

**Order No. 84/25**

**TOWN OF TEULON  
TEULON WASTEWATER UTILITY  
REVISED WASTEWATER RATES AND REU ALLOCATION EFFECTIVE JANUARY 1,  
2025, JANUARY 1, 2026, AND JANUARY 1, 2027**

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**JUNE 09, 2025**

BEFORE: Irene Hamilton, K.C., Panel Chair  
Patrick Ireland, MBA, Panel Member

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## 1.0 Executive Summary

By this Order, the Public Utilities Board (Board) varies the revised water rates for the Town of Teulon (Town), Teulon Wastewater Utility (Utility), effective January 1, 2025, January 1, 2026, and January 1, 2027.

The approved rates are as follows:

|  | Current Rates | January 1, 2025 | January 1, 2026 | January 1, 2027 |
|--|---------------|-----------------|-----------------|-----------------|
| Annual Service Charge                              | \$31.00       | \$31.19         | \$31.29         | \$31.38         |
| Wastewater – Annual Charge (per REU)*              | \$44.75       | \$74.48         | \$89.35         | \$104.21        |
| Total Annual Charge (per REU)*                     | \$75.75       | \$105.67        | \$120.64        | \$135.59        |
| <b>Lagoon Tipping Rates</b>                        |               |                 |                 |                 |
| Initial Key Fob Charge (refundable)                | -             | \$275.00        | \$275.00        | \$275.00        |
| Replacement Key Fob Charge                         | -             | \$225.00        | \$225.00        | \$225.00        |
| Emergency Tips – Unregistered Haulers – (per load) | -             | \$100.00        | \$100.00        | \$100.00        |
| Single Axle Truck (per load)                       | \$40.00       | \$40.00         | \$40.00         | \$40.00         |
| Double Axle Truck (per load)                       | \$60.00       | \$60.00         | \$60.00         | \$60.00         |

\*Based on 1 Residential Equivalency Unit (REU)

One REU is the estimate of the volume of wastewater produced by the average single-family residence. The Utility allocates units to non-residential customers based on estimated consumption, as compared with a residence. REUs are used in communities with unmetered distribution and collection systems, where information regarding actual consumption is unavailable.

The Board also approves the revised REU allocation as follows:

| Classification   | REUs |
|--|------|
| <b>Bakery/Restaurant</b> – 1.0 REU up to 20 seats, additional 0.5 REUs per 10 subsequent seats |      |
| Chicken Chef – 66 Main St.   | 2.0  |
| Country Corner Café – 31 PTH #7 Hwy S  | 2.0  |
| Pizza Plus – 23 Second Ave. SE   | 1.0  |
| Fry-Day's Restaurant & Lounge - 8156 E PR 415  | 5.5  |
| Blue Skies Bakery – 52 Main Street   | 1.0  |
| <b>Church/Temple</b>   | 1.5  |
| <b>Commercial, Single Business</b>   | 1.0  |
| <b>Commercial, Multi-Business</b> – Charges vary based on nature of business                   |      |
| Business Center- 75 Main St.   | 6.0  |
| Hair Salon/Commercial – 90 Main St, 9 Third  | 4.0  |
| Hair Salon/Laundromat – 27 Third Ave. SE   | 2.5  |

|  |       |
|--|-------|
| Hair Salon/Commercial – 48 Main St.  | 2.0   |
| <b>Community Hall</b>  | 3.0   |
| Day Care   | 1.0   |
| Dental Office  | 1.5   |
| EMS Crew Quarters  | 1.0   |
| <b>Hotels/Motels</b>   |       |
| Super 7 Service Motel – 195 PTH #7 Hwy S   | 4.0   |
| Teulon Motor Hotel   | 11.0  |
| <b>Laundromat</b> – 1 REU minimum, additional charge of 0.15 REU per washing machine | 1.0   |
| <b>Manufacturing/Industrial</b>  |       |
| Northern Goose Processors Ltd. 103 First St. SW                                      | 256.0 |
| Vidir Teulon Inc. – 379 First St. SW   | 2.5   |
| <b>Municipal Office</b>  | 1.0   |
| <b>Public Works Facility</b>   | 1.0   |
| <b>RCMP Detachment</b>   | 2.0   |
| <b>Residential, Single Unit</b>  | 1.0   |
| <b>Residential, Multi-Unit</b> – 1 REU per dwelling unit                             |       |
| Fort Rouge Enterprises Ltd. 101 Seventh Ave. SE                                      | 6.0   |
| Fifth Avenue Estates – 137 Fifth Ave SE  | 12.0  |
| Ansell Managed Properties Inc. 149 First St. SE                                      | 16.0  |
| White Star Investments Ltd. – 182 First St., 64 Seventh Ave. SE                      | 16.0  |
| Farview Place – 100 Third St. SE   | 31.0  |
| Crescent Creek Estates Ltd – 320 Main St. S  | 49.0  |
| 144 Min St.  | 2.0   |
| 83 Third Ave. SE   | 2.0   |
| 22 Third St. SW  | 2.0   |
| <b>Schools</b>   |       |
| Teulon Elementary School   | 14    |
| Teulon Collegiate Institute  | 36    |
| <b>Seniors Independent Living Facility</b> – 0.5 REUs per suite                      |       |
| Cedar Lodge – 20 Fifth Avenue SE   | 9     |
| Gateway Manor Inc. – 169 Beach Rd E  | 19.5  |
| Knotty Pines /Playstreet Childcare – 112 Beach Rd. E                                 | 7.0   |
| <b>Sports Facility</b>   | 2.5   |

Details of other rates may be found in the attached Schedule A.

Rationale for the Board's decisions may be found under the heading Board Findings below.

## 2.0 Background

The Village operates an unmetered wastewater only utility, servicing 504 customers with an assignment of 1,108.0 REUs.

