

CITY OF PRINCE GEORGE
BYLAW NO. 9597, 2025

A Bylaw of the City of Prince George to establish a new Stormwater Utility, which will allow the City to operate and maintain the stormwater system.

WHEREAS the City has constructed and is operating and maintaining drainage works for the impounding, conveying, and discharging of surface and other water separate and apart from the sanitary sewer system of the City;

AND WHEREAS Section 69 of the *Community Charter* provides that the Council may by Bylaw regulate the design and installation of drainage work and require owners of real Property to connect their buildings and structures to appropriate drain connections;

AND WHEREAS Section 194 of the *Community Charter* provides for the collection of charges and rates for drainage systems;

AND WHEREAS the purpose of the municipal stormwater system is to collect and channel rainwater and snowmelt away from streets and properties to prevent flooding and protect public safety. It also helps maintain infrastructure by reducing erosion and water damage while improving water quality through pollutant control before discharge into natural waterways. These systems ensure compliance with environmental regulations and support sustainable urban development.

AND WHEREAS the City has established a reserve fund under the Stormwater Reserve Bylaw No. 9598, 2025, and now wishes to fund that reserve, in part, through the collection of utility payments made under this Bylaw.

NOW THEREFORE the Council of the City of Prince George in open meeting assembled, **ENACTS AS FOLLOWS:**

PART I – DEFINITION, INTERPRETATION, AND PURPOSE

Definitions

1. In this Bylaw:
 - a) **“City”** means the City of Prince George;
 - b) **“Commercial Property”** means any site in the City, regardless of intended or actual use or the zoning, but does not include any site primarily used as Residential Property;
 - c) **“Commercial Residence Dwelling”** means a building, or portion thereof, designed for, or occupied as, five or more Dwelling units, including all residential condominium buildings regardless of their physical layout, design or construction;
 - d) **“Customer”** means the owner or occupant of Residential or Commercial Property;
 - e) **“Director”** means the Director responsible for the Stormwater System, or a designate;

- f) **"Dwelling"** means a building used or intended for residential occupancy;
- g) **"Equivalent Residential Unit (ERU)"** is an averaged unit of measurement, calculated based on the average amount of Hard Surface for residential properties in the City. For the purposes of this Bylaw, an ERU is deemed to be 304 square metres;
- h) **"Hard Surface"** means any surface on a Property that prevents rainwater from being absorbed into the earth within a given Property, including but not limited to non-permeable concrete, asphalt, and building roofs;
- i) **"Officer"** means the City employee appointed for the purposes of administering and enforcing this Bylaw, or their designate;
- j) **"Personal Residence Dwelling"** means a detached building designed for, or occupied as, up to four dwelling units, whether or not such building also contains a basement suite;
- k) **"Property"** means a civic lot located within the municipal boundaries of Prince George, which may or may not contain a building or buildings, including Residential Property and Commercial Property;
- l) **"Residential Property"** means Personal Residence Dwellings and Commercial Residence Dwellings;
- m) **"Soft Surface"** means any surface on a Property that allows rainwater to readily be absorbed into the earth, including but not limited to lawns, gardens, graveled areas, storage ponds, bio-swales, or permeable concrete or asphalt designed to allow water to soak through;
- n) **"Stormwater System"** means any City asset or facility for the collection, transmission, treatment, and disposal of stormwater, groundwater, unpolluted industrial and cooling water, and includes mains, ditches, culverts, channels, catch basins, service connections on the City side of the Property line, wet and dry water ponds, constructed wetlands, pumping stations and outfalls, but does not include a building storm sewer or a storm service connection on private Property; and
- o) **"Stormwater"** means all runoff water from any source.

Purpose

- 2. The purpose of this Bylaw is to:
 - a) establish and set terms and guidelines for the City's Stormwater Utility; and
 - b) set charges for all properties within the City.

Public Utility Service

- 3. The works established for the collection and transmission of stormwater pursuant to the provisions of the *Community Charter* are a public utility service. This Bylaw must be interpreted in conjunction with the Storm Sewer Bylaw No. 2656, 1974.

Delegation of Authority

- 4. (1) The administration and enforcement of this Bylaw is hereby delegated to the Director.
- (2) The Director is authorized to further delegate the administration and enforcement of this Bylaw to their officers.

