

**BYLAW NO. 1705/2011
OF THE TOWN OF REDCLIFF
IN THE PROVINCE OF ALBERTA**

A BYLAW OF THE TOWN OF REDCLIFF to provide for the levying, collecting of charges and rates for water service.

AND WHEREAS the *Municipal Government Act* authorizes a Council to pass Bylaws respecting public utilities,

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw shall be known and may be cited as the "**Water Rates Bylaw**" of the Town of Redcliff and comes into force on the 1st day of January, 2012.

INTERPRETATION

2. In this Bylaw:
 - (a) "**BULK WATER STATION**" shall mean the site located within the Town of Redcliff where bulk purchases of water may be obtained from a metered facility.
 - (b) "**COUNCIL**" shall mean The Municipal **Council** of the Town of Redcliff.
 - (c) "**DUE DATE**" shall mean the date shown on the billing that all rates, fees, and charges are due and payable.
 - (d) "**M³**" shall mean the measure of volume of one cubic meter.
 - (e) "**MULTI-UNIT BUILDING**" shall mean a building which has more than one (1) self-contained business, residence or combination of both.
 - (f) "**PORTABLE HYDRANT METER**" shall mean a water meter that attaches to a fire hydrant for the purpose of allowing bulk purchases of water.
 - (g) "**SATISFACTORY CREDIT HISTORY**" shall mean a customer who has not been on the shutoff list and has paid their utility billings on time for the previous twelve (12) months.
 - (h) "**TENANT**" shall mean anyone other than the owner of a property.
 - (hi) "**TOWN**" shall mean the Municipal Corporation of the **Town** of Redcliff.
 - (j) "**WATER VALVE ENCUMBRANCE**" shall mean the device used to seal a water valve that has been tampered with on a continuing basis.



TREATED WATER RATES WITHIN TOWN LIMITS

3. Every person, firm or corporation being the registered owner, occupant or purchaser entitled to possession of property within The Town Limits which is served directly or indirectly by a service connection to the **Town** water Distribution system, shall pay to the **Town** the following water rates, payable monthly or bi-monthly at the discretion of the **Council**:

	Monthly Minimum Rate	Monthly Minimum Consumption		Bi-Monthly Minimum Rate	Bi-Monthly Minimum Consumption	
		Metric M ³	Imperial Gal.		Metric M ³	Imperial Gal.
Residential	\$38.87	20.0	4,400	\$77.74	40.0	8,800
Non-Residential	\$40.00	22.5	5,000	\$80.00	45.0	10,000

- 3.1 Any water consumed in excess of the designated monthly or bi-monthly minimum volume shall be charged to the customer at the rate of. \$.61 per M³ or \$2.77 per 1,000 gallons.
- 3.2 In addition a surcharge of \$.10 per M³ or \$.45 per 1,000 gallons shall be charged to the customer after each of three increments of 22.5 M³ or 5,000 gallons over and above 22.5 M³ or 5,000 gallons monthly or 45.0 M³ or 10,000 gallons bi-monthly.
 - (a) The rate for water consumed on a separate metered garden water service shall be \$.61 per M³ or \$2.77 per 1,000 gallons and shall be payable monthly or bi-monthly at the discretion of the **Council**.
- 3.3 Owners of **Multi-unit buildings** shall receive one (1) water service from the **Town** of Redcliff to service the entire building. The owners of a **Multi-unit building** shall receive one water metre to service the entire building. The owners of the **Multi-unit building** shall be charged the minimum monthly or bi-monthly rate as designated per unit in the building.
- 3.4 Building(s) presently without meters, customers shall be charged a flat rate of \$60.39 per month or \$120.78 bi-monthly for each self-contained residential unit or 62.14 per month or \$124.28 bi-monthly for each self-contained non- residential unit.

TREATED WATER RATES OUTSIDE TOWN LIMITS

4. Customers outside the Town limits, who are serviced with treated water from the Town the following rates shall apply:

Monthly Minimum Rate	Monthly Minimum Consumption		Bi-Monthly Minimum Rate	Bi-Monthly Minimum Consumption	
	Metric	Imperial		Metric	Imperial
\$52.31	13.5 M ³	3000 gal	\$104.62	27 M ³	6,000 gal

- 4.1 Any water consumed in excess of the designated monthly volume shall be charged to the customer at the rate of \$2.84 per M³ or \$12.89 per 1,000 gallons.
- 4.2 In addition a surcharge of \$.10 per M³ or \$.45 per 1,000 gallons after each of three increments of 13.5 M³ or 3,000 gallons over and above the allotted minimum allowed per month, shall be charged to the customer.

