

Bylaw No. 1485-22

EXTERNAL UTILITY CONNECTION FEE BYLAW

BEING A BYLAW OF THE TOWN OF THREE HILLS IN THE PROVINCE OF ALBERTA, TO ESTABLISH A CONNECTION FEE FOR WATER AND SEWER CONNECTIONS FOR DEVELOPMENT OUTSIDE OF THE TOWN BOUNDARIES.

WHEREAS, under the authority and pursuant to the provisions of the *Municipal Government Act, S.A. 2000, Chapter M-26*, as amended, the municipality has the authority to issue service connection fees;

AND WHEREAS the Town of Three Hills owns and operates a water distribution system and a sewage collection system which are operated as public utilities (the "Utilities") for the benefit of its residents;

AND WHEREAS, the Council of the Town of Three Hills in the Province of Alberta has deemed it necessary to charge a connection fee for external developments to connect to Town's utilities;

NOW THEREFORE, the Council of the Town of Three Hills in the Province of Alberta, duly assembled, hereby enacts as follows:

Part I: BYLAW TITLE

1. This Bylaw shall be known as the "External Utility Connection Fee Bylaw"

Part II: DEFINITIONS

In this Bylaw:

- a. "Council" shall mean the body of elected officers who govern the Town.
- b. "Connection" shall mean the external water or sewer system that connects and receives services from an approved point within the Town's utilities.
- c. "Developer" means property developers, contractors, landowners or entities interested in connecting to Town utilities.
- d. "External" shall mean properties outside of the Town boundaries.
- e. "Residential Equivalent (or R.E.)" is the estimation of a typical residential user of the existing utility system, as calculated in the Water and Sewer Connection Fee Study.
- f. "Water and Sewer Connection Fee Study" is the study, approved by Council and updated periodically, where connection fees are calculated.

Part III: GENERAL PROVISIONS

2. Connections of external water and sewer systems are subject to the written approval of the Town. Connections and usage of Town utilities will be required to be in compliance with all applicable Municipal, Provincial, and Federal Bylaws, Acts and Regulations.
3. The Town will not accept nor be responsible for infrastructure or utility billings outside of Town boundaries.
4. Ongoing fees for water consumption and sewer disposal will be subject to the rates imposed in the Town's Master Rates and Fees Bylaw, as amended from time to time.

Part IV: CONNECTION FEES

5. Connection fees are determined by using a residential equivalent. In cases where a property type is expected to have a greater impact than a typical residential equivalent, the Town will determine the residential equivalent of that property.
6. Connection fees are geographically set based on the approximate use of existing Town transmission, distribution or collection systems. For the water utility, the zones originate from the pumphouse; for the sewer utility the zones originate from the point when the collection main exits the southeast corner of Town. Maps of the water and sewer zones are shown in Schedule “A”.
7. Connection fees are to be paid in full prior to connecting to the Town’s utilities.
8. Water connection fees:

Area	Transmission & Storage Cost per RE	Treatment Cost per RE	Total Cost per RE
Zone 1	4,981	10,474	15,455
Zone 2	5,199	10,474	15,633
Zone 2 (via Equity Stn)	5,311	10,474	15,785
Zone 3	5,338	10,474	15,811

9. Sewer connection fees:

Area	Collection Cost per RE	Lagoons Cost per RE	Total Cost per RE
Zone 1	184	5,357	5,541
Zone 2	308	5,357	5,664
Zone 3	431	5,357	5,788
Zone 4	555	5,357	5,912


Part V: ENACTMENT

This Bylaw shall come into force and effect upon the date of the passing of the third and final reading and signing thereof.

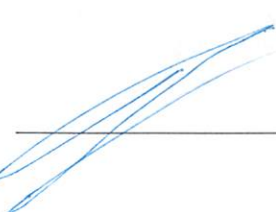
READ A FIRST TIME in Council this 12th day of September, 2022.

READ A SECOND TIME in Council this 11th day of October, 2022.

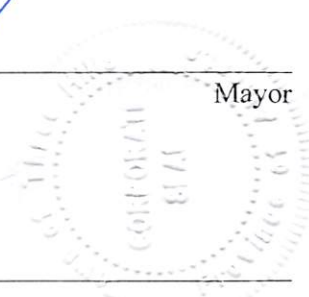
READ A THIRD AND FINAL TIME in Council this 11th day of October, 2022.



