



**BYLAW NO. 12-06  
OF THE TOWN OF STRATHMORE  
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW REGULATING UTILITIES RATES AND PENALTIES IN  
THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA**

**WHEREAS** the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, provides that Council may pass bylaws for municipal purposes, including public utilities, services provided by or on behalf of the municipality, and the enforcement of bylaws including the creation of offences and penalties;

**AND WHEREAS** the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, provides that Council may pass bylaws for the rates and charges for the supply of public utilities;

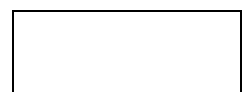
**NOW THEREFORE** the Council of the Town of Strathmore, in the Province of Alberta, duly assembled, enacts as follows:

**PART I – TITLE**

1. This Bylaw may be cited as the “Utilities Rates and Penalties Bylaw.”

**PART II – DEFINITIONS AND INTERPRETATIONS**

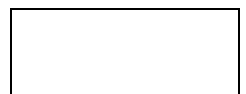
2. For purposes of this Bylaw, the following definition shall apply:
  - (a) “Application” means a written request made by a Consumer to the Town after the construction and installation of a Service Connection line for the supply of water to a Premise, and a written or verbal request to establish a Utility Billing Account in that Consumer’s name;
  - (b) “Approved” or “Approval” or “Authorized” means written approval from the CAO;
  - (c) “Authorized Person” means any employee of the Town authorized by the Town’s administration, or any such person appointed by the CAO;
  - (d) “Monthly” means every month (Amended Bylaw No. 13-04)
  - (e) “Billing Period” means every month for which the Town assesses its Utility Services. (Amended Bylaw No. 13-04)



- (f) “Bulk Water” means water as provided through the code-operated facility located at the public work shop for the sale of potable water on a bulk basis;
- (g) “c.c.” or “Service Curb Cock” means a Shut-Off valve located on the Service Connection between the Water Main and the structure or improvement receiving water service, for the purpose of isolating the Utility Service from a parcel of land;
- (h) “Chief Administrative Officer” or “CAO” means the Chief Administrative Officer for the Town of Strathmore, or his/her designate;
- (i) “Consumer” means the registered owner, purchaser, occupant or other person in charge of the land or building to which water is being supplied by the Town, and in whose name a Utility Billing Account has been established. “Consumer” also includes any Person who has entered into an agreement with the Town for Utility Services;
- (j) “Council” means the Council of the Town of Strathmore;
- (k) “Developer’s Agreement” means the agreement between the land developer and the Town that outlines the obligations for developing the land to the occupancy stage;
- (l) “Disconnect Tag” means a tag hung on the door of a Premise notifying the registered owner that the Water Services will be shut – Off or transferred to the associated Tax Roll Account, if full payment of the Outstanding Utility Bill is not received prior to the date stipulated in the Final Notice Letter. (Amended Bylaw No. 13-04)
- (m) “Due Date” means for houses on Route “A” the 10<sup>th</sup> of every month; for houses on Route “B the 25<sup>th</sup> of every month (Amended Bylaw No 13-04)
- (n) “Emergency” means a situation in which there is imminent danger to public safety or of serious harm to property, over which a Consumer has no control;
- (o) “Extended Period of Time” means the length of time a Consumer requests Water Services be Shut-Off, and which time is longer than fourteen (14) calendar days;
- (p) “Final Notice Letter” means the letter the Town sends to a Consumer whose Utility Bill remains unpaid as at the last business day of the month for Route A; the 15<sup>th</sup> of the month following the Due Date for Route B (Amended Bylaw No 13-04)



- (i) For a Premise that is occupied by the registered owner:
  - (a) That in the event any Outstanding Utility Bill is not paid by the date stipulated in the Final Notice Letter, the CAO is authorized to Shut-Off the Water Services to that Premise; and
  - (b) That any outstanding amount on the Outstanding Utility Bill may be collected in the same manner as municipal taxes, and in accordance with this Bylaw. If any outstanding amount is transferred to the tax roll, a charge will be applicable without further notice, in accordance with Schedule “E.”
- (ii) For a Premise that is occupied by a Person who is not the registered owner:
  - (a) That in the event any Outstanding Utility Bill is not paid by the date stipulated in the Final Notice Letter, any outstanding amount on the Outstanding Utility Bill may be collected in the same manner as municipal taxes, and in accordance with this Bylaw. If any outstanding amount is transferred to the tax roll, a charge will be applicable without further notice, in accordance with Schedule “E.”
- (q) “Flex Net Smart Point M2” or “MXU” means a radio receiver that provides reading access to water measurement on Meters, and provides the necessary support to the device diagnostics via radio signal. This device may be used for reading as a walk-by or drive-by;
- (r) “Garbage Services” means the collection and disposal of residential waste at Town designated disposal sites pursuant to the Town’s responsibility to comply with the environmental, regulatory, public health and permit requirements and guidelines;
- (s) “Irrigation Services” means the irrigation water provided to a Consumer’s Premise by the Town from the irrigation Water Main;
- (t) “Irrigation System Water” comes from the Western Irrigation District Canal and is considered a *non-potable water source*. Non-potable water is safe to use for purposes including irrigation, but is not of drinking water quality and may contain a range of contaminants.