UNTREATED WATER RATES WITHIN TOWN LIMITS

5. Customers within the Town limits who are serviced with untreated water the following rates shall apply:

Monthly Minimum Rate	Monthly Minimum Consumption		Bi-Monthly Minimum Rate	Bi-Monthly Minimum Consumption	
	Metric	Imperial		Metric	Imperial
\$52.31	13.5 M ³	3000 gal	\$104.62	27 M ³	6,000 gal

- 5.1 Any water consumed in excess of the designated monthly volume shall be charged to the customer at the rate of \$2.29 per M³ or \$10.40 per 1,000 gallons.
- 5.2 In addition a surcharge of \$.10 per M³ or \$.45 per 1,000 gallons after each of three increments of 13.5 M³ or 3,000 gallons over and above the allotted minimum allowed, shall be charged to the customer.

BULK WATER

6. For customers utilizing the **Bulk Water Station** the following rates shall apply:
- (a) Minimum Monthly Fee of \$38.24 plus the cost of water consumed shall be charged to the customer at the rate of \$2.84 per M³ and will be billed on a bi-monthly basis. The **Town** reserves the right to refuse and/or disconnect a **Bulk Water Station** service without notice.
- 6.1 Notwithstanding subsections 3, 3.1 and 3.2, Council may direct a person, firm or corporation being the registered owner, occupant or purchaser entitled to possession of property within the Town Limits which is served directly or indirectly by a service connection to the **Town** water Distribution system, to pay to the **Town** the following bulk water rates, payable monthly or bi-monthly at the discretion of the **Council**:
- (a) Minimum Monthly Fee of \$38.24 plus the cost of water consumed shall be charged to the customer at the rate of \$2.84 per M³ and will be billed on a bi-monthly basis. The **Town** reserves the right to suspend or reduce a bulk water service on twenty four (24) hours written notice. Suspension or reduction of said bulk water service shall be determined by the Public Services Director as he deems necessary to ensure the adequate supply and delivery of domestic water to the Town of Redcliff users. Failure to abide by any suspension or reduction shall result in termination of service without notice.
- 6.2 For customers utilizing the **Portable Hydrant Meter** the following rates shall apply:
- (a) Minimum Monthly fee of \$38.24 plus the cost of water consumed shall be charged to the customer at the rate of \$2.84 per M³ and will be billed on a bi-monthly basis. A security deposit of \$2,000.00 is required and will be refunded upon the **Portable Hydrant Meter** being returned to the **Town** undamaged. The **Town** reserves the right to refuse rental of the **Portable Hydrant Meter**.

MISCELLANEOUS RATES

7. The charge for a service call (i.e. water turned on/off) made by the **Town** during regular work hours shall be:
- | | | |
|--|---|--|
| 1. Delinquent accounts - shut off | - | \$40.00 |
| 2. Delinquent accounts turn on after hours | - | Effective Call Out Labour Rate |
| 3. Meter removal for freeze out | - | \$20.00 |
| 4. Meter reinstallation | - | \$20.00 |
| 5. Frost damaged meter replacement | - | \$20.00 plus cost-of meter
(Approximately \$150.00 to \$600.00) |
| 6. Garden service installation and removal | - | \$25.00 |
| 7. Service call shut off/on | - | \$6.00 |
| 8. Meter Testing | - | \$25.00 |
| 9. Installation of remote | - | \$6.00 |
| 10. Temporary Service (during construction only) | - | \$30.00 |
| 11. Replace damaged read out | - | \$20.00 plus cost |
- (*GST not included in above rates)



- 7.1 Any such service requested after regular hours shall be billed to the customer requesting the service call, at the effective call-out labour rate applicable.
- 7.2 The charge for activating a water valve that has a water service encumbrance attached shall pay the sum of \$100.00 plus GST for the service call made by the **Town** to unseal the water service encumbrance.
- 7.3 Owners or occupants requiring water service from the Town of Redcliff are required to pay a sign on fee of \$5.00.

TEMPORARY WATER SERVICE

8. A temporary water service is available to building contractors to provide them with a limited water supply required for construction activities such as concrete work, stuccoing, drywalling, and masonry. The cost for this service is outlined in Section 7.
- 8.1 A temporary water service is available for a maximum of sixty (60) days or until:
- (a) the contractor request the water meter from the **Town**; or
 - (b) the **Town** determines that the plumbing is completed to the stage where a water meter can be installed, or
 - (c) the temporary water service is being used for something other than what is intended.
- 8.2 The Town reserves the right to refuse and/or disconnect a temporary water service without further notice.
- 8.3 Upon termination of the temporary water service, the owner will be required to make application for a standard water service.