Rates were last approved for the Utility in 2003 in Board Order No. 182/03, with the last increase occurring January 1, 2004. The Town filed a statement of rate adequacy for the Utility for 2009. The Board also approved interim *ex parte* lagoon tipping fees and 2014, 2015, and 2016 actual operating deficits totalling \$97,941 in Board Order No. 28/22 and directed the Town to review its wastewater rates for the Utility for adequacy and file a report with the Public Utilities Board, including an application for revised rates (if required), by no later than December 31, 2022.

On December 23, 2022, the Board received a request from the Town for and approved an extension to November 30, 2023 to file its report or application with the Board, to enable the Town to review one full year of tipping fee revenue history prior to filing its report or application.

On November 16, 2023, the Board received a request for extension to January 31, 2024 to provide additional time for the Town to complete a rate study and application for revised rates for the Utility. The request was accompanied by Council Resolution No. 2023-272 and a rate adequacy report prepared by the Town's consultant (Way to Go Consulting Inc.), indicating the current wastewater rates are insufficient.

The Board reviewed the Town's request and approved the Town's request for extension to January 31, 2024.

## **Wastewater Collection/Treatment**

The Utility operates a facultative lagoon with two primary and five secondary cells, which receive domestic wastewater from residents, commercial, and institutional sources, as well as trucked wastewater from the Teulon Golf Course and Municipality of Rockwood. Pre-treated wastewater from Northern Goose Processor Ltd. (NGPL) operations is also discharged to the lagoon, with wastewater discharge limits defined via industrial service agreement. Treated effluent from the lagoon is discharged seasonally between June 15 and October 15, provided environmental standards for discharge are met.

The current lagoon and mains were put into use in 1993, and a new lift station was put into use around the same time. There are currently no capacity issues relating to growth, but aging infrastructure will require renewals or replacements in the coming years. Additionally, NGPL is in the preliminary stages of production process changes, and it is unclear at this time the impact on discharge volumes and potential increases in treatment costs this may entail.

### 3.0 Application

On June 3, 2024, the Town applied for revised wastewater rates for the Utility. The application was accompanied by a rate study prepared by the Town's consultant and By-Law No. 1/2024 read for the first time on February 28, 2024.

A Public Notice of Application was issued on June 18, 2024 allowing for any questions or comments with respect to the proposed rate increases to the Board and/or the Village on or before August 2, 2024. There were no responses to the Notice.

On March 18, 2025, the Town requested a revised REU allocation for Northern Goose Processors, from 300 REUs to 256 REUs, due to a reduction in the scale of business production. The request was accompanied by Council Resolution No. 2025-060 and second reading of By-Law No. 1/2024 read for second time on March 11, 2025.

When reviewing an application the Board can either: hold a public hearing at which the applicant can present its case and customers can present their concerns; or where it is deemed to be in the best interests of a utility and its customers, the Board can review the application using a paper review process without holding a public hearing. The paper review process considers all written materials submitted by the Utility and the public, as well as any information requests and responses between the Board and the Utility. This process may reduce regulatory costs to the Utility.

A public hearing process allows the Utility and the public the opportunity to review the application and address any concerns with the Board present.

Whenever reasonable, the Board will review the application using a paper review process, which saves the cost of a public hearing process. The Board has chosen a paper review process for the Town's application.

The rates were calculated based on the following projections that include an annual inflation rate of 3.0% in the calculations:

| Schedule of Utility Rate Requirements<br>Town of Teulon – Teulon Wastewater Utility<br>2025 to 2027 Budget Forecasts (\$) |                                |                |                  |                |
|---|--------------------------------|----------------|------------------|----------------|
|   |                                | 2025           | 2026<br>Forecast | 2027           |
| <b>General Expenses</b>   |                                |                |                  |                |
|   | Administration                 | 10,989         | 11,318           | 11,658         |
|   | Training                       | 4,200          | 4,326            | 4,456          |
|   | Total General Expenses         | 15,189         | 15,644           | 16,114         |
| <b>Revenue</b>  |                                |                |                  |                |
|   | Penalties                      | 300            | 300              | 300            |
|   | Total General Revenue          | 300            | 300              | 300            |
| <b>Net Costs General</b>  |                                | <b>14,889</b>  | <b>15,344</b>    | <b>15,814</b>  |
| <b>Wastewater Expenses</b>  |                                |                |                  |                |
|   | Collection System              | 34,393         | 35,425           | 36,488         |
|   | Treatment and Disposal         | 8,400          | 8,652            | 8,912          |
|   | Lift Station                   | 1,400          | 1,442            | 1,485          |
|   | Other Wastewater Costs         | 17,600         | 18,128           | 18,672         |
|   | Amortization                   | 67,844         | 68,594           | 69,344         |
|   | Contingency                    | 6,556          | 6,556            | 6,556          |
|   | Reserve                        | 30,000         | 30,000           | 30,000         |
|   | Total Wastewater Expenses      | 166,193        | 168,797          | 171,457        |
| <b>Revenue</b>  |                                |                |                  |                |
|   | Lagoon Tipping Fees            | 17,500         | 17,500           | 17,500         |
|   | Amortization of Capital Grants | 38,487         | 38,487           | 38,487         |
|   | Total Wastewater Revenue       | 55,987         | 55,987           | 55,987         |
| <b>Net Costs Wastewater</b>   |                                | <b>110,206</b> | <b>112,810</b>   | <b>115,470</b> |
| <b>Net Operating Costs</b>  |                                | <b>125,095</b> | <b>128,154</b>   | <b>131,284</b> |

The proposed Utility rate increases are primarily due to increases in wastewater operating expenses related to increased Public Works staff salary and an annual transfer to the Utility reserve for wastewater renewal capital projects.

### Contingency Allowance and Utility Reserves

As per the Board's Water and Wastewater Rate Application Guidelines, a yearly allowance equal to 10% of the variable operating costs is recommended for a contingency allowance.



