



Docket: UW46310
Order: UW21-03
Date: Monday, September 20, 2021

IN THE MATTER of the *Water and Sewerage Act*, R.S.P.E.I. 1988, Cap W-2 and the *Island Regulatory and Appeals Commission Act*, R.S.P.E.I.1988, Cap. I-11;

AND IN THE MATTER of an application by the Cavendish Sewer Utility for approval to increase annual sewer rates and charges.

CERTIFIED A TRUE COPY

(Sgd) *Heather Walker*

Heather Walker, Regulatory Analyst
Prince Edward Island Regulatory
& Appeals Commission

Order

Panel Members:

J. Scott MacKenzie, Q.C., Chair

M. Douglas Clow, Vice-Chair

Erin T. Mitchell, Commissioner

BACKGROUND

1. The Cavendish Sewer Utility filed an application with the Island Regulatory and Appeals Commission for approval to increase annual sewer rates and charges, effective January 1, 2021.
2. The Commission posted details of the application on its website and published a Notice in the local newspaper inviting written feedback.
3. No comments were received in response to the Utility's proposal.
4. The Commission reviewed the Utility's rate proposal, including analysis of Cavendish's revenue and expenditures, and has concluded that revenue relief is necessary to address:
 - reduced sewer revenues related to the pandemic;
 - the Utility's requirement to borrow funds for the purchase of land from Parks Canada for the lagoon site; and
 - increased plant expenses.

DECISION

5. It appears to the Commission that the tariff of sewer rates and charges approved herein is necessary and equitable.

ORDER

The Commission Orders:

1. The sewer rate tariff of the Cavendish Sewer Utility, as set out in Schedule 1 annexed hereto and forming part of this Order, is approved and declared effective on January 1, 2021 and shall remain in effect until otherwise ordered by the Commission.

DATED at Charlottetown, Prince Edward Island, Monday, September 20, 2021.

BY THE COMMISSION:

(Sgd) J. Scott MacKenzie

J. Scott MacKenzie, Q.C., Chair

(Sgd) M. Douglas Clow

M. Douglas Clow, Vice-Chair

(Sgd) Erin T. Mitchell

Erin T. Mitchell, Commissioner

Cavendish Sewer Utility

SEWER TARIFF

This rate tariff is issued pursuant to Commission Order UW21-03 and specifies the rates and charges applicable to services provided by the **CAVENDISH SEWER UTILITY**

Rules and regulations governing the types of services and manner in which such services are provided are contained in **THE PRINCE EDWARD ISLAND MUNICIPAL SEWERAGE UTILITIES GENERAL RULES AND REGULATIONS.**

Effective: January 1, 2021

Sewer Rates and Charges

Application: The following annual rates and charges apply to sanitary sewerage services provided to premises served, or capable of being served, by the Cavendish Sewer Utility.

**Flat Rates:
(Unmetered)** For each single-family dwelling or unmetered customer assessed one proportionate sewerage unit: \$565.00.

**Metered
Service:** For each metered customer the sum of:

- A. a customer charge of \$348.00;
- B. a demand charge of \$165.00 per proportionate demand unit calculated in accordance with the Proportionate Demand Charges contained on page 3 of this Tariff; and
- C. a flow charge of \$0.56 per cubic meter.

The metered flow shall be determined by metering the well water consumed.

**Minimum
Bill:** The minimum bill to any customer shall be the applicable customer and demand charges.

**Frontage
Charge:** A frontage charge of **\$1.98** per lineal foot per annum applies to all land adjacent to streets, roads or highways on which there are no buildings or structures or where sanitary disposal service is not required but which land is capable of being served by the existing facilities of the Utility. In the case of premises billed under the Proportionate Demand Charges, an exemption of ten (10) feet frontage for each one-tenth of a unit will be allowed. In the case of corner lots with sewerage facilities on both sides, the frontage charge applies to the full frontage on the longest side, and the full frontage less one hundred (100) feet on the other side (less allowable exemption, if any).

The maximum bill to any customer for frontage shall be \$500.00.

**Tariff
Exemptions:**

- A. Existing single-family residential dwellings which are in excess of 100 metres from the sanitary sewer main shall be exempt from the applicable demand and flow charges.
- B. Non-leased farm land used exclusively for farming purposes shall be exempt from all applicable rates and charges.
- C. The property known as the Cavendish Cemetery shall be exempt from all applicable rates and charges.