PART II – STORMWATER FEE

Calculation of Storm Water Fee

- 5. (1) Except as set out in section 6, each Property in the City shall be charged a stormwater fee on its City Utility Statement based upon the number of ERUs it has as follows:
 - a) All Residential Properties, up to and including four units, will be charged one ERU per Property;
 - b) Multi-unit dwellings of five or more units will be charged 0.25 ERUs per unit. Commercial, industrial, institutional, and agricultural properties shall be charged for the number of ERUs the Property actually has, rounded to the nearest ERU, provided that each such Property is deemed to have a minimum of one ERU.
- (2) The City shall calculate the number of ERUs for each Property, and the actual or deemed number shall be set out on the Property’s City Utility Statement.

Exempt Properties

- 6. (1) This Bylaw does not apply to the following Property types:
 - a) All properties that have less than 50 square metres of Hard Surface;
 - b) All properties that are not in any way connected to any part of the Stormwater System, or do not in any way benefit from any part of the Stormwater System, as determined by the Director;
 - ~~b)c)~~ Agricultural zoned properties, except where they include Hard Surface developments, including Residential Properties, which generate runoff to the Stormwater System;

⇨d) City-owned streets and roadways;

⇨e) Community gardens; and

⇨f) Cemetery and park green space.

- (2) If the owner of a Property seeks an exemption pursuant to subsection (1), the owner may apply to the City, in writing, for a determination of the applicability of the stormwater management charge.
- (3) Upon receipt of a request for an exemption, the Director shall review the request and notify the person requesting the review of the result and their decision, in writing.
- (4) The decision of the Director shall be final.

Property Alterations Affecting ERUs

7. (1) If any Property is altered such that it subsequently has fewer or more ERUs, the owner shall immediately advise the City of such alteration, and the City shall recalculate the number of ERUs the Property then has.
- (2) Subject to section 6, if any Property that is charged for two or more ERUs is altered such that following the alteration there are additional ERUs, the Property shall be charged for such greater number of ERUs from when the alteration was first made.
- (3) Subject to section 6, if any Property that is charged for two or more ERUs is altered such that following the alteration there are fewer ERUs, the Property shall be charged for such lesser number of ERUs from when the alteration was first made.

Review of ERU Calculation

8. (1) If the owner of any Property charged for two or more ERUs disputes the City's calculation of the Property's ERUs or disputes the recalculation of the ERUs charged to the Property after an alteration, the owner may, in writing, apply to the City for a review of the Property's ERU calculation. An administration fee amount as specified in Schedule "A-13" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004" shall apply to each application under this section.
- (2) Upon receipt of a request for a recalculation, the Director shall review the calculation and notify the person requesting the review of the result and their decision, in writing.
- (3) The decision of the Director shall be final.

PART III - STORMWATER UTILITY BILLINGS AND RATES

Issuance and Collection of Utility Billings and Rates

9. (1) The owner of the Property shall pay charges and fees in the amounts specified in Schedule "A-13: Fees and Charges for Storm Sewer Rates" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004" in addition to all other applicable rates. The Stormwater Utility Rates in Schedule "A-13: Fees and Charges for Storm Sewer Rates" of the "City of Prince George Comprehensive Fees and Charges Bylaw No. 7557, 2004" are hereby imposed and levied by the City, and all such rates shall be payable to the City on or before the due date as printed on the utility notices.
- (2) The Stormwater Utility rates as specified shall be applied on the date the utility billing is made.
- (3) Properties shall have the Stormwater management charge added as a separate item to the Property's City Utility Statement.

Notification of Changes

10. It is the responsibility of the owner and consumer to notify the City, in writing when any changes or modifications are made to their Property that may affect the rates payable under this Bylaw or any other requirements of this Bylaw. Failure to provide the said notification will constitute a violation of this Bylaw.

Fee added to taxes

11. All fees, rates and charges as set out in this Bylaw not paid on or before the thirty-first (31st) day of December in any year shall be deemed to be taxes in arrear in respect of the parcels of land served by the said stormwater service, and such sum shall be recoverable as taxes under the *Local Government Act*.

Adding Amounts to Tax Roll

12. The City may, in accordance with the *Local Government Act*, add to the tax roll for a parcel of land any unpaid expenses and costs incurred by the City in remedying a contravention of this Bylaw to the taxes on the Property on which the work was done.

Coming into Force