The Town has included an annual contingency allowance of \$6,556 per year in its application.

The Town has included an annual contingency allowance of \$30,000 per year for wastewater renewal capital projects.

### Working Capital Surplus/Deficit

Board Order No. 93/09 established that utilities should maintain a minimum working capital surplus, in an amount equal to 20% of annual expenses. The working capital surplus/deficit is defined as the Utility fund balance, excluding any capital related items plus Utility reserves.

As per the 2023 Audited Financial Statements, the most recent information available, the working capital deficit for the Utility on December 31, 2021, was:

|   | 2023             |
|---|------------------|
| Utility Fund Surplus/Deficit                    | \$1,136,735      |
| Deduct: Tangible Capital Assets                 | (855,936)        |
| Add: Asset Retirement Obligation                | -                |
| Add: Long-Term Debt                             | -                |
| Add: Utility Reserve                            | 350,671          |
| <b>Equals Working Capital Surplus (Deficit)</b> | <b>\$631,470</b> |
|   |                  |
| Operating Expenses                              | 162,424          |
| <b>20% of Operating Expenses (Target)</b>       | <b>\$32,485</b>  |

The Utility meets the Board minimum working capital surplus of 20%.

### Cost Allocation Methodology

The Board requires all municipal governments to review the costs shared between its general operations and the Utility, and to allocate appropriate and reasonable costs to the Utility, based on a policy known as a Cost Allocation Methodology. This allocation must be submitted to the Board for approval and cannot be changed without receiving approval from the Board. The Board's requirements regarding cost allocation methodologies can be found in Board Order No. 93/09.

| <b>Town of Teulon<br/>Teulon Wastewater Utility<br/>Allocation Plan for Non-Direct Shared Services (see Note 1)<br/>as at February 2024</b> |   |                         |  |
|---|---|-------------------------|--|
| Category  | Sub-category  | Options                 |  |
| 1.0 Administrative Staff  |   | Activity Based (Note 1) | 2% of general government services (as defined in Financial Plan), excluding assessment and grant expenses. |
|   | 1.1 Billing services – meter reading to receipting and collection.          |                         | Meter reading – N/A; receipting and collection part of admin. Staff allocation.                            |
|   | 1.2 Accounting/ auditing/ including bylaw making and enforcement.           |                         | 2% of audit costs.   |
|   | 1.3 Common office space   |                         | 2% of office costs, utilities  |
|   | 1.4 Office overheads (telephone, photocopier, computer, etc.)               |                         | 2% of printing, postage, and stationery.   |
| 2.0 Operating, construction and maintenance costs   |   |                         |  |
|   | 2.1 Vehicle – fuel, maintenance, lease costs, capital costs                 |                         | Applicable vehicle costs are charged to the Utility.   |
|   | 2.2 Labor – full time, part time, on call, sick time, vacation (see Note 2) |                         | 10% of Public Works staff.   |
|   | 2.3 Public works building and property.                                     |                         | Costs that could be charged to the Utility are minimal and at present nothing is allocated to the Utility. |
|   | 2.4 Road repairs and alike (see Note 3)                                     |                         | Based on actual costs.   |
| 3.0 Major projects  |   |                         |  |
|   | Interest/ financing   |                         | N/A  |
|   | Labor   |                         | Based on actual costs.   |
|   | External costs  |                         | Direct charge (dedicated consulting)   |

Note 1 – Allocation must be updated periodically to reflect impacts of inflation.

Note 2 – Including salaries and benefits.

Note 3 – If a project involves work benefitting both the Utility and general operations, the costs may be shared (i.e. If reconstructing a road and replacing services at the same time, a portion of the roadwork costs may be allocated to the Utility.)

## 4.0 Board Findings

The Board has reviewed the application and the projections presented by the Town in its rate application and notes the calculations used to formulate the Utility's rates are not consistent with Public Utilities Board Guidelines, but instead have been designed to phase-in rates to mitigate rate-shock and high year-over-year rate increases. The Board has reviewed the Town's request and supporting analysis to revise the REU allocation for Northern Goose Processors, from 300 REUs to 256 REUs due to a reduction in scale of production and

therefore system usage, and finds it to be reasonable. The Board notes, the reduction in REU allocation will result in a decrease in rate revenue of approximately \$3,300 in 2025, \$3,900 in 2026, and \$4,600 in 2027 and the Town advises the shortfall will be taken from the \$30,000 annual reserve allocation.

The Board approves the revised rates and REU allocation as requested by the Town, effective January 1, 2025, January 1, 2026, and January 1, 2027.

The Board notes the Town has not applied for revised rates for the Utility since 2003 and has not filed a statement of rate adequacy since 2009. The Board reminds the Town regular rate reviews are required to protect the financial position of the Utility and prevent deficits as were incurred by the Utility in 2014, 2015, and 2016.

The Board directs the Town to review its wastewater rates for the Utility for adequacy and file a report with the Board, as well as an application for revised rates (if required) on or before May 31, 2027.

The Board notes, the Town's 2023 Audited Financial Statements indicate the Utility may have incurred an actual operating deficit for 2023. The Town advises the Utility incurred a one-time lift station operating expense of approximately \$44,000 for a lagoon valve project in 2023, which was initially forecast to be capitalized.

The Board directs the Town to review its 2023 Audit and file a deficit application and recovery methodology if applicable. If the RM did not incur an actual operating deficit, when calculated for regulatory purposes, the Board directs the Town to file a letter or e-mail with Board staff advising no actual operating deficit was incurred for 2023 and any accompanying rationale or explanations. The Board directs the Town to provide either a deficit application or letter/e-mail by September 1, 2025.