 Mayor



 CAO

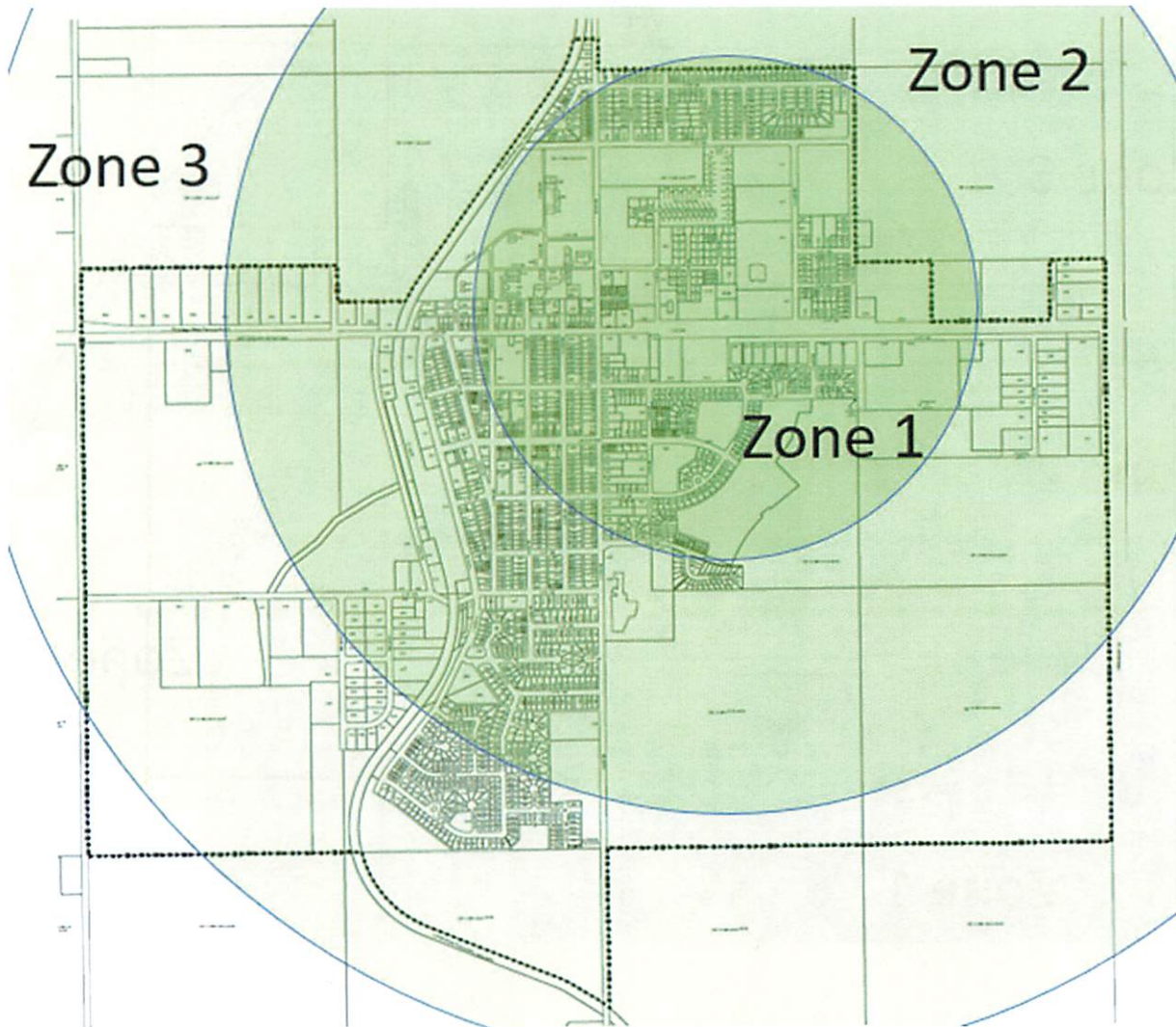


Schedule "A"

Water Connection Zones

To capture the estimated utilization of and impact on the Town's water distribution system, the Town has been separated into zones based on the distance from the pumphouse; the rationale being the further from this point, the greater the utilization of existing infrastructure to access this point.

Each zone's radius increases by approximately 1,000 meters.



Sewer Connection Zones

To capture the estimated utilization of and impact on the Town’s sewer collection system, the Town has been separated into zones based on the distance from the sewer main termination point at the southwest corner of town; the rationale being the further from this point, the greater the utilization of existing infrastructure to access this point.

Each zone’s radius increases by approximately 1,000 meters.

