TOWN OF THREE HILLS

POLICY # 880-A1
DEMOLITION LANDFILL FEES POLICY

Adopted by Council on: October 26, 2026
Resolution No: 292-2026

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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. DEFINITIONS

3.1 Whenever the singular masculine gender is used in this policy, the same shall include the feminine and neutral gender whenever context requires.

3.2 In this policy, unless the context otherwise requires:

3.2.1 "CAO" shall mean Chief Administrative Officer for the Town of Three Hills or his designate;

3.2.2 **"Council"** shall mean the body of elected representatives who govern the Town of Three Hills;

3.2.3 "Demolition" shall mean the action of destruction, breaking down or removal of a structure;

3.2.4 **"Employee"** shall mean an individual employed by the Town;

3.2.5 "Landfill" shall mean a place to dispose of refuse and other waste material by burying it and covering it over with soil;

3.2.6 "Supervisor" shall mean all Employee's with the classification of Manager, Director, CAO, or Fire Chief.

3.2.7 "Town" shall mean the municipality of the Town of Three Hills.

4. POLICY GUIDELINES

4.1 General

4.1.1 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.

4.1.2 The reduction of Landfill fees shall be 50%.

4.1.3 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.

4.1.4 The Landfill will only accept demolition waste from projects within Town.

4.2 Requirements

4.2.1 Any person/developer who wishes to demolish a building must hold valid demolition permits from the Town.

4.2.2 Any person/developer must meet with Town Administration and present a plan for the future use of the land.

4.3 Process

4.3.1 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.

4.3.2 Any person/developer will be issued a landfill fee reduction letter. This letter must be presented to the landfill attendant.

4.3.3 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.

4.3.4 Administration is responsible for informing the landfill attendant. The landfill attendant shall keep track of the material weight and once the demolition is complete the Town will invoice the person/developer as per the agreement.

4.4 **Conditions**

4.4.1 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.

4.4.2 All waste material taken to the Landfill must be properly sorted and disposed of in the correct locations.

4.4.3 All waste material taken to the Landfill must be from the approved demolition site.

4.4.4 Any person/developer must obtain a Development Permit for a new construction on the vacant lot within a year of the building being demolished or the discounted landfill fees will need to be paid to the Town.

Mayor

Chief Administrative Officer

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