



Report of the Commissioner of Public Works

Sewer Use Bylaw Enforcement Program Fees for 2027 through 2032

1. Recommendations

1. Council approve 2027–2032 fees for the Sewer Use Bylaw Enforcement Programs, as outlined in Appendix A.
2. Schedule “A” of the Fees and Charges Bylaw (Bylaw No. 2020-04) be amended to implement the proposed fees as outlined in Appendix A.
3. The Regional Clerk circulate this report to the Clerks of the local municipalities.

2. Purpose

This report seeks Council approval for the 2027–2032 Sewer Use Bylaw Enforcement Program fees that help protect infrastructure and deliver environmentally sustainable services to York Region residents and businesses.

Key Points:

- The Region’s Sewer Use Bylaw Enforcement Programs help safeguard wastewater systems while supporting community well-being and the environment. These programs apply only to businesses that do not meet bylaw requirements or need special wastewater services from the Region (e.g. hauled wastewater, surcharge agreements, etc.)
- Proposed annual fee adjustments for all programs typically range from 2% to 5%, providing modest, predictable increases that help maintain long-term financial sustainability and the user-pay model, improve administrative efficiency, and align fees for similar approvals
- Hauled Wastewater Receiving Program efficiencies proposed for registration will provide a savings of \$680 per registration over a three-year cycle

- Combined, Sewer Use Bylaw Enforcement Programs are expected to maintain full cost- recovery over the 2027–2032 period through the proposed fees outlined in Appendix A

3. Background

Sewer Use Bylaw is a critical risk management tool designed to protect York Region’s wastewater infrastructure, public health and the environment

The Sewer Use Bylaw 2021-102 provides a framework for industrial, commercial and institutional (ICI) wastewater discharges. York Region’s collaborative Sewer Use Bylaw Enforcement Programs are essential for ensuring compliance to protect wastewater pipes and Water Resource Recovery Facilities from the impacts of high-strength discharges. These programs minimize the burden on rate payers through a user-pay model that safeguards infrastructure, reduces operating costs, and prevents biological process failures while promoting sustainable wastewater management.

York Region maintains fee structures for associated Sewer Use Bylaw Enforcement Programs:

- Surcharge Program – Allows an ICI discharger to regularly discharge overstrength wastewater under a Surcharge Agreement, in which the discharger agrees to pay applicable fees
- Hauled Wastewater Receiving Program – Provides a service to residents and businesses not serviced by a municipal wastewater system by accepting hauled wastewater at designated wastewater facilities. All haulers must register prior to using any hauled wastewater receiving facility
- Dewatering Discharge Program – Regulates and approves temporary dewatering discharges to ensure quantity and quality standards are met
- Compliance Program – Provides non-compliant ICI dischargers with temporary regulatory relief for a defined period while they work towards achieving compliance
- Environmental Site Assessment Information Requests Program – Responds to requests for historical Sewer Use Bylaw and Source Water Protection information for specific sites

Sewer Use Bylaw staff work closely with businesses to deliver a range of services. Over the past five years, staff have processed 120 dewatering discharge approvals, 88 compliance program approvals, and 110 information requests. The team has managed more than 85 surcharge accounts and nearly 300,000 cubic meters of hauled wastewater discharges. These results demonstrate York Region’s commitment to working collaboratively with dischargers to protect infrastructure, operators, the public, and environment.

Fee for service model protects compliant rate payers

The proposed Sewer Use Bylaw fees in Appendix A apply only to businesses that are not compliant with the Bylaw or that require special wastewater services from the Region. Maintaining a cost

recovery model for these fees ensures the costs are borne by the businesses requiring these services, not by rate payers.

Impacts on businesses were considered when establishing the fees, and efforts were made to identify administrative efficiencies to reduce costs where possible.

The fees model balances operational and financial priorities

In [November 2021](#), Council approved an update to the Sewer Use Bylaw and fees covering 2022 through 2026, with the goal of full cost recovery for the program. Staff revisited the previous model to revise and develop the proposed structure and fees presented in this report.

The Sewer Use Bylaw supports the Regional Strategic Plan Vision of Healthy Communities and Sustainable Environment

Through ongoing monitoring and enforcement, the Sewer Use Bylaw supports the protection of drinking-water sources and contributes to the Region's objective of building healthy, safe and resilient communities. The Bylaw reduces treatment system pressures, lowers operational costs and mitigates greenhouse gas emissions, supporting the Region's strategic priority of fostering a sustainable, low-carbon environment.