## **5.0 IT IS HEREBY ORDERED THAT:**

1. The revised wastewater rates and REU allocation for the Town of Teulon, Teulon Wastewater Utility, BE AND ARE HEREBY APPROVED in accordance with the attached Schedule A, effective January 1, 2025, January 1, 2026, and January 1, 2027.
2. The Shared Cost Allocation Methodology for the Town of Teulon BE AND IS HEREBY APPROVED.
3. The Town of Teulon is to provide a notice of the decisions found in this Order to its customers as soon as possible, with a copy provided to the Public Utilities Board.
4. The Town of Teulon amend its wastewater rate By-Law to reflect the decisions in this Order and submit a copy to the Board once it has received third and final reading.
5. The Town of Teulon review its wastewater rates for the Teulon Wastewater Utility for adequacy and file a report with the Public Utilities Board, as well as an application for revised rates if required, by no later than May 31, 2027.
6. The Town of Teulon review its 2023 Audited Financial Statements and file either a deficit application or letter/e-mail with the Board By September 1, 2025 for the Teulon Wastewater Utility.

Board decisions may be appealed in accordance with the provisions of Section 58 of *The Public Utilities Board Act*, or reviewed in accordance with Section 36 of the Board's Rules of Practice and Procedure (Rules). The Board's Rules may be viewed on the Board's website at [www.pubmanitoba.ca](http://www.pubmanitoba.ca).

Fees payable upon this Order - \$500.00

THE PUBLIC UTILITIES BOARD

"Irene Hamilton"

Panel Chair

"Frederick Mykytyshyn"

Assistant Associate Secretary

Certified a true copy of Order No. 84/25

Issued by The Public Utilities Board



Assistant Associate Secretary

**SCHEDULE A**  
**TOWN OF TEULON**  
**TEULON WASTEWATER UTILITY**  
**WASTEWATER UTILITY RATES BY-LAW NO. 1/2024**  
**SCHEDULE OF ANNUAL RATES**

**1. Annual Service Charge & Wastewater Commodity Rate January 1, 2025**

The commodity rate for all wastewater usage shall be based on one residential equivalency unit and pro-rated in accordance with the Schedule of Minimum Annual Charges as detailed in Clause 2 hereafter.

|   |         |
|---|---------|
| Annual Service Charge                   | \$31.19 |
| Wastewater Commodity Rate               | \$74.48 |
| <i>Per Residential Equivalency Unit</i> |         |

**2. Schedule of Minimum Annual Charges**

Notwithstanding the Commodity rate set forth in clause 1, all customers will pay the applicable minimum charge set out below, which will be based on the applicable residential equivalency unit allocation:

| Classification  | Residential<br>Equivalency<br>Units | Customer<br>Service<br>Charge | Wastewater<br>Commodity<br>Charge | Total Annual<br>Charges |
|---|-------------------------------------|-------------------------------|-----------------------------------|-------------------------|
| <b>Bakery / Restaurant - 1 REU up to 20 seats, additional 0.5 REU per 10 subsequent seats</b> |                                     |                               |                                   |                         |
| <i>Chicken Chef - 66 Main St</i>  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <i>Country Corner Café - 31 PTH #7 Hwy S</i>  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <i>Pizza Plus - 23 Second Ave SE</i>  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <i>Fry-Day's Restaurant &amp; Lounge - 8156 E PR 415</i>                                      | 5.5                                 | \$ 31.19                      | \$ 409.64                         | \$ 440.83               |
| <i>Blue Skies Bakery - 52 Main St</i>   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Church / Temple</b>  | 1.5                                 | \$ 31.19                      | \$ 111.72                         | \$ 142.91               |
| <b>Commercial, single business</b>  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Commercial, multi business - charges vary based on nature of businesses</b>                |                                     |                               |                                   |                         |
| <i>Business Center - 75 Main St.</i>  | 6                                   | \$ 31.19                      | \$ 446.88                         | \$ 478.07               |
| <i>Hair Salon / Commercial - 90 Main St. 9 Third</i>  | 4                                   | \$ 31.19                      | \$ 297.92                         | \$ 329.11               |
| <i>Hair Salon / Laundromat - 27 Third Ave SE</i>  | 2.5                                 | \$ 31.19                      | \$ 186.20                         | \$ 217.39               |
| <i>Restaurant / Commercial - 48 Main St.</i>  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <b>Community Hall</b>   | 3                                   | \$ 31.19                      | \$ 223.44                         | \$ 254.63               |
| <b>Day Care</b>   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Dental Office</b>  | 1.5                                 | \$ 31.19                      | \$ 111.72                         | \$ 142.91               |
| <b>EMS Crew Quarters</b>  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |

| Classification  | Residential<br>Equivalency<br>Units | Customer<br>Service<br>Charge | Wastewater<br>Commodity<br>Charge | Total Annual<br>Charges |
|---|-------------------------------------|-------------------------------|-----------------------------------|-------------------------|
| <b>Fire Hall</b>  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Fitness Facility</b>   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Funeral Home</b>   | 1.5                                 | \$ 31.19                      | \$ 111.72                         | \$ 142.91               |
| <b>Gas Station - 1 REU minimum, additional 1.5 REU per wash bay, 1 REU for restaurant</b> |                                     |                               |                                   |                         |
| Petro Canada - 145 PTH #7 Hwy S   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| Red River Co-operative Ltd. - 118 PTH #7 Hwy S  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| Super 7 Service - Gas Station/Car Wash/Restaurant - 189 Seventh Ave SE                    | 5                                   | \$ 31.19                      | \$ 372.40                         | \$ 403.59               |
| <b>Grocery Store</b>  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <b>Hair / Beauty Salon</b>  | 1.5                                 | \$ 31.19                      | \$ 111.72                         | \$ 142.91               |
| <b>Hospital / Personal Care Home</b>  |                                     |                               |                                   |                         |
| Hunter Memorial Hospital / Goodwin Lodge - 162 Third Ave SE                               | 52.5                                | \$ 31.19                      | \$ 3,910.20                       | \$ 3,941.39             |
| <b>Hotels / Motels</b>  |                                     |                               |                                   |                         |
| Super 7 Service Motel - 195 PTH #7 Hwy S  | 4                                   | \$ 31.19                      | \$ 297.92                         | \$ 329.11               |
| Teulon Motor Hotel  | 11                                  | \$ 31.19                      | \$ 819.28                         | \$ 850.47               |
| <b>Laundromat - 1 REU minimum, additional charge of 0.15 REU per washing machine</b>      | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Manufacturing / Industrial</b>   |                                     |                               |                                   |                         |
| Northern Goose Processors Ltd. - 103 First St SW  | 256                                 | \$ 31.19                      | \$ 19,066.88                      | \$ 19,098.07            |
| Vidir Teulon Inc. - 379 First St SW   | 2.5                                 | \$ 31.19                      | \$ 186.20                         | \$ 217.39               |
| <b>Municipal Office</b>   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Public Works Facility</b>  | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>RCMP Detachment</b>  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <b>Residential, single unit</b>   | 1                                   | \$ 31.19                      | \$ 74.48                          | \$ 105.67               |
| <b>Residential, multi unit - 1 REU per dwelling unit</b>                                  |                                     |                               |                                   |                         |
| Fort Rouge Enterprises Ltd. - 101 Seventh Ave SE  | 6                                   | \$ 31.19                      | \$ 446.88                         | \$ 478.07               |
| Fifth Avenue Estates - 137 Fifth Ave SE   | 12                                  | \$ 31.19                      | \$ 893.76                         | \$ 924.95               |
| Ansell Managed Properties Inc. 149 First St SE  | 16                                  | \$ 31.19                      | \$ 1,191.68                       | \$ 1,222.87             |
| White Star Investments Ltd. - 182 First St, 64 Seventh Ave SE                             | 16                                  | \$ 31.19                      | \$ 1,191.68                       | \$ 1,222.87             |
| Farview Place - 100 Third St SE   | 31                                  | \$ 31.19                      | \$ 2,308.88                       | \$ 2,340.07             |
| Crescent Creek Estates Ltd. - 320 Main St S   | 49                                  | \$ 31.19                      | \$ 3,649.52                       | \$ 3,680.71             |
| 144 Main St   | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| 83 Third Ave SE   | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| 22 Third St SW  | 2                                   | \$ 31.19                      | \$ 148.96                         | \$ 180.15               |
| <b>Schools</b>  |                                     |                               |                                   |                         |
| Teulon Elementary School  | 14                                  | \$ 31.19                      | \$ 1,042.72                       | \$ 1,073.91             |
| Teulon Collegiate Institute   | 36                                  | \$ 31.19                      | \$ 2,681.28                       | \$ 2,712.47             |
| <b>Seniors Independent Living Facility - 0.5 REU per suite</b>                            |                                     |                               |                                   |                         |
| Cedar Lodge - 20 Fifth Ave SE   | 9                                   | \$ 31.19                      | \$ 670.32                         | \$ 701.51               |
| Gateway Manor Inc. - 169 Beach Rd E   | 19.5                                | \$ 31.19                      | \$ 1,452.36                       | \$ 1,483.55             |
| Knotty Pines / Playstreet Childcare - 112 Beach Rd E                                      | 7                                   | \$ 31.19                      | \$ 521.36                         | \$ 552.55               |
| <b>Sports Facility</b>  | 2.5                                 | \$ 31.19                      | \$ 186.20                         | \$ 217.39               |



**1. Annual Service Charge & Wastewater Commodity Rate****January 1, 2026**

The commodity rate for all wastewater usage shall be based on one residential equivalency unit and prorated in accordance with the Schedule of Minimum Annual Charges as detailed in Clause 2 hereafter.

|   |         |
|---|---------|
| Annual Service Charge                   | \$31.29 |
| Wastewater Commodity Rate               | \$89.35 |
| <i>Per Residential Equivalency Unit</i> |         |

**2. Schedule of Minimum Annual Charges**

Notwithstanding the Commodity rate set forth in clause 1, all customers will pay the applicable minimum charge set out below, which will be based on the applicable residential equivalency unit allocation:

| Classification  | Residential<br>Equivalency<br>Units | Customer<br>Service<br>Charge | Wastewater<br>Commodity<br>Charge | Total Annual<br>Charges |
|---|-------------------------------------|-------------------------------|-----------------------------------|-------------------------|
| <b>Bakery / Restaurant - 1 REU up to 20 seats, additional 0.5 REU per 10 subsequent seats</b> |                                     |                               |                                   |                         |
| <i>Chicken Chef - 66 Main St</i>  | 2                                   | \$ 31.29                      | \$ 178.70                         | \$ 209.99               |
| <i>Country Corner Café - 31 PTH #7 Hwy S</i>  | 2                                   | \$ 31.29                      | \$ 178.70                         | \$ 209.99               |
| <i>Pizza Plus - 23 Second Ave SE</i>  | 1                                   | \$ 31.29                      | \$ 89.35                          | \$ 120.64               |
| <i>Fry-Day's Restaurant &amp; Lounge - 8156 E PR 415</i>                                      | 5.5                                 | \$ 31.29                      | \$ 491.43                         | \$ 522.72               |
| <i>Blue Skies Bakery - 52 Main St</i>   | 1                                   | \$ 31.29                      | \$ 89.35                          | \$ 120.64               |
| <b>Church / Temple</b>  | 1.5                                 | \$ 31.29                      | \$ 134.03                         | \$ 165.32               |
| <b>Commercial, single business</b>  | 1                                   | \$ 31.29                      | \$ 89.35                          | \$ 120.64               |
| <b>Commercial, multi business - charges vary based on nature of businesses</b>                |                                     |                               |                                   |                         |
| <i>Business Center - 75 Main St.</i>  | 6                                   | \$ 31.29                      | \$ 536.10                         | \$ 567.39               |
| <i>Hair Salon / Commercial - 90 Main St. 9 Third</i>  | 4                                   | \$ 31.29                      | \$ 357.40                         | \$ 388.69               |
| <i>Hair Salon / Laundromat - 27 Third Ave SE</i>  | 2.5                                 | \$ 31.29                      | \$ 223.38                         | \$ 254.67               |
| <i>Restaurant / Commercial - 48 Main St.</i>  | 2                                   | \$ 31.29                      | \$ 178.70                         | \$ 209.99               |
| <b>Community Hall</b>   | 3                                   | \$ 31.29                      | \$ 268.05                         | \$ 299.34               |
| <b>Day Care</b>   | 1                                   | \$ 31.29                      | \$ 89.35                          | \$ 120.64               |
| <b>Dental Office</b>  | 1.5                                 | \$ 31.29                      | \$ 134.03                         | \$ 165.32               |
| <b>EMS Crew Quarters</b>  | 1                                   | \$ 31.29                      | \$ 89.35                          | \$ 120.64               |

