



**BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

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TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE MUNICIPALITY OF STRATHMORE FOR THE REGULATION,
SUPPLY AND MANAGEMENT RESPECTING WATER ADMINISTRATION BYLAW**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, including sections 7, 8, and 9, provides that Council may pass bylaws for municipal purposes, including the safety, health and welfare of people and the protection of people and property, including public utilities, services provided by or on behalf of the municipality, and the enforcement of bylaws including the creation of offences and penalties;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS:**

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Water Administration Bylaw."

2. DEFINITIONS AND INTERPRETATIONS

2.1 For purposes of this Bylaw, the following definition shall apply:

- (a) **"Application"** means a written request made by a Customer/Property Owner 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 Water Utility Billing Account in that Customer/Property Owner'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) **"Billing Period"** means every month for which the Town assesses its Water Utility Services;
- (e) **"Bulk Water"** means water as provided through the code-operated facility located at the public works shop for the sale of potable water on a bulk basis;
- (f) **"c.c."** or **"Service Curb Cock"** means a control valve that is located so the Town can turn off the supply of water from the Town's water distribution (or municipal water) system to a Customer/Property Owner's property;

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- (g) **“Chief Administrative Officer”** or **“CAO”** means the Chief Administrative Officer for the Town of Strathmore, or his/her designate;
- (h) **“Customer/Property Owner”** means any Person, any other municipal corporation, the Government of Alberta or the Government of Canada whose property is connected to the Water System or any Lessee or Occupant of such property, or any Person who requests water services or has applied for an account or is otherwise responsible for paying such account for water services;
- (i) **“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 amount owing will be 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;
- (j) **“Due Date”** means the day of the month due before penalties are applied. Due date is the 25th of every month.
- (k) **“Emergency”** means a situation in which there is imminent danger to public safety or of serious harm to property;
- (l) **“Extended Period of Time”** means the length of time a Customer/Property Owner requests Water Services be Shut-Off, and which time is longer than fourteen (14) calendar days;
- (m) **“Final Notice Letter”** means a letter the Town sends to inform the Customer/Property Owner that if their Water Utility Bill remains unpaid as at the last business day of the month. The letter is sent 15 days following the due date the water to the property will be either shut off at the CC or transferred to the appropriate Tax Roll account and that appropriate charges apply for either action taken;
- (n) **“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 permits requirements and guidelines;
- (o) **“Irrigation”** means the water provided to a Customer/Property Owner by the Town and is considered a potable water;
- (p) **“Monthly System Charge”** means a levy comprised of Water Maintenance Levy, Water Levy, Water Conveyance Levy, Sewer Levy, and Garbage Levy;
- (q) **“Monthly”** means every month^[ET1];
- (r) **“Municipal Water”** means water processed through a City of Calgary Treatment plant and provided through the regional service line to the Town;



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- (s) **“Municipality”** means the municipality of the Town of Strathmore;
- (t) **“MXU”** or **“Flex Net Smart Point M2”** or means a radio receiver that provides reading access to water measurement on Water Meters and provides the necessary support to the device diagnostics via radio signal. This device may be used for reading.
- (u) **“Occupancy Permit”** means written approval from the Town to occupy the Premise upon acceptance of final inspection from the Safety Codes Officer;
- (v) **“Occupant”** includes an Owner of a Premises where that Owner resides or carries on a business within a Premises and includes any Person or corporation residing or carrying on a business, or both, within a Premises either as a lessee or pursuant to a license of occupation, where that Premises is connected to the Water System;
- (w) **“Outstanding Water Utility Bill”** means any Water Utility Bill, or portion thereof, that is unpaid after the Due Date;
- (x) **“Owner”** means the Person who is registered under the Land Titles Act as the owner in fee simple estate in the land and in respect of any property other than land, the person in lawful possession of it;
- (y) **“Person”** means a partnership, firm, body corporate, individual, entity or other legal representatives of person to whom the context applies according to law;
- (z) **“Plumber”** means a person who holds a trade certificate or authorized equivalency in the plumber trade acceptable under the *Alberta Apprenticeship and Industry Training Act*.
- (aa) **“Premise(s)”** or **“Property”** means any land, building, or both, or any part thereof, either occupied or unoccupied;
- (bb) **“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;
- (cc) **“Sanitary Sewer Services”** means the Town’s system for the collection, transmission, treatment and disposal of wastewater;
- (dd) **“Security Fee”** means the money that may be required to be paid to the Town by a Customer/Property Owner as a form of guarantee against non-payment of a Customer/Property Owner’s Water Utility Billing Account;
- (ee) **“Shut-Off”** means an interference with, or discontinuance of, the supply of water to a Premise;