- (u) “Meter” means a water measuring device approved by the Town that meets the American Water Works Association standard for potable water meters, and includes the individual, and all other equipment and instruments supplied and used by the Town to calculate and register the amount of water consumed relative to the land and buildings the meter is designed to monitor;
- (v) “Meter Room” means a self-contained unit that houses a Meter and metering equipment;
- (w) “Monthly System Charge” means a levy comprised of the following:
  - i) A monthly Water Maintenance Levy, as determined by the Town, funds operational costs of the potable (treated) water distribution system and capital expenditures for rehabilitation of the existing system;
  - ii) A monthly Water Conveyance Levy to the City of Calgary for the delivery of water to the Town of Strathmore, as assessed by the City of Calgary;
  - iii) A monthly Sanitary Sewer Charge, as determined by the Town, funds operational costs of tertiary wastewater treatment and distribution systems and capital expenditures for rehabilitation of the existing system; and
  - iv) A release of storm water, pursuant to the Town’s agreements with the Western Irrigation District (“WID”).
- (x) “Municipality” means the municipality of the Town of Strathmore;
- (y) “Occupancy Permit” means written approval from the Town to occupy the Premise upon acceptance of final inspection from the Safety Codes Officer;
- (z) “Outstanding Utility Bill” means any Utility Bill, or portion thereof, that is unpaid after the Due Date;
- (aa) “Peace Officer” includes any member of the Royal Canadian Mounted Police, or a Town of Strathmore Bylaw Enforcement Officer, or a Peace Officer;
- (bb) “Person” means a partnership, firm, body corporate, individual, entity or other legal representatives of person to whom the context applies according to law;



- (cc) “Premise(s)” means any land, building, or both, or any part thereof, either occupied or unoccupied;
- (dd) “Remote Reader” or “Remote” means the device attached to the exterior of a building, or positioned on the interior of the building close to the meter, enabling the Town to read water consumption without entering the building; (Amended Bylaw No 13-04)
- (ee) “Sanitary Sewer Services” means the Town’s system for the collection, transmission, treatment and disposal of wastewater;
- (ff) “Security Fee” means the money that may be required to be paid to the Town by a Consumer as a form of guarantee against non-payment of a Consumer’s Utility Billing Account;
- (gg) “Service Connection” means the portion of pipe used to supply water from the Water Main to a building, or other place, on a parcel of land for the purpose of providing water to the parcel, and includes the pipe running up to the building, located on or within the exterior walls of the building, and running from exterior walls to couplings, stop-cocks, Meters and any other apparatus placed inside the building by the Town;
- (hh) “Service Point” means the portion of the Water System that provides Water Services to the Premise, which includes the service saddle, standpipe, and service tap;
- (ii) “Shut-Off” means an interference with, or discontinuance of, the supply of water to a Premise;
- (jj) “Street” means a public thoroughfare within the Town and includes, where the context so allows, the sidewalk and boulevards, and all parts set aside for a public thoroughfare, as appears in the Land Titles Office;
- (kk) “Town” means the Town of Strathmore;
- (ll) “Turn-On” or “Turned-On” means the turning on of the Water Services to a Premise after the Utility Service Application has been Approved, or for the purpose of restoring service on an existing Utility Billing Account;
- (mm) “Utility Bill” means the invoice issued twelve (12) times per year, monthly, which sets out a Consumer’s charges for a Consumer’s Utility Services, and which may include penalties and arrears, if applicable; (Amended Bylaw No 13-04)



- (nn) “Utility Billing Account” means an account a Consumer sets up with the Town whereby a Consumer is charged maintenance charges and water usage for a stated period of time;
- (oo) “Utility Service(s)” means the water, sanitary sewer, storm, irrigation and garbage services provided by the Town;
- (pp) “Utility Service Termination” means a request made by a Consumer to discontinue a Utility Service being supplied by the Town;
- (qq) “Violation Tag” means a tag that is mailed to the Premise or hung on the door of the Premise notifying a Consumer that he/she is in violation of this Bylaw, and which requires the Consumer’s immediate attention;
- (rr) “Violation Ticket” means a ticket issued pursuant to Parts II and III of the *Provincial Offences Procedure Act*, R.S.A. 2000, c. P-34, as amended.
- (ss) “Water Main” means those pipes installed for the conveyance of water within the Town to which Service Connections may be connected;
- (tt) “Water Services” means the drinking water and wastewater services (including sewage treatment) to residential, commercial and industrial Premises provided by the Town;
- (uu) “Water Supply System” means the portion of the water supply delivery system that is between the c.c. and the Meter, including the c.c., water shut-off valve and Meter;
- (vv) “Water System” means the equipment, materials and property owned and operated by the Town for the provision of water to Consumers, and includes the Water Main and Service Connections, to and including the c.c., or if there is no c.c. then to the property line;
- (ww) “Working Day” means the portion of day between 8:30 a.m. and 4:30 p.m. from Monday to Friday, inclusive, but does not include statutory holidays and holidays approved by Council.
- (xx) “Route A” is defined as the consumers south of Centennial Drive to Highway No.1. This includes the areas of: Wildflower, Strathmore Lakes, Westmount, Downtown, Thorncliff, Green Meadow, Grande Point, Parkwood, Aspen Creek, Ranch Estates, and the Ranch. (Amended Bylaw No. 13-04)



