the *Municipality* that the *Engineer* determines, in their sole discretion to be similar to the *Real Property*, determined for the current year and up to two years; and
- 2) issue a bill for:
  - a) estimated water consumption for the entire period of the tampering, as determined by the *Collector* in their sole discretion, and
  - b) all costs incurred by the *Municipality* in estimating water consumption and repairing the *Municipal Water System* to correct the tampering.

### **9.9 Metered Water used to Fight Fires**

- 1) Where water from a *Metered Service* is used to fight a fire, the *Engineer*, in their sole discretion, may adjust the charge in accordance with the provisions of Section 9.7 of this Bylaw.

### **9.10 Tampering With Meters**

- 1) If, in the opinion of the *Engineer*, the water consumption is inaccurate due to tampering, the *Engineer* may adjust the charge in accordance with the provisions of Section 9.11 of this Bylaw.

### **9.11 Inaccurate or Non Registering Meters**

- 1) If, through no fault of an *Owner*, a *Water Meter* fails to register or to properly indicate the water consumption of water, the *Engineer*, in their sole discretion, may adjust the water consumption charge in accordance with the provisions of Section 9.7 of this Bylaw.

### **9.12 Testing of Meters**

- 1) The *Municipality* will test a *Water Meter* upon written request by the *Owner*, and upon deposit of a fee as provided for in the *Langley Fees And Charges Bylaw*. If the *Water Meter* is found to mis-register by more than 5%, the test fee will be returned. If the inaccuracy of the *Water Meter* does not exceed 5%, the test fee will be retained by the *Municipality* to offset the cost of the test.
- 2) The *Municipality* may require, at any time, a *Water Meter* to be either tested on site or removed by a Municipal employee for testing. If the *Water Meter* is found to mis-register by more than 5%, the *Engineer*, in their sole discretion, may adjust the previous rates, fees and charges specified in the *Utility Rate Bylaw* and in the *Langley Fees And Charges Bylaw* in accordance with the provisions of Section 9.7 of this Bylaw.

### **9.13 Service Fees For Subsequent Site Visits**

- 1) A fee, as set out in the *Langley Fees And Charges Bylaw*, may be charged where a Municipal employee or agent is required to make an additional visit or visits at a *Real Property* or *Premises* for any of the following reasons:
  - a) where an *Owner* or occupant refuses access to a *Real Property* or *Premises* for a Municipal employee or agent to install, repair, replace, inspect, test or read a *Water Meter* or any other equipment in relation to the *Water System*; or
  - b) where a Municipal employee or agent attends at a *Real Property* or *Premises* for a scheduled appointment, and the *Owner* or occupant is not present at the scheduled time to provide access to the *Real Property* or *Premises*.
  - c) a Municipal employee or agent attends a *Real Property* or *Premises* to perform any action or function set out under this Bylaw, and is unable to access the *Premises*, the *Municipal Water System* or a *Private Service* because of any restricted access to the *Real Property* or *Premises* or any dangerous situation at the *Real Property* or *Premises*, including any situation that could cause harm to persons, *Real Property* or equipment.

### **9.14 Change in use or Occupancy of Property Served**

- 1) An *Owner* must notify the *Engineer* or the *Collector* in writing within thirty (30) days of any change in the use, occupancy, or any matter, which may affect the fees or charges payable under this Bylaw.
- 2) No person shall demolish a building containing a *Water Meter* until the final *Water Meter* reading is obtained, and the *Water Meter* and *Water Meter* appurtenances are recovered by the *Engineer*, and the water supply is *Shut Off*.

- 3) Should any change result in an increase or decrease in rates, fees or charges such change will take effect from the date of change in use or occupancy or, if the date is unknown, from receipt of the notice. Any changes or adjustments for a partial month will be considered to be a full month.

## **PART 10 – GENERAL**

### **10.1 Failure to Comply**

- 1) The *Engineer* may give notice to the *Owner* to effect necessary repairs or replacements to a *Private Service*, or to correct a fault, or to comply with the requirements of this Bylaw. If the *Owner* fails to comply with such notice within the time specified by the *Engineer*, the *Engineer* may, until evidence satisfactory to the *Engineer* has been produced that the terms of the notice have been complied with and at the *Owner's* expense do one or more of the following:
  - a) reduce the quantity of water supplied to, or *Shut Off* the *Water Service* of, or undertake a *Water Service Disconnection*;
  - b) have the necessary work done, with the cost of such work being the responsibility of the *Owner*; and/or
  - c) take such other action either as the *Engineer* deems necessary in their sole discretion.
- 2) Should any person take up residence in or continue to occupy *Real Property* after the water has been *Shut Off*, and should any unsanitary condition arise as a result thereof, the person so occupying the *Real Property* shall be deemed solely responsible for the creation of such unsanitary condition.
- 3) No person, other than an authorized employee or agent of the *Municipality*, shall *Turn On* any *Water Service* which has been *Shut Off* by the *Municipality*. Should any *Water Service* be *Turned On* by any person other than an employee or agent of the *Municipality* the *Water Service* shall be deemed to have been in continuous operation from the date when the *Water Service* was *Shut Off* and the *Owner* shall be liable accordingly.
- 4) Where an order or notice is issued by the *Engineer*, the *Owner* or person to whom the order is issued, shall be deemed to have received the order or notice:
  - a) upon delivery if delivered by hand to the *Owner* or any authorized agent for the *Owner*;
  - b) on the date it is posted at the subject *Real Property*;
  - c) three calendar days after being mailed by regular mail to the *Owner* at the *Real Property* or at the last known address for the *Owner*;