|  |      |          |              |              |
|--|------|----------|--------------|--------------|
| <b>Hotels / Motels</b>   |      |          |              |              |
| <i>Super 7 Service Motel - 195 PTH #7 Hwy S</i>                                      | 4    | \$ 31.29 | \$ 357.40    | \$ 388.69    |
| <i>Teulon Motor Hotel</i>  | 11   | \$ 31.29 | \$ 982.85    | \$ 1,014.14  |
| <b>Laundromat - 1 REU minimum, additional charge of 0.15 REU per washing machine</b> | 1    | \$ 31.29 | \$ 89.35     | \$ 120.64    |
| <b>Manufacturing / Industrial</b>  |      |          |              |              |
| <i>Northern Goose Processors Ltd. - 103 First St SW</i>                              | 256  | \$ 31.29 | \$ 22,873.60 | \$ 22,904.89 |
| <i>Vidir Teulon Inc. - 379 First St SW</i>   | 2.5  | \$ 31.29 | \$ 223.38    | \$ 254.67    |
| <b>Municipal Office</b>  | 1    | \$ 31.29 | \$ 89.35     | \$ 120.64    |
| <b>Public Works Facility</b>   | 1    | \$ 31.29 | \$ 89.35     | \$ 120.64    |
| <b>RCMP Detachment</b>   | 2    | \$ 31.29 | \$ 178.70    | \$ 209.99    |
| <b>Residential, single unit</b>  | 1    | \$ 31.29 | \$ 89.35     | \$ 120.64    |
| <b>Residential, multi unit - 1 REU per dwelling unit</b>                             |      |          |              |              |
| <i>Fort Rouge Enterprises Ltd. - 101 Seventh Ave SE</i>                              | 6    | \$ 31.29 | \$ 536.10    | \$ 567.39    |
| <i>Fifth Avenue Estates - 137 Fifth Ave SE</i>                                       | 12   | \$ 31.29 | \$ 1,072.20  | \$ 1,103.49  |
| <i>Ansell Managed Properties Inc. 149 First St SE</i>                                | 16   | \$ 31.29 | \$ 1,429.60  | \$ 1,460.89  |
| <i>White Star Investments Ltd. - 182 First St, 64 Seventh Ave SE</i>                 | 16   | \$ 31.29 | \$ 1,429.60  | \$ 1,460.89  |
| <i>Farview Place - 100 Third St SE</i>   | 31   | \$ 31.29 | \$ 2,769.85  | \$ 2,801.14  |
| <i>Crescent Creek Estates Ltd. - 320 Main St S</i>                                   | 49   | \$ 31.29 | \$ 4,378.15  | \$ 4,409.44  |
| <i>144 Main St</i>   | 2    | \$ 31.29 | \$ 178.70    | \$ 209.99    |
| <i>83 Third Ave SE</i>   | 2    | \$ 31.29 | \$ 178.70    | \$ 209.99    |
| <i>22 Third St SW</i>  | 2    | \$ 31.29 | \$ 178.70    | \$ 209.99    |
| <b>Schools</b>   |      |          |              |              |
| <i>Teulon Elementary School</i>  | 14   | \$ 31.29 | \$ 1,250.90  | \$ 1,282.19  |
| <i>Teulon Collegiate Institute</i>   | 36   | \$ 31.29 | \$ 3,216.60  | \$ 3,247.89  |
| <b>Seniors Independent Living Facility - 0.5 REU per suite</b>                       |      |          |              |              |
| <i>Cedar Lodge - 20 Fifth Ave SE</i>   | 9    | \$ 31.29 | \$ 804.15    | \$ 835.44    |
| <i>Gateway Manor Inc. - 169 Beach Rd E</i>   | 19.5 | \$ 31.29 | \$ 1,742.33  | \$ 1,773.62  |
| <i>Knotty Pines / Playstreet Childcare - 112 Beach Rd E</i>                          | 7    | \$ 31.29 | \$ 625.45    | \$ 656.74    |
| <b>Sports Facility</b>   | 2.5  | \$ 31.29 | \$ 223.38    | \$ 254.67    |

**1. Annual Service Charge & Wastewater Commodity Rate****January 1, 2027**

The commodity rate for all wastewater usage shall be based on one residential equivalency unit and prorated in accordance with the Schedule of Minimum Annual Charges as detailed in Clause 2 hereafter.

|   |          |
|---|----------|
| Annual Service Charge                   | \$31.38  |
| Wastewater Commodity Rate               | \$104.21 |
| <i>Per Residential Equivalency Unit</i> |          |