- (yy) “Route B” is defined as the consumers north of Centennial Drive and the South of Highway No. 1. This includes the areas of: Hillview, Strathaven, Brentwood, Maplewood, Crystal Ridge, Cambridge Glen, Glenwood, Orchard Business Park, and Spruce Business Park. (Amended Bylaw No. 13-04)

**PART III – ADMINISTRATION**

3. The Town shall set rates for the provision of water, sanitary sewer, garbage, and irrigation services supplied to Consumers, which rates are set forth in the schedules attached to this Bylaw.
4. The registered owner of a Premise shall be responsible for making an Application with the Town for water, sewer and garbage services as soon as the Meter and Remote Reader are installed. This section applies whether the registered owner occupies the Premise or not.
5. If he/she so chooses, the registered owner of a Premise may submit a Utilities Rental Agreement Regarding Forwarded Utility Bills, as set forth in Schedule “F” hereto, to the Town to have his/her Utility Bill forwarded to the renter or occupant of the Premise.

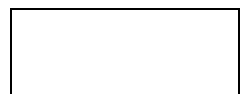
**PART IV – WATER SERVICES**

6. Every Consumer shall be responsible for paying the rates and charges provided, in accordance with this Bylaw.
7. Every Consumer is responsible for all water consumed on the Consumer’s Premise regardless of whether the water consumption was registered by the Meter, and regardless of whether consumption was by proper, accidental or illegal means.
8. Where applicable, a Consumer may be required to pay a Security Fee as outlined in Schedule “A.” This fee shall be held by the Town against non-payment of all rates, charges, tolls, fares and rents fixed under this Bylaw. If upon final billing of a Utility Billing Account, the Security Fee, or portion thereof, remains, it shall be refunded to the Consumer.
9. Where no Utility Billing Account delinquencies occur after a period of one (1) year, the Security Fee collected shall be refunded to the Consumer, without interest, as a credit to the Utility Billing Account. If a Consumer terminates his/her Utility Billing Account and there is no balance due at the date of termination, the Security Fee shall be refunded, without interest. If there is a



balance owing, the Security Fee, or portion thereof, shall be applied to that outstanding balance.

10. Every Consumer who has a Meter, shall pay a Monthly Systems Charge based on the size of the Meter installed, and a levy based on consumption (consumption charge), as outlined in Schedule "A."
11. A Utility Billing Account shall be established from the date the Meter and Remote Reader are obtained from the Town, regardless of occupancy. This also applies for show homes. All charges prescribed in this Bylaw shall apply from the date the Meter and Remote Reader are installed.
12. All payments on Utility Bills shall firstly be applied to any arrears outstanding, and any balance thereafter shall be applied to the current Utility Bill.
13. If a Utility Bill, or portion thereof, remains unpaid at the Due Date, a penalty shall be added to the outstanding unpaid portion in accordance with Schedule "E", and such penalty shall be added to and form part of the Outstanding Utility Bill. In this event, the Town will notify the Consumer of the Outstanding Utility Bill, including the amount of such penalty. (Amended Bylaw No. 13-04)
14. If an Outstanding Utility Bill remains unpaid as at the last business day of the same month as the Due Date, the Town will send the Consumer a Final Notice Letter. (Amended Bylaw No. 13-04)
15. If an Outstanding Utility Bill remains unpaid by the date stipulated in the Final Notice Letter, the following applies:
  - (a) For a Premise that is occupied by the registered owner, the CAO is authorized to Shut-Off the Water Services to that Premise. or transfer the outstanding amount to the associated Tax Roll Account, a charge will be applicable without further notice, in accordance with the Utilities Rates and Penalties Bylaw. One (1) week prior to the date stipulated in the Final Notice Letter, the Town will send a Disconnect Tag to the Premise notifying the registered owner that the Water Services will be Shut-Off if full payment of the Outstanding Utility Bill is not received prior to the date stipulated in the Final Notice Letter. (Amended Bylaw No. 13-04)
  - (b) For a Premise that is occupied by a Person other than the registered owner, any outstanding amount shall be transferred to the tax roll. If any outstanding amount is transferred to the tax roll, a charge will be applicable without further notice, in accordance with Schedule "E."
16. In the event full payment of the Outstanding Utility Bill is not received by the deadline set by the Town in its Final Notice Letter, and in the event the Consumer made arrangements with the Town for payment of the Outstanding





Utility Bill and subsequently defaults on said payments, the balance of the arrears and penalties will be transferred to the property tax roll account without further notice. If any outstanding amount is transferred to the tax roll, a charge will be applicable without further notice, in accordance with Schedule "E." The amount transferred to the property tax roll account shall be an amount owing to the Town and is subject to collections under the tax recovery process.