Special Charges

Sewage Dumping Charges:

The Utility may, at its discretion and subject to such terms and conditions as it considers necessary and advisable, permit an individual or corporation to dump sanitary sewage at the Utility's treatment facilities. Where such dumping is permitted, a sanitary sewage waste hauling contractor duly licensed pursuant to the *Environmental Protection Act Sewage Disposal Regulations* and acceptable to the Utility must be employed by the individual or corporation at such rates and charges as the individual or corporation and the contractor may agree upon.

The dumping charges to the contractor are as follows:

For premises within the Community of Cavendish:

Per load: up to 1,500 gallons	\$ 8.00
Per load: 1,501 gallons – 3,000 gallons	\$16.00

For premises outside the Community of Cavendish:

Per load: up to 1,500 gallons	\$13.00
Per load: 1,501 gallons – 3,000 gallons	\$26.00

Seawood Estates Infrastructure Contribution Charge:

In addition to the applicable charges set out in this tariff, all sewer customers in the Seawood Estates subdivision who are served or capable of being served will be subject to a supplemental charge of \$175.00 per lot, per year.

The contribution charge will be subject to IRAC review and amendment from time to time as necessary and will remain in effect until such time as the related Seawood infrastructure debt has been serviced.

Proportionate Sewer Charges

TYPE OF CUSTOMER	UNIT VALUE	ANNUAL SEWER CHARGE	TYPE OF CUSTOMER	UNIT VALUE	ANNUAL SEWER CHARGE
SINGLE-FAMILY DWELLING	1.00	\$165.00	DOCTORS' & DENTISTS' OFFICES AND BEAUTY & BARBER SHOPS		
INDIVIDUAL APARTMENT	0.80	\$132.00	With Separate Service	1.00	\$165.00
MOBILE HOME	0.70	\$115.50	Combined With Other Service	0.50	\$82.50
SENIOR CITIZENS HOME, Per Unit	0.60	\$99.00	LAUNDROMAT WITH MACHINES USING OVER 30 GALLONS PER WASH		
CONVENT, INSTITUTIONAL DORMITORY, ROOMING OR BOARDING HOUSE			For First Machine	3.00	\$495.00
For Up to Five Persons	1.00	\$165.00	For Second Machine	2.00	\$330.00
For Each Additional Person	0.20	\$33.00	For Each Additional Machine	1.00	\$165.00
MOTELS AND TOURIST COTTAGES			LAUNDROMAT WITH MACHINES USING 30 OR FEWER GALLONS PER WASH		
With Housekeeping Facilities, Each Unit	0.50	\$82.50	For First Machine	2.00	\$330.00
With Bathroom Facilities Only, Each Unit	0.30	\$49.50	For Second Machine	1.50	\$247.50
TOURIST HOME			For Each Additional Machine	0.75	\$123.75
For First Bathroom	1.00	\$165.00	SERVICE STATION		
For Each Additional Bathroom or Washroom	0.30	\$49.50	Without Carwash	1.00	\$165.00
HOSPITAL			With Carwash	2.00	\$330.00
Without Laundry Facilities, Per Bed	0.50	\$82.50	RESTAURANTS AND SNACK BARS	1.00	\$165.00
With Laundry Facilities, Per Bed	0.75	\$123.75	For Each Ten Seats an Additional Amount of	0.25	\$41.25
SCHOOLS, Per Classroom	1.00	\$165.00	PREMISES LICENSED BY THE P.E.I. LIQUOR CONTROL COMMISSION:		
STORES, BANKS, CLUBS, CHURCHES, HALLS, RECREATIONAL FACILITIES AND PLACES OF BUSINESS			Restaurant, Lounge, Dining Room or Club	1.00	\$165.00
For First Washroom Facility	1.00	\$165.00	SEAT CHARGE: Calculate 75% of Fire Marshal's rating OR Based on actual seat count, charge, for each five seats, an additional amount of	0.25	\$41.25
For Each Additional Toilet or Urinal	0.50	\$82.50	DRIVE-IN RESTAURANT OR THEATRE		
CAMPGROUNDS, Per Campsite	0.10	\$16.50	With Canteen	1.00	\$165.00
			For First Washroom and Toilet Facility	1.00	\$165.00
			For Each Additional Washroom and Toilet Facility	0.50	\$82.50