The Hauled Wastewater Receiving Policy, established under the authority of the Sewer Use Bylaw, provides a safe and environmentally responsible disposal option for residents and businesses not connected to municipal wastewater systems. This service ensures consistent protection of public health and the environment across all areas of the Region.

4. Analysis

Proposed multi-year registration fee structure for Hauled Wastewater Receiving creates efficiencies and reduces administrative costs

York Region's Hauled Wastewater Receiving Program regulates the discharge of hauled wastewater at designated facilities under the Sewer Use Bylaw. Since 2022, annual registration fees have included the cost of materials and staff time required to process permits.

Staff propose shifting to a three-year registration cycle, with fees fixed for each three-year period (e.g., 2027–2029 and 2030–2032). Under this approach, haulers would pay the registration fee once every three years instead of annually, reducing their overall fee and improving the efficiency of the Region's administrative processes. For the 2027–2029 period, the proposed fee structure provides savings of \$680 per registration over the three years (Appendix A).

New Dewatering Discharge Program fees improve cost recovery and provide greater clarity to dewatering applicants

York Region's Dewatering Discharge Program regulates temporary groundwater and surface water discharges to Regional infrastructure during construction or site maintenance, ensuring discharges meet Sewer Use Bylaw limits. To simplify the fee structure for customers, staff propose consolidating the three existing application types into one, as the work required for each is similar (Appendix A).

In some cases, dewatering applications are required at both the local and Regional levels due to infrastructure ownership. Historically, to avoid duplicate charges under the two-tier water and wastewater model, the Region did not charge application or amendment fees for projects that had already paid a fee to a local municipality. However, these applications still require significant staff review. The proposed fee schedule, therefore, introduces a charge that incorporates the local application fee as a rebate, with the Region invoicing only the remaining cost difference. This approach ensures consistent costs across the Region and improves cost recovery. The fee schedule will indicate "less fees paid to local municipality" for these charges.

Information regarding proposed fees was circulated to stakeholders in January 2026

Information regarding the proposed Sewer Use Bylaw Enforcement Program fees was communicated to stakeholders through email outreach on January 7, 2026. Wastewater haulers were invited to a virtual information session on January 16, 2026. This session was intended to clarify upcoming program changes and provide stakeholders with an opportunity to ask questions and offer feedback before implementation. Stakeholders in attendance did not raise any objections.

5. Financial Considerations

This report does not present any current or anticipated impacts on the Region's net budget or fiscal position. It requests Council approval to increase fees, helping ensure full cost recovery in future years as program demand continues.

Water and wastewater expenditures are funded by user rates, with no impact to the tax levy. The fee development process used for the proposed updates builds on previous financial approvals for water and wastewater services towards the goal of full cost recovery.

The proposal generally limits annual fee increases to between 2% and 5% over the 2027 through 2032 period. This measured approach, based on anticipated program cost increases, helps avoid significant and immediate impacts on program participants by keeping year-over-year changes modest, while ensuring the Region's revenues keep pace with rising program costs.

Program fees would maintain full cost recovery through 2032

York Region Council has prioritized the financial sustainability of its water and wastewater systems. To support this objective, proposed fee adjustments aim to balance cost recovery with affordability by keeping increases at or just above inflation.

Based on the proposed fees, total revenue for all Sewer Use Bylaw Enforcement Programs is projected to be \$4.2 million in 2027, increasing to \$5.0 million in 2032. This revenue is expected to fully offset the cost of administering the programs, as well as the operating and capital costs for conveying and treating the associated approved wastewater.

As the Sewer Use Bylaw Enforcement Programs are expected to remain fully cost recovered, there is no impact on the wholesale rates the Region charges local municipalities or on the tax levy.

6. Local Impact

York Region's Sewer Use Bylaw Enforcement Programs work in collaboration with local municipal sewer use bylaws. Local municipal bylaws are focused on protecting local infrastructure, while the Regional bylaw protects Regional infrastructure. Together, Regional and local staff support dischargers through ongoing communication, as well as joint approvals and investigations. The proposed fee structure has been communicated to local municipalities.

7. Conclusion

Council approval is requested for the proposed Sewer Use Bylaw Enforcement Program fees for 2027-2032 (Appendix A). These fees are essential to achieving full cost recovery and ensuring the continued delivery of an effective Sewer Use Bylaw Enforcement Program that meets the highest standards of performance. The proposed fee structure enables programs to continue safeguarding public health, protecting the environment, and maintaining the integrity of critical wastewater infrastructure. This approach reflects the Region's commitment to fiscal responsibility and operational excellence in managing its wastewater systems.