17. Failure to receive a Utility Bill, either by mail (paper copy) or by e-mail does not absolve the Consumer of the obligation to pay the Utility Bill or to make inquiries of the Town as to amounts that may be outstanding. (Amended Bylaw No. 13-04)
18. In the event of default in payment of any Utility Bill, including any rate, fee or penalty, or any portion thereof, all sums payable for Utility Services, including all costs, charges, fees and penalties, shall constitute a preferential lien and charge on the Premise and on the personal property of the debtor and may, in addition to any other remedy available to the Town, be levied and collected with costs by distress, and may be levied and collected in a like manner as municipal rates and taxes are recoverable.
19. Once the Town technician arrives at the Premise, notwithstanding that payment arrangements may have been made, there will be a charge, in accordance with Schedule "A", for the Town technician's services to Shut-Off the water, even if the Water Services are not required to be Shut-Off.
20. In the event the Water Services are Shut-Off for non-payment, a reconnection fee shall be charged and shall be payable in advance of services being Turned-On.
21. There shall be a fee payable for each NSF, EFT (electronic funds transfer), and returned cheque, in accordance with Schedule "A."
22. On notification that a Premise has been sold, the Town may elect to transfer the amount of the final Utility Bill, as at possession date, to the tax roll.
23. All water supplied by the Town through the Town's Water System shall be measured using the metric system. All measurements and dimensions in this Bylaw are based on the metric system, and where existing equipment utilizing imperial measurement is in use, the imperial measurement will be converted to metric, and those figures shall be used.
24. For new construction, the Meter shall be installed inside the Premise in a location that is easily accessible for service, maintenance and repair. The Consumer must also ensure the Remote Reader and wire are in good working order before the Town will issue an Occupancy Permit.



- 25. Meter Sizes:
  - (a) all residential Meters 5/8 x 1/2 and 5/8 x 3/4 will be provided, maintained and replaced by the Town;
  - (b) all commercial Meters and residential Meters greater than 5/8 x 3/4 shall be supplied by the Consumer, installed by a qualified plumber at the Consumer's expense, be compatible with the Town's electronic reading system, and shall become the property of the Town. The Consumer shall replace the Meter, at the Consumer's own cost, every fifteen (15) years. (Amended Bylaw No. 13-04)

**PART V – PENALTIES**

- 26. A Person who is found guilty of an offence under this Bylaw is liable to a fine of not more than ten thousand dollars (\$10,000.00) or to imprisonment for not more than one (1) year, or to both, pursuant to the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.

**PART VI – GENERAL PROVISIONS**

- 27. Schedules “A,” “B,” “C,” “D,” “E,” “F” and “G” form part of this Bylaw.

**PART VII – REPEAL, FORCE AND EFFECT**

- 28. Bylaw No. 03-04 and all amendments thereto, is hereby repealed.
- 29. This Bylaw shall come into full force and effect when it receives third reading and is signed by the Mayor and Municipal Clerk.

READ a first time this 4<sup>th</sup> day of April, A.D. 2012.

READ a second time this 4<sup>th</sup> day of April, A.D. 2012.

READ a third and final time this 4<sup>th</sup> day of April, A.D. 2012.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**MUNICIPAL CLERK**



**SCHEDULE “A”**

**POTABLE WATER RATES**

- A.101 A Monthly System Charge shall be charged for each Premise having a Meter.
- A.102 The Monthly System Charge for Premises having a Meter shall be based on the size of the Meter installed, as follows:

<b><u>NOMINAL SIZE OF METER</u></b>	<b><u>MONTHLY MAINTENANCE CHARGE</u></b>	<b><u>MONTHLY WATER CONVEYANCE CHARGE</u></b>
17mm (5/8")	\$6.83	\$2.40
19mm (3/4")	\$24.43	\$8.59
25mm (1")	\$51.87	\$18.24
32mm (1 1/4")	\$87.16	\$30.65
38mm (1 1/2")	\$130.28	\$45.81
51mm (2")	\$240.04	\$84.41
76mm (3")	\$553.67	\$194.70
102mm (4")	\$992.74	\$349.10
152mm (6")	\$2,247.23	\$790.23
203mm (8")	\$4,003.51	\$1,407.83
254mm (10")	\$6,261.60	\$2,201.88

- A.103 Where a Monthly System Charge is applied against a portion of a calendar month, that charge will be prorated based on the number of days of occupancy in that Premise.
- A.104 In addition to the Monthly System Charge, each Premise having a Meter shall pay a levy based on consumption.