### **10.2 Unauthorized Water Meter Bypass Valve Usage**

- 1) Where a seal on a bypass valve is broken, the *Owner*, or person who broke the seal, or notices the seal is broken, must notify the *Engineer* immediately.
- 2) Any *Owner* who benefits from an open bypass valve on a *Water Meter* or metering installation, except in the case of emergency and whether or not the *Owner* knew of, or directly or indirectly caused the open bypass valve shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

#6102  
10/03/25

### **10.3 Unauthorized Hydrant and Standpipe Usage**

- 1) Any *Owner* who benefits from an open hydrant or standpipe, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the open hydrant, shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

### **10.4 Unauthorized Service Usage**

- 1) Any *Owner* who benefits from unauthorized water usage from a *Water Service*, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the unauthorized water usage shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

### **10.5 Tampering with a Water Meter**

- 1) Any *Owner* who benefits from willfully impairing or permitting a *Water Meter* to be altered or impaired, except in the case of emergency, is guilty of an offence and shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated. Additionally, the *Owner* shall reimburse the *Municipality* for all costs incurred repairing or replacing *Water Meter*.

### **10.6 Responsibility to Other Agencies**

- 1) Nothing in this Bylaw relieves any person from complying with any notification or reporting provisions of other government agencies, including under all applicable federal, provincial, or municipal legislation, including any other Bylaw of the *Municipality*.

### **10.7 Fines and Penalties**

- 1) Any person who violates a provision of this Bylaw commits an offence under this Bylaw and, in addition to being subject to any remedies or penalties available to the *Municipality* under provincial law (including a bylaw offence notice issued pursuant to the *Langley Bylaw Notice Enforcement Bylaw*) is also subject to prosecution and, upon summary conviction, a fine of not more than \$25,000 for each and every offence. Where a violation is a continuing one, each day that a violation of this Bylaw occurs, or is allowed to continue, constitutes a separate offence.

### **10.8 Liability**

- 1) No Person will have any claim, and no action lies and no proceeding may be brought against the *Municipality*, its elected officials, officers or employees for damages, either direct or indirect, arising from any of the above noted actions under Sections 10.2 through 10.5 of this Bylaw, or for any loss or damage to *Real Property*, which may result from such actions.

## **PART 11 – SEVERABILITY**

Each provision of this Bylaw is severable from each other provision. If a Court of competent jurisdiction determines any provision to be void or unenforceable in whole or in part, the invalid provision shall be deemed to be severable. The remaining provisions of this Bylaw are deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

**PART 12 – REPEAL**

Langley Waterworks Regulation Bylaw 2008 No. 4697, and all amendments, is hereby repealed.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the	02	day of	December	, 2024

“ERIC WOODWARD” Mayor “WENDY BAUER” Township Clerk

## LANGLEY WATERWORKS REGULATION BYLAW 2008, NO 4697

#6102  
10/03/25

### SCHEDULE "A"

#6180  
26/01/26

#### **WATER SERVICING STANDARDS FOR AGRICULTURE AND INTENSIVE AGRICULTURE USAGE**

##### **TERMS AND CONDITIONS:**

1. Water use for open-air crop *Commercial Irrigation* will not be permitted.
2. *Approval* for the granting the provision of water from the *Municipal Water System* will be subject to a hydraulic analysis using the *Municipality's* computerized water model. The *Municipality's* water system must be shown to be capable of meeting the minimum operating and supply requirements.
3. The applicant must submit a determination of the peak flow requirement. Maximum allowable water usage shall be 0.2 l/s per hectare (site area) for *Agriculture Use* and 1.0 l/s per hectare (developed area) for *Intensive Agriculture Use*. These limits do not apply to fire flow requirements.
4. Offsite improvements to the *Municipal Water System* may be required as determined in Section 2 of this Schedule. The *Owner* is responsible for all direct and/or indirect costs associated with the work.
5. Municipally supplied water will be by means of a single *Water Service* to the *Real Property*. Separate on site watermains will be required for domestic use, firefighting use, and for *Commercial Irrigation* use.
6. Watermains installed onsite for domestic use must separate from the *Water Service* at the property line and be complete with an *Authorized Backflow Prevention Device*. A *Water Meter* will also be required under the conditions of this Bylaw.
7. Watermains installed onsite for firefighting must separate from the domestic line at the property line and be complete with an *Authorized Backflow Prevention Device*.
8. Watermains installed onsite for *Commercial Irrigation* must separate from the *Water Service* at the property line and be complete with *Authorized Backflow Prevention Device*, a *Water Meter*, and a *Flow Control Valve* to the settings determined in Section 3 of this Schedule. The *Flow Control Valve* will be provided by the Township at the cost of the *Owner*.
9. In addition to the requirement in Section 3 of this Schedule, applications for "*Intensive Agriculture Uses*" must be accompanied by a water management plan acceptable to the *Engineer*. It must be developed by a qualified consulting engineer and must specify onsite storage requirements, must include an operational plan to minimize water consumption while maximizing conservation, and must detail the method of disposing of nutrient laden water (if necessary).