For more information on this report, please contact Richard Walker at 1-877-464-9675 ext. 75311.
Accessible formats or communication supports are available upon request.

Recommended by:



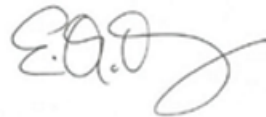
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Approved for Submission:

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Chief Administrative Officer

April 17, 2026
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Appendix A - Proposed Environmental Monitoring and Enforcement Fees (2027-2032)

Proposed Environmental Monitoring and Enforcement Fees (2027-2032)

Program	Fee Description	CURRENT FEES		PROPOSED FEE STRUCTURE				
		2026	2027	2028	2029	2030	2031	2032
1. Surcharge Program	Fees:							
	New Agreement Fee	\$460	\$470	\$480	\$490	\$500	\$510	\$520
	Annual Surcharge Maintenance Fee - Region Monitoring	\$2,210	\$2,260	\$2,310	\$2,360	\$2,410	\$2,460	\$2,510
	Annual Surcharge Maintenance Fee – Self-Monitoring	\$735	\$755	\$770	\$785	\$800	\$815	\$830
	Laboratory Costs	<i>Per actual analytical costs</i>						
	Parameter Surcharge Rates (per kg):							
	Biochemical Oxygen Demand (BOD5)	\$1.11	\$1.13	\$1.15	\$1.18	\$1.20	\$1.23	\$1.25
	Phenolic Compounds (4AAP)	\$1.18	\$1.20	\$1.23	\$1.25	\$1.28	\$1.30	\$1.33
	Total Suspended Solids (TSS)	\$1.11	\$1.13	\$1.15	\$1.18	\$1.20	\$1.23	\$1.25
	Total Phosphorus (TP)	\$4.29	\$4.38	\$4.46	\$4.55	\$4.64	\$4.74	\$4.83
Total Kjeldahl Nitrogen (TKN)	\$1.63	\$1.67	\$1.71	\$1.76	\$1.80	\$1.85	\$1.89	
2. Hauled Wastewater Receiving Program	Hauled Wastewater Annual Registration Fee (includes one vehicle)	\$320	Discontinued					
	Hauled Wastewater Registration Fee 3 Year Block (includes one vehicle)	New				\$340		
	Hauled Wastewater Annual Registration Fee (each additional vehicle)	\$30	Discontinued					
	Hauled Wastewater Registration Fee 3 Year Block (each additional vehicle)	New				\$35		
	Electronic/Magnetic Access Device Issuance/Replacement Fee	\$60	\$60	\$60	\$64	\$64	\$68	\$68
	Hauled Wastewater Disposal Fee (per cubic metre)	\$25.51	\$26.07	\$26.64	\$27.23	\$27.83	\$28.44	\$29.07
3. Dewatering Discharge Program	Monthly Dewatering Fee - Storm & Sanitary Discharge	\$140	\$150	\$155	\$165	\$170	\$180	\$185
	Application Fee (flowrate > 5 L/s) - Sanitary Discharge, Primary	\$2,530	Discontinued					
	Application Fee (flowrate = < 5 L/s) - Sanitary Discharge, Primary	\$2,200	Discontinued					
	Application Fee - Storm Discharge, Primary	\$3,225	Discontinued					
	Dewatering Discharge Approval Application Fee - Sanitary & Storm Discharge (less fees paid to local municipality)	New	\$2,600	\$2,670	\$2,740	\$2,810	\$2,880	\$2,950
	Dewatering Discharge Approval Extension/Amendment Fee – Storm & Sanitary Discharge, Primary	\$1,440	Discontinued					
	Dewatering Discharge Approval Amendment Fee – Storm & Sanitary Discharge, (less fees paid to local municipality)	New	\$1,520	\$1,600	\$1,680	\$1,760	\$1,840	\$1,920
	Dewatering Volumetric Discharge Fee to Sanitary Sewer (per m3)	<i>Per the Region's Uniform Wastewater Service Rate Bylaw</i>						
Laboratory Costs	<i>Per actual analytical costs</i>							
4. Compliance Program	Application Fee	\$1,710	\$1,780	\$1,850	\$1,920	\$2,000	\$2,080	\$2,160
	Amendment Fee	\$1,545	\$1,605	\$1,665	\$1,735	\$1,805	\$1,875	\$1,955
	Monthly Compliance Program Fee	\$150	\$160	\$165	\$175	\$180	\$190	\$195
5. Information Requests	Environmental Site Assessment Information Request Fee	\$185	\$195	\$205	\$215	\$225	\$235	\$245