**CONSUMPTION CHARGES**

- A.105 For 17 mm and 19 mm (5/8" x 1/2" and 5/8" x 3/4") Meters:  
  
\$1.83 per cubic metre for use of 0 – 30 cubic metres per month (Amended Bylaw No. 13-21)



\$1.88 per cubic metre for volumes exceeding 30 cubic metres per month  
(Amended Bylaw No. 13-21)

A.106 For Meters 19 mm (3/4" x 3/4") and larger:

\$1.88 per cubic metre for use of 0 – 1,250 cubic metres per month  
(Amended Bylaw No. 13-212)

\$1.88 per cubic metre for volumes exceeding 1,250 cubic metres per  
month (Amended Bylaw No. 13-21)

**UNMETERED RATES**

A.201 Hydrant consumption rate for unmetered water is \$1.88 /m<sup>3</sup>  
(Amended Bylaw No. 13-21)

A.202 No Person shall use water supplied through a hydrant, public or private, except as necessary for firefighting, testing, or maintenance, unless approved. When approval for use of a public hydrant is granted to a Person, that Person shall be responsible for any damages incurred to the hydrant or the Town's Water System during such use. Any Person approved to use water from a hydrant, either public or private, shall be responsible for payment of this water usage at the unmetered rate.  
(Amended Bylaw No. 13-04)

**BULK POTABLE WATER RATES**

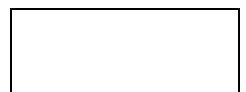
A.301 The fee for Approved purchase of potable water from the bulk water facility shall be:

\$ 4.50 per cubic metre (Amended Bylaw No. 13-21)

**WATER TURN-ON / SHUT-OFF FEES**

A.401 Where Water Services have been Shut-Off pursuant to the Water Utilities Bylaw, a reconnection fee of \$60.00 for each time the Water Services are Shut-Off and Turned-On shall be charged. (Amended Bylaw No. 13-04)

A.402 Should a Consumer request his/her Water Services be Turned-On or Shut-Off for an Extended Period of Time, a fee of \$60.00 shall be charged for each time the Water Services are Turned-On and Shut-Off.(Amended Bylaw No. 13-04)



A.403 Should a Consumer require his/her Water Services be Turned-On or Shut-Off during a Working Day for Emergency maintenance, or similar purposes, no fee shall be charged.

A.404 Should a Consumer require his/her Water Services be Turned-On or Shut-Off during hours not included in a Working Day for maintenance or similar purposes, other than Emergencies, a onetime fee of \$80.00 shall be charged during frost free situations, and actual hourly costs during frost conditions.

A.405 Temporary Water Supply Shut Off

a) Any owner, who wishes to temporarily discontinue the use of the water supply, shall give written notice to the Town requesting that the Town shut off the water supply at the curb stop. This does not relieve the owner from the obligation to pay the applicable monthly flat fee and, upon request to restore the water supply, the owner is obliged to pay a turn on fee as set out in SCHEDULE 'A'. The fact that a property is vacant is not reason for nonpayment of specified rates. (Amended Bylaw No. 13-04)

b) Whenever any premises are vacated the turn off valve on the inside walls of the building shall be turned off by the owner. In the case of said fixtures not being kept in good order and repair, the Town may shut off the supply of water at the curb stop without notice, and collect any expense incurred against the premises. (Amended Bylaw No. 13-04)

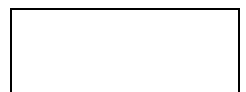
A.406 Moving Or Demolishing Buildings

a) When a building that is connected to the Town water system is to be moved from its existing location or when the water service lines are to be permanently disconnected from any building for any cause, the owner of the land on which the building is situated is required to contact the Town prior to such action for disconnection of services and water meter removal. (Amended Bylaw No. 13-04)

b) The owner of the land from which a building connected to the Town water system is to be removed shall pay to the Town the appropriate charge before a permit for demolition or moving the building is issued pursuant to other Town Bylaws. (Amended Bylaw No. 13-04)

**METER TEST FEE**

A.501 A Consumer may, by providing written notice, request that the Town test the accuracy of his/her Meter, and:



- (a) If the Meter sent for testing is found to be accurate with 97% to 103% of the measured volume of water passing through the Meter, the Consumer shall pay the fees for such tests, as set out herein, and if the Meter sent for testing is less than five (5) years old, the Town may, at the Town's discretion, charge the Consumer for the cost of the new Meter; or
- (b) If the Meter is found not to be accurate within those limits, the Meter shall be repaired or replaced at no cost to the Consumer, providing the inaccurate registering is not a result of deliberate tampering with or abuse of the Meter by the Consumer, or damage to the Meter caused by the negligence of the Consumer, and the cost for the tests shall be borne by the Town. Further, the Utility Bills based on the readings of that Meter during the period of four (4) months immediately preceding the date of the test or calibration shall be corrected to reflect the error in the Meter, and the Consumer shall pay, or shall be refunded as the case may be, the amount so determined by the Town, which payment or refund shall be accepted by both the Town and the Consumer in full settlement of any claim that may arise out of the error in the readings of the Meter.

