



TOWN OF THREE HILLS

POLICY # 880

DEMOLITION LANDFILL FEES POLICY

Adopted By Council on: March 11, 2024
Resolution No: 049-2024

1. PURPOSE

- 1.1 The purpose of this policy is to set out the fees associated with building demolitions within the Town of Three Hills and to ultimately encourage new development.

2. AUTHORITY

- 2.1 The authority for this policy is by resolution of the Council of the Town of Three Hills.
- 2.2 The CAO is accountable and responsible for the development and implementation of this policy.
- 2.3 The CAO reserves the right to exercise appropriate managerial judgement to take such actions as may be necessary to achieve the intent of this policy.
- 2.4 The CAO reserves the right to vary from the guidelines outlined in this policy to address unusual circumstances on a case-by-case basis.

3. POLICY GUIDELINES

3.1 General

- 3.1.1 Whenever the singular masculine gender is used in this policy, the same shall be include the feminine and neutral gender whenever context requires.
- 3.1.2 The Town of Three Hills Council understands that the Landfill fees associated with demolishing a building can be cumbersome for any individual or developer and wishes to encourage new development within Town.
- 3.1.3 The reduction of Landfill fees shall be 50%.
- 3.1.4 This Policy only applies to residential and commercial districts as defined in the Town of Three Hills Land Use Bylaw. Lots located within any other district are at the discretion of Council.

3.2 Requirements

- 3.2.1 Any person/developer who wishes to demolish a building must hold valid demolition permits from the Town.
- 3.2.2 Any person/developer must meet with Town Administration and present a plan for the future use of the land.

3.3 Process


- 3.3.1 Any person/developer is responsible for applying for a fee reduction prior to demolishing a building. The landfill attendant does not have the ability to issue the fee reduction onsite.
- 3.3.2 Any person/developer will be issued a landfill fee reduction letter. This letter must be presented to the landfill attendant.
- 3.3.3 Any person/developer is responsible for ensuring that they enter into an agreement with the Town for the demolition rate reduction. This agreement shall be signed by the CAO and/or his designate.
- 3.3.4 Any person/developer is responsible for keeping landfill receipts of all demolition material that is taken to the landfill. The Town will reimburse the person/developer as per the agreement once development has concluded.

3.4 Conditions

- 3.4.1 A signed demolition agreement must in place prior to taking waste material to the landfill. All material taken to the landfill without a signed agreement will not be included within the reduced fee calculation.
- 3.4.2 All waste material taken to the Landfill must be properly sorted and disposed of in the correct locations.
- 3.4.3 All waste material taken to the Landfill must be from the approved demolition site.
- 3.4.4 Any person/developer must obtain a Development Permit for a new construction on the vacant lot within a year of the building being demolished.



Mayor



Chief Administrative Officer

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