

# Delegation Request Form

Please complete this form for a request for delegation. Any written submissions and background information for consideration bu Committee or Council must be submitted to the Clerk's office by 12:00 pm on the Wednesday two weeks prior to the requested meeting.

What is your first name \*

Kim

What is your last name? \*

Jaspers-Fayer

What is your phone number? \*

What is your address? \*

College Avenue, Orangeville, ON, Canada

What is your email address? \*

Which Council meeting would you like to attend? \*

3/8/2021



Please state the purpose of your delegation request (state your position taken on issue, if applicable) \*

The 39 unit owners (and taxpayers) of 250 Robert Street, Shelburne are being overcharged for water and sewer charges. The entire condominium is only allowed 110 cubic metres per month at the lower rate for sewer and water - the exact same as one house! Furthermore, the condominium is being charged for 40 units - the excuse given is that the common room (which has a sink and microwave - no washroom) is considered a Dwelling Unit. This despite the fact that the bylaw says a Dwelling Unit must have "sanitation facilities." As per our calculations, the condominium has been overcharged over \$1,100 in 2020 and probably overcharged similar amounts since 2013.

Town staff advises that there is nothing that can be done until 2025 when the new Financial Rate Study is scheduled to be completed!



# JASPERS-FAYER PROPERTY MANAGEMENT

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18 February 2021

RECEIVED

FEB 22 2021

TOWN OF SHELburne

Town of Shelburne,  
203 Main Street East,  
Shelburne, Ontario.  
L9V 3K7

Attention: Town Council

Re: 250 Robert Street, Shelburne  
Water and sewage billing

Dear Ladies and Gentlemen;

We are the property managers for the 39 unit residential condominium building located at 250 Robert Street, Shelburne and we are asking for a review of their water and sewage billing. The condominium was built in 1994 and has one water meter for the entire building (which is common for most high-rise multi-residential buildings). The condominium units are owned almost exclusively by seniors on fixed incomes.

Our water and sewage bills have been increasing at an alarming rate. Part of the increase was due to the increase in rates and part due to increasing usage – some of which can be attributed to people staying home more during the pandemic. We are investigating water conservation solutions to offset some of the increase in costs.

There appears to be some inequities in our water and sewage bills. Firstly, we are being charged for 40 units, even though there are only 39 condominium units. The reason given by Town staff is that we are being charged for the common room. However, the definition of a unit as supplied by Town staff as per the Consolidated Zoning Bylaw 38-2007 is:

*“One or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and **sanitary facilities** are provided for the exclusive use of the occupants.”*

The common room has a sink and a microwave. It does not have “**sanitary facilities**” and obviously cannot be “**occupied as an independent and separate housekeeping establishment!**” We respectfully request the Town to correct this error and reduce the number of units we are being charged for to 39 units (equal to the number of units and bathrooms in the building).

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COLLEGE AVENUE, ORANGEVILLE, ONTARIO, L9W 4H2



## JASPERS-FAYER PROPERTY MANAGEMENT

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Town of Shelburne  
16 February 2021

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Secondly, as per Town Bylaw 10-2020, each household is entitled to 220 cubic metres of water and wastewater every two months at the lower rate. We would expect, that since there are 39 units (or households), that we would be entitled to 8,580 cubic metres (39 x 220), but NO we are only allowed 220 cubic metres every two months – FOR OVER 50 PEOPLE LIVING IN THE BUILDING! Town staff has informed us, that since there is only one water meter, that there is nothing we can do, and we will have to wait until 2025 for the new Financial Rate Study for this to be addressed! We manage many buildings (all with one water meter) in other municipalities, and they base the usage allowance on the number of units NOT the number of water meters. If those municipalities can figure it out, why can't the Town of Shelburne?

The Town is saving time and money by only having to send one water bill and only read one water meter instead of 39 every two months, but instead are overcharging for both usage and the number of units. We calculate that in 2020 alone, they were overcharged over \$1,100 and this has been going on since water meters were introduced (in 2013?).

On behalf of the 39 unit owners of 250 Robert Street, we respectfully request that these inequities be addressed and that they be treated the same as any other homeowner in Shelburne.

We trust you will find the foregoing in order, and we look forward to a positive response. Should you have any questions or require further information, we would be pleased to address them at the council meeting on 8 March 2021.

Sincerely yours

Kim Jaspers-Fayer, CPA, RCM  
Property Manager for Dufferin  
Condominium Corporation No. 14

/kjf