A. 502 In accordance with the Water Utilities Bylaw, and as set forth above, a Meter test fee of \$100.00 shall be charged.

**ADMINISTRATION FEE**

A.601 As per the Developer's Agreement, and in accordance with Bylaw #95-33, a fee of \$325.00 shall be charged for newly constructed Premises for the supply of the Meter and MXU, and this fee shall be charged at the time the Building Permit Application is submitted.

A.602 The Town will charge an administration fee of \$25.00 for each new Utility Billing Account established, which fee will increase should a Turn-On or Shut-Off be required. This non-refundable fee shall be charged on the first Utility Bill.

**METER REPLACEMENT FEE**

A.701 Meter Sizes:



- (a) all residential Meters 5/8 x 1/2 and 5/8 x 3/4 will be provided, maintained and replaced by the Town;
- (b) all commercial Meters and residential Meters greater than 5/8 x 3/4 shall be supplied by the Consumer, installed by a qualified plumber at the Consumer's expense, be compatible with the Town's electronic reading system, and shall become the property of the Town. The Consumer shall replace the Meter, at the Consumer's own cost, every fifteen (15) years. (Amended Bylaw No. 13-15)

**SECURITY FEE**

A.801 The Security Fee is \$250.00

**NSF FEE**

A.901 There shall be a \$25.00 fee for each NSF cheque, returned cheque, and EFT (electronic funds transfer) item returned.

**APPOINTMENT FEE**

A.1001 There shall be a \$25.00 fee for each scheduled appointment a Consumer fails to attend and that must be re-scheduled.



**SCHEDULE "B"  
SEWER RATES**

**MONTHLY SYSTEM CHARGES**

B.101 Monthly Sanitary Sewer Services shall be charged based on the potable water Meter size as follows:

<b><u>NOMINAL SIZE OF METER</u></b>	<b><u>MONTHLY SEWER CHARGE</u></b>	<b><u>MONTHLY STORM MAINTENANCE CHARGE</u></b>	<b><u>MONTHLY TOTAL SEWER CHARGE</u></b>
17mm (5/8")	\$22.12	\$2.34	\$24.46
19mm (3/4")	\$38.32	\$2.34	\$40.66
25mm (1")	\$77.41	\$2.34	\$79.75
32mm (1 1/4")	\$146.36	\$2.34	\$148.70
38mm (1 1/2")	\$235.68	\$2.34	\$237.02
51mm (2")	\$421.84	\$2.34	\$424.18
76mm (3")	\$1,000.34	\$2.34	\$1,002.68
102mm (4")	\$1,708.55	\$2.34	\$1,710.89
152mm (6")	\$3,772.35	\$2.34	\$3,774.69
203mm (8")	\$6,720.50	\$2.34	\$6,722.84
254mm (10")	\$10,510.99	\$2.34	\$10,513.33

B.102 Where a Monthly System Charge is applied against a portion of a calendar month, that charge will be prorated based on the number of days of occupancy in that Premise.

**CONSUMPTION CHARGES**

B.201 In addition to the Monthly System Charges, each Premise having a Meter shall pay a levy of \$1.60 per cubic metre of potable water metered.

**USE OF OTHER SOURCES OF POTABLE WATER – SEWER SERVICE**

B.301 This section refers to well services in town. Where a Consumer uses other sources of potable water, the Consumer shall be charged for Sanitary Sewer Services based on the following:

- a) The Monthly System and Consumption Charges for Premises having a Meter, based on the size of the Meter; or
- b) In the event a Meter has failed to register the consumption charge, billing shall be determined based on the preceding two (2) Billing Periods and in accordance with this Bylaw.





**SCHEDULE "C"**  
**"NON-POTABLE" IRRIGATION RATES**

- C.101      A fee of \$8.40 per month, per Premise shall be charged for the months of June, July, August and September.
- C.102      Operation of non-potable irrigation rates come into effect at Council's discretion, and on an annual basis.

**MULTIPLE FAMILY DWELLING, INDUSTRIAL INSTITUTIONAL AND COMMERCIAL, UNMETERED "NON-POTABLE" IRRIGATION RATES**

- C.201      \$0.56 per frontage Meter, per month of irrigation (Example: \$8.40 per 15 metre lot)

**"POTABLE WATER" METERED IRRIGATION RATES**

- C.301      \$1.65 per cubic metre for industrial/institutional and commercial (as amended by Bylaw #09-10)
- C.302      \$1.65 per cubic metre for residential

**RECEIPT OR DISCONTINUANCE OF IRRIGATION WATER SUPPLY**

- C.401      At the request of a Consumer, the Irrigation Services to that Consumer's Premise may be discontinued for a fee equal to the remainder of the seasonal fee, which fees are as follows:

January 1 - May 31	\$33.60
June 1 - June 30	\$33.60
July 1 - July 31	\$25.20
August 1 - August 31	\$16.80
September 1 - September 31	\$ 8.40
October 1 - December 31	\$ 0.00

- C.402      A Consumer has until the end of each calendar year to notify the Town if he/she wishes to disconnect at no charge following the end of the irrigation season.
- C.403      There will be no fee for reconnection or connection of the Irrigation Services to Consumers of new Utility Billing Accounts, or previous Consumers with Utility Billing Accounts in good standing, where the services are available.