**2. Schedule of Minimum Annual Charges**

Notwithstanding the Commodity rate set forth in clause 1, all customers will pay the applicable minimum charge set out below, which will be based on the applicable residential equivalency unit allocation:

| Classification  | Residential<br>Equivalency<br>Units | Customer<br>Service<br>Charge | Wastewater<br>Commodity<br>Charge | Total Annual<br>Charges |
|---|-------------------------------------|-------------------------------|-----------------------------------|-------------------------|
| <b>Bakery / Restaurant - 1 REU up to 20 seats, additional 0.5 REU per 10 subsequent seats</b> |                                     |                               |                                   |                         |
| <i>Chicken Chef - 66 Main St</i>  | 2                                   | \$ 31.38                      | \$ 208.42                         | \$ 239.80               |
| <i>Country Corner Café - 31 PTH #7 Hwy S</i>  | 2                                   | \$ 31.38                      | \$ 208.42                         | \$ 239.80               |
| <i>Pizza Plus - 23 Second Ave SE</i>  | 1                                   | \$ 31.38                      | \$ 104.21                         | \$ 135.59               |
| <i>Fry-Day's Restaurant &amp; Lounge - 8156 E PR 415</i>                                      | 5.5                                 | \$ 31.38                      | \$ 573.16                         | \$ 604.54               |
| <i>Blue Skies Bakery - 52 Main St</i>   | 1                                   | \$ 31.38                      | \$ 104.21                         | \$ 135.59               |
| <b>Church / Temple</b>  | 1.5                                 | \$ 31.38                      | \$ 156.32                         | \$ 187.70               |
| <b>Commercial, single business</b>  | 1                                   | \$ 31.38                      | \$ 104.21                         | \$ 135.59               |
| <b>Commercial, multi business - charges vary based on nature of businesses</b>                |                                     |                               |                                   |                         |
| <i>Business Center - 75 Main St.</i>  | 6                                   | \$ 31.38                      | \$ 625.26                         | \$ 656.64               |
| <i>Hair Salon / Commercial - 90 Main St. 9 Third</i>  | 4                                   | \$ 31.38                      | \$ 416.84                         | \$ 448.22               |
| <i>Hair Salon / Laundromat - 27 Third Ave SE</i>  | 2.5                                 | \$ 31.38                      | \$ 260.53                         | \$ 291.91               |
| <i>Restaurant / Commercial - 48 Main St.</i>  | 2                                   | \$ 31.38                      | \$ 208.42                         | \$ 239.80               |
| <b>Community Hall</b>   | 3                                   | \$ 31.38                      | \$ 312.63                         | \$ 344.01               |
| <b>Day Care</b>   | 1                                   | \$ 31.38                      | \$ 104.21                         | \$ 135.59               |
| <b>Dental Office</b>  | 1.5                                 | \$ 31.38                      | \$ 156.32                         | \$ 187.70               |
| <b>EMS Crew Quarters</b>  | 1                                   | \$ 31.38                      | \$ 104.21                         | \$ 135.59               |

|   |      |          |              |              |
|---|------|----------|--------------|--------------|
| <b>Funeral Home</b>   | 1.5  | \$ 31.38 | \$ 156.32    | \$ 187.70    |
| <b>Gas Station - 1 REU minimum, additional 1.5 REU per wash bay, 1 REU for restaurant</b> |      |          |              |              |
| <i>Petro Canada - 145 PTH #7 Hwy S</i>  | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <i>Red River Co-operative Ltd. - 118 PTH #7 Hwy S</i>                                     | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <i>Super 7 Service - Gas Station/Car Wash/Restaurant - 189 Seventh Ave SE</i>             | 5    | \$ 31.38 | \$ 521.05    | \$ 552.43    |
| <b>Grocery Store</b>  | 2    | \$ 31.38 | \$ 208.42    | \$ 239.80    |
| <b>Hair / Beauty Salon</b>  | 1.5  | \$ 31.38 | \$ 156.32    | \$ 187.70    |
| <b>Hospital / Personal Care Home</b>  |      |          |              |              |
| <i>Hunter Memorial Hospital / Goodwin Lodge - 162 Third Ave SE</i>                        | 52.5 | \$ 31.38 | \$ 5,471.03  | \$ 5,502.41  |
| <b>Hotels / Motels</b>  |      |          |              |              |
| <i>Super 7 Service Motel - 195 PTH #7 Hwy S</i>   | 4    | \$ 31.38 | \$ 416.84    | \$ 448.22    |
| <i>Teulon Motor Hotel</i>   | 11   | \$ 31.38 | \$ 1,146.31  | \$ 1,177.69  |
| <b>Laundromat - 1 REU minimum, additional charge of 0.15 REU per washing machine</b>      | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <b>Manufacturing / Industrial</b>   |      |          |              |              |
| <i>Northern Goose Processors Ltd. - 103 First St SW</i>                                   | 256  | \$ 31.38 | \$ 26,677.76 | \$ 26,709.14 |
| <i>Vidir Teulon Inc. - 379 First St SW</i>  | 2.5  | \$ 31.38 | \$ 260.53    | \$ 291.91    |
| <b>Municipal Office</b>   | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <b>Public Works Facility</b>  | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <b>RCMP Detachment</b>  | 2    | \$ 31.38 | \$ 208.42    | \$ 239.80    |
| <b>Residential, single unit</b>   | 1    | \$ 31.38 | \$ 104.21    | \$ 135.59    |
| <b>Residential, multi unit - 1 REU per dwelling unit</b>                                  |      |          |              |              |
| <i>Fort Rouge Enterprises Ltd. - 101 Seventh Ave SE</i>                                   | 6    | \$ 31.38 | \$ 625.26    | \$ 656.64    |
| <i>Fifth Avenue Estates - 137 Fifth Ave SE</i>  | 12   | \$ 31.38 | \$ 1,250.52  | \$ 1,281.90  |
| <i>Ansell Managed Properties Inc. 149 First St SE</i>                                     | 16   | \$ 31.38 | \$ 1,667.36  | \$ 1,698.74  |
| <i>White Star Investments Ltd. - 182 First St, 64 Seventh Ave SE</i>                      | 16   | \$ 31.38 | \$ 1,667.36  | \$ 1,698.74  |
| <i>Farview Place - 100 Third St SE</i>  | 31   | \$ 31.38 | \$ 3,230.51  | \$ 3,261.89  |
| <i>Crescent Creek Estates Ltd. - 320 Main St S</i>  | 49   | \$ 31.38 | \$ 5,106.29  | \$ 5,137.67  |
| <i>144 Main St</i>  | 2    | \$ 31.38 | \$ 208.42    | \$ 239.80    |
| <i>83 Third Ave SE</i>  | 2    | \$ 31.38 | \$ 208.42    | \$ 239.80    |
| <i>22 Third St SW</i>   | 2    | \$ 31.38 | \$ 208.42    | \$ 239.80    |
| <b>Schools</b>  |      |          |              |              |
| <i>Teulon Elementary School</i>   | 14   | \$ 31.38 | \$ 1,458.94  | \$ 1,490.32  |
| <i>Teulon Collegiate Institute</i>  | 36   | \$ 31.38 | \$ 3,751.56  | \$ 3,782.94  |
| <b>Seniors Independent Living Facility - 0.5 REU per suite</b>                            |      |          |              |              |
| <i>Cedar Lodge - 20 Fifth Ave SE</i>  | 9    | \$ 31.38 | \$ 937.89    | \$ 969.27    |
| <i>Gateway Manor Inc. - 169 Beach Rd E</i>  | 19.5 | \$ 31.38 | \$ 2,032.10  | \$ 2,063.48  |
| <i>Knotty Pines / Playstreet Childcare - 112 Beach Rd E</i>                               | 7    | \$ 31.38 | \$ 729.47    | \$ 760.85    |
| <b>Sports Facility</b>  | 2.5  | \$ 31.38 | \$ 260.53    | \$ 291.91    |