DEPOSIT

9. All **tenants** receiving water service from the **Town** shall deposit the sum of \$100.00 with the **Town** to be held in trust. Such deposit shall be paid interest at the rate of zero (0%) per cent.
- 9.1 The deposit fee shall be returned to the **tenant** when:
- (a) The tenant terminates their utility account with the Town and does not enter into an account for utility services to another property as a tenant within the Town's service area. The Town shall read the meter and determine the final billing and the balance of any unpaid **Town** utilities shall be deducted from the deposit fee.
 - b) Upon application, when a residential tenant or non-residential tenant maintains a **Satisfactory Credit History** for 12 consecutive months.
- 9.2 Owners of a single family dwelling wishing to have utility services continue upon the renter signing off may complete Schedule 'A' which will have billing revert to the owner from the date the renter signs off.

PENALTIES

10. In the event a utility invoice:
- (a) remains unpaid on the 21st day following the **due date**, there shall be added thereto by way of penalty, an amount which shall be two and one half percent (2 1/2 %) of the unpaid current utility invoice. The said penalty shall be added to and shall form part of the unpaid utility invoice.
 - (b) remains unpaid on the 31st day following the **due date** the Town of Redcliff shall issue a water service disconnection notice which shall notify the user that the water service may be disconnected on the date specified in the water disconnection notice; however the date of disconnection shall not be less than 10 days after the mailing date of the water disconnection notice.
- 10.1 Water service charges in default including penalties shall constitute a debt owing to the **Town** which may be recovered:
- (a) By action in a court of competent jurisdiction, or
 - (b) By distress and sale of goods and chattels of the person owing such rates and charges wherever they may be found in the municipality, or
 - (c) Where the occupant is the owner or purchaser of a building or lot or part of a lot, the sum payable by him for such rates or charges are a preferential lien and charge on the building or lot or part of a lot and on the personal property of the debtor and may be levied and collected in like manner as municipal rates and taxes recoverable, or
 - (d) Where the occupant is a person other than the owner or purchaser of the building or lot or part of a lot, the sum payable by the occupant for such rates or charges is a debt due by him and shall be a preferential lien and charge on his personal property and may be levied and collected with costs by distress.

OTHER

11. No person, firm, or corporation within the **Town** limits which is served directly or indirectly by a water main or service by the **Town** shall obtain a supply of water from any other source without the express written consent of the **Council**.
- 11.1 Unless specifically authorized by the Council, only one (1) water service connection shall be permitted for any legal parcel.
- (a) In the event there are any outstanding issues relating to any unresolved utility or property related matter, administration may at their discretion withhold the installation of any service connection to a parcel and refer the matter to Council for consideration.



11.2 Errors or omission relating to utility billing may be adjusted to a maximum of six (6) bi-monthly billings.

11.3 This Bylaw shall become effective on the first day of January 2012.

REPEAL

12. Bylaw Number 1677/2010 is hereby repealed effective January 1, 2012.

READ a first time this 12 day of December 2011.

READ a second time this 12 day of December 2011.

READ a third time this 12 day of December 2011.

PASSED and **SIGNED** this 13 day of December 2011.



MAYOR



MANAGER OF LEGISLATIVE AND LAND SERVICES

SCHEDULE 'A'

TOWN OF REDCLIFF

DATE: _____

Utilities Department

With reference to tenants vacating property or properties as listed below under the ownership of the undersigned, the utilities will automatically be transferred into the property owner's name.

This letter shall serve as the permission for the Town of Redcliff to sign on utilities in the property owners name during vacant periods, without any further notice to the owner.

This procedure is to ensure that the owner is not charged a sign on fee every time the property becomes vacant.

PLEASE NOTE: FAILURE TO NOTIFY OUR OFFICE THAT THE LISTED PROPERTY OR PROPERTIES HAVE BEEN SOLD WILL RESULT IN YOUR BEING RESPONSIBLE FOR ANY UTILITIES CONSUMED DURING VACANT PERIODS.

Service Address(es) 1. _____
2. _____
3. _____

Mailing Address: _____
(Owner name)

(Address)

(City / Town)

(Postal Code)

Telephone Numbers: _____ (residence) _____ (business)

(OWNERS SIGNATURE)