**SCHEDULE "D"**

*(Bylaw #06-06- Amended July 19, 2006 & Bylaw #07-14- December 19, 2007)*

**GARBAGE RATES**

- D.101        A monthly fee for Garbage Services shall be charged for each Consumer who resides in a Premise.
  
- D.102        The Billing Period base rate for residential Garbage Services for a maximum of three (3) units, once per week, from any Premise is \$16.39/month. *(as amended by Bylaw #10-30 on December 1<sup>st</sup>,2010)*. A unit includes a bag, box or container that is no more than seventy (70) pounds.
  
- D.103        If a Consumer wishes to put out more than three (3) units per week, extra tags must be purchased prior to the pick-up date at a cost of \$2.00/ tag.

**RECYCLE FACILITY – DISPOSAL FEES**

- D.201        Asphalt, concrete and clean fill (clay) - \$2.50/yd.<sup>3</sup> or \$3.27 /m<sup>3</sup>
  
- D.202        All refrigerated appliance freon removal \$15.00/unit
  
- D.203        The recycle site operator has final say as to the estimated volume of a load of asphalt, concrete, or fill.



**SCHEDULE "E"**

E.101 Any Utility Bill or portion thereof that remains unpaid at the Due Date shall have a 2.7% penalty applied to the unpaid balance, which penalty will form part of the rate levied. (Amended Bylaw No. 13-04)

Penalties are applied on the Balance Owing. (Amended Bylaw No. 13-04)

Failure to receive or loss of the Utility Bill cannot be accepted as a reason for non-payment or exemption of a late penalty. (Amended Bylaw No. 13-04)

Payments must be received at the Town Office by 4:30 on the date specified on the Utility Bill. If paying by mail, telephone banking, internet banking, or at a specified banking facility, allow ten (10) working days for payment to be processed. (Amended Bylaw No. 13-04)

E.102 A fifty dollar (\$50.00) charge will be applicable, without further notice, on any outstanding amount on any Outstanding Utility Bill that is transferred to the tax roll.



**SCHEDULE "F"**

Utilities Rental Agreement Regarding Forwarded Utility Bills

Utility Account Number: \_\_\_\_\_

Municipal Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Registered Owner's Name, Mailing Address & Phone Number:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Renter's Name & Phone Number:  
\_\_\_\_\_  
\_\_\_\_\_

I / We (as the case may be) \_\_\_\_\_

being the owner(s) of the property described above, hereby consent to the Town of Strathmore forwarding utility account invoices and any notices to the above-named Renter(s) at the municipal address as set out above, subject to change from time to time upon written notice to the Town of Strathmore. Notwithstanding the foregoing, I/we acknowledge and agree that the utility account shall at all times remain in my/our name(s) and shall be my/our responsibility to the Town of Strathmore.

I/we agree to immediately notify the Town of Strathmore of any changes to the above information.

I/we agree to allow my/our utility account arrears in respect of the property, including any fees, charges and penalties, not paid within the time specified by the Town, to be transferred to my/our tax roll account, and understand that such amounts may then be subject to additional penalties and will be collectable in the same manner as unpaid taxes.

I/we acknowledge a fifty dollar (\$50.00) administration fee will be applied each time an unpaid amount in respect of the property is transferred to my/our tax roll account.

This Agreement is effective the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature of Registered Owner \_\_\_\_\_