**The following clauses take effect June 1, 2025:**

**3. Service To Customers Outside Utility's Limits**

The Council of Town of Teulon may sign Agreements with customers for the provision of water and wastewater services to properties located outside the boundaries of the Town. Such Agreements shall provide for payment of the appropriate rates set out in the Schedule, as well as a surcharge set by Resolution of Council, which shall be equivalent to the frontage levy, general taxes, and special taxes for Utility purposes in effect at the time or may be in effect from time to time, and which would be levied on the property concerned if it were within Municipal boundaries. In addition, all costs of connecting to the Utility's mains, and installing and maintaining service connections, will be paid by the customer.

**4. Billings And Penalties**

Accounts shall be billed annually and the due date shall be at least 14 days after the mailing of the bills. A late payment charge of 1.25% per month shall be charged on the dollar amount owing after the billing due date.

**5. Disconnection**

The Public Utilities Board has approved the Conditions Precedent to be followed by the Town with respect to disconnection of service for non-payment, including such matters as notice and the right to appeal such action to The Public Utilities Board. A copy of the Conditions Precedent is available for inspection at the Town's office.

**6. Outstanding Bills**

Pursuant to Section 252(2) of *The Municipal Act*, the amount of all outstanding charges for wastewater services, including fines and penalties, are a lien and charge upon the land serviced, and shall be collected in the same manner in which ordinary taxes upon the land are collectible, and with like remedies. Where charges and penalties pursuant to this by-law are not paid within sixty (60) days from the date when they were incurred, said charges and penalties shall be added to the taxes on the property and collected in the same manner as other taxes.

**7. Wastewater Surcharges**

- a) There may be levied annually, in addition to the rates set forth above, a special surcharge on wastewater having a Biochemical Oxygen Demand in excess of 300 parts per million, to be set by Resolution of Council, unless an industrial service agreement states otherwise. The industrial service agreement shall dictate terms of Biochemical Oxygen Demand surcharge requirements.

- b) A special surcharge for substances requiring special treatment shall be charged based on the actual costs of treatment required for the particular wastewater or industrial waste.

#### **8. Wastewater Lagoon Septic Truck Tipping Fee Rates**

- a) That all Septic Truck operators regularly discharging wastewater into the Teulon wastewater lagoon shall register at the Teulon Municipal Office. A key fob for access to the lagoon shall be provided for a refundable deposit of \$275.00.
- b) In the event of a lost or stolen key, the charge for a replacement key is \$225.00. Furthermore, any entries into the lagoon with the lost or stolen key, prior to the key being reported lost or stolen to the Town, shall be charged to the original registered operator.
- c) That each Septic Truck hauler registered with the Municipality shall be charged a fee of \$40.00 per load for septic trucks with a single rear axle and \$60.00 per load for septic trucks with double rear axles.
- d) Each Septic Truck hauler must submit monthly reports to the Municipality indicating the number of septic truck loads discharged at the Teulon Wastewater Lagoon and whether the Septic Truck is single or double axle. Monthly reports along with the appropriate payment must be received by the Municipality no later than the 10th day of the following month.
- e) Failure to submit monthly reports and payment may result in the Municipality revoking all rights and privileges for the Septic Truck hauler to discharge at Teulon wastewater lagoon.
- f) That Emergency Tips by unregistered Septic Truck operators shall be permitted at the discretion of Municipal staff and charged a fee of \$100.00 per load.

#### **9. Conditions of Disrepair**

In the event that there are conditions of disrepair in the wastewater works on a property that detrimentally affects the system as a whole and, upon the failure of the owner of the property to correct the condition within a reasonable time, the Town, or its agents, may enter the property, effect repairs and charge the cost thereof against the subject property as ordinary taxes.

**10. Authorization for Officer to Enter Upon Premises**

The Public Works Foreman, or other employee authorized by the Town in the absence of the Public Works Foreman, shall be authorized to enter upon any premise for the purpose of:

- affixing to any pipe, wire or apparatus connected with any such utility, a meter or any other measuring or testing device; or
- taking readings from, repairing, inspecting or removing any meter or apparatus belonging to the Town.