Signature of Registered Owner \_\_\_\_\_

\_\_\_\_\_



**SCHEDULE "G"**  
**PENALTIES**

<b>Provision Contravened from the Water Utilities Bylaw</b>	<b>Offence</b>	<b>Penalty: First Offence</b>	<b>Penalty: Second Offence</b>	<b>Penalty for each subsequent offence</b>
4	Failure to provide accurate information in regards to the Consumer's Application or Utility Billing Account	\$100.00	\$100.00	\$100.00
7(a)	Unauthorized use of water source to supply water to a Premise	\$500.00	\$500.00	\$500.00
7(c)	Allowing an alternate source of water, or any pipes or devices connected to the alternate source of water, to be connected to the Water System	\$500.00	\$700.00	\$1,000.00
7(e)	Unauthorized provision or supply of water from one Premise to another Premise	\$500.00	\$500.00	\$500.00
8	i.) Failure to utilize a dual check valve backflow prevention device in accordance with Town Standards; and/or ii.) Failure to have a vacuum breaker device on all hose bibs, as required by the Canadian Plumbing Code, on any new Premise, whether commercial, industrial, residential or other, utilizing Town water	\$250.00	\$250.00	\$250.00
9	Failure to allow free access to Authorized Persons	\$100.00	\$100.00	\$100.00
12	Unapproved lending, selling, disposing, giving away, permitting to be taken or otherwise using or applying any water for the use and benefit of any other Person or Premise	\$100.00	\$100.00	\$100.00
31	Hindering, interrupting or causing to be hindered any Authorized Person, or its contractors, servants, agents or workers, in the exercise of any of the powers or duties relating to the Water System as authorized or required by the Water Utilities Bylaw	\$100.00	\$100.00	\$100.00
36	Installing or causing to be installed a branch line between the service and the Water System	\$250.00	\$500.00	\$700.00
39	Turning On the Water Services to any Premise before plumbing is complete and a Meter and Remote Reader have been installed	\$250.00	\$700.00	\$1,000.00
45	Obstructing or impeding direct and free access to Water Mains and appurtenances	\$100.00	\$100.00	\$100.00
46	Connecting a water supply to any Water Supply System servicing another Premise without Approval	\$500.00	\$500.00	\$500.00
49	Tampering with the Water Supply System	\$500.00	\$700.00	\$1,000.00
69, 70	Failure to provide reasonable protection of the Meter against freezing, heat, or any internal or external damage, including willful damage or tampering	\$100.00	\$100.00	\$100.00
71	Breaking or tampering with a Meter, Remote Reader, seal or bypass	\$250.00	\$500.00	\$700.00



**SCHEDULE "G"**  
**PENALTIES**

<b>Provision Contravened from the Water Utilities Bylaw</b>	<b>Offence</b>	<b>Penalty: First Offence</b>	<b>Penalty: Second Offence</b>	<b>Penalty for each subsequent offence</b>
73	Unapproved altering of a Meter or Remote Reader so as to lessen or alter the amount of water registered by it	\$250.00	\$500.00	\$700.00
75	Unapproved use of water supplied through a Meter by-pass that is not constructed in accordance with the Town's Standards	\$500.00	\$500.00	\$500.00
77	Causing or allowing obstruction of the Remote Reader so as to prevent Authorized Persons from having ready access to it	\$100.00	\$100.00	\$100.00
85	Installation and use of a subsidiary Meter	\$500.00	\$500.00	\$500.00
91	Unapproved operation or interference with a hydrant	\$500.00	\$500.00	\$500.00
92	Unapproved use of water supplied through a hydrant	\$500.00	\$500.00	\$500.00
94	Connecting service piping for fire protection within a Premise to any other portion of the Water System	\$500.00	\$700.00	\$1,000.00
95	Obstructing free access to any hydrant	\$100.00	\$100.00	\$100.00
99	Failing to test, maintain, or mark Private Fire Hydrants located on the Consumer's Premise	\$500.00	\$700.00	\$1,000.00
100	Failing to: i) paint a Private Fire Hydrant, bonnets or pumper ports red; ii) place hydrant identification numbers upon the fire hydrant in a location that is easily visible to responding fire apparatus; or iii) remove all chains and cables from the hydrants	\$250.00	\$250.00	\$250.00
101	Failing to have Private Fire Hydrants tested semi-annually	\$500.00	\$700.00	\$1,000.00
101	Failing to register a Private Fire Hydrant with the Town	\$250.00	\$250.00	\$250.00
104	Failing to provide the Town with records of inspections and tests on Private Fire Hydrants on a semi-annual basis and after each use	\$250.00	\$250.00	\$250.00
106	Failing to report a non-operational Private Fire Hydrant	\$250.00	\$250.00	\$250.00
108	Connecting, causing to be connected, or permitting to remain connected to the Water System a Cross Connection that has not been Approved	\$500.00	\$700.00	\$1,000.00
111	Causing or permitting water from a source other than the Water System, or any other actual or potentially harmful or deleterious liquid or substance, to enter the Water System	\$500.00	\$700.00	\$1,000.00
117	Allowing water to run in a wasteful manner	\$100.00	\$100.00	\$100.00



**SCHEDULE "G"**  
**PENALTIES**

<b>Provision Contravened from the Water Utilities Bylaw</b>	<b>Offence</b>	<b>Penalty: First Offence</b>	<b>Penalty: Second Offence</b>	<b>Penalty for each subsequent offence</b>
123	Failure to abide by watering restrictions	\$250.00	\$500.00	\$700.00
126	Installing a toilet that: i) is not CSA certified; or ii) does not have a tank capacity of not more than six (6) litres (1.6 U.S. gallons) per flush	\$100.00	\$100.00	\$100.00
127	Installing a showerhead that: i) is not CSA certified; or ii) does not have a flow capacity of not more than nine and one-half (9.5) litres (2.5 U.S. gallons) per minute	\$100.00	\$100.00	\$100.00
127	Exceeding the cumulative flow capacity where more than one showerhead is installed in a shower enclosure	\$100.00	\$100.00	\$100.00
128	Failure to install a tap aerator on indoor faucets	\$100.00	\$100.00	\$100.00
131	Unapproved obtainment or use of water from the Water System	\$500.00	\$500.00	\$500.00