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- (ff) **“Town”** means the Town of Strathmore;
- (gg) **“Turn-On”** or **“Turned-On”** means the turning on of the Water Services to a Premise after the *Application for Service* has been Approved, or for the purpose of restoring service on an existing Water Utility Billing Account;
- (hh) **“Violation Tag”** means a tag that is mailed to the Premise or hung on the door of the Premise notifying a Customer/Property Owner that he/she is in violation of this Bylaw, which requires the Customer/Property Owner’s immediate attention;
- (ii) **“Water 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 Water Meter is designed to monitor;
- (jj) **“Water System”** means the equipment, materials and property owned and operated by the Town for the provision of water to Customer/Property Owner s, 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;
- (kk) **“Water Utility Bill”** means the invoice issued twelve (12) times per year, monthly, which sets out a Customer/Property Owner’s charges for a Customer/Property Owner’s Water Utility Services, and which may include penalties and arrears, if applicable;
- (ll) **“Water Utility Billing Account”** means an account a Customer/Property Owner sets up with the Town whereby a Customer/Property Owner is charged maintenance charges and water usage for a stated period of time;
- (mm) **“Water Utility Service(s)”** means the drinking water, wastewater services (including sewage treatment), storm, and garbage services to residential, commercial and industrial Premises provided by the Town;
- (nn) **“Water Utility Service Termination”** means a request made by a Customer/Property Owner to discontinue a Water Utility Service being supplied by the Town;
- (oo) **“Water Well”** means an opening in the ground, whether drilled or altered from its natural state that is used for the production of groundwater for any purpose and includes any related equipment, buildings, structures and appurtenances;
- (pp) **“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.



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BYLAW INFORMATION

3. ADMINISTRATION

3.1 Town Rates

The Town shall set rates for the provision of water, sanitary sewer, garbage, and irrigation services supplied to Customer/Property Owners, which rates are set forth in the schedules attached to this Bylaw and the Strathmore Fees Bylaw. The property owner is responsible for all charges, rates, and fees.

3.2 Application for Service

The registered owner of a Premise shall be responsible for making an *Application For Service* and supplying accurate information with the Town for water, sewer and garbage services.

- (a) In the case of a New Build the *Application For Service* applies as soon as the Water Meter is given out by the Town. This applies whether the registered owner occupies the Premise or not.
- (b) In the case of a property being sold, the *Application For Service* reflects on the date of possession. This applies whether the registered owner occupies the Premise or not.

3.3 Schedule E

The registered owner of a Premise may submit to the Town, a Utilities Rental Agreement, a *Schedule "E"*, in order to have the Water Utility Bills also forwarded to the renter or occupant of the Property.

3.4 Administration Fee

The Town will charge an administration fee, as set out in Strathmore Fees Bylaw, for each new Water 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 Water Utility Bill.

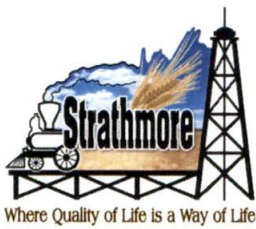
3.5 Security Fee

A Customer/Property Owner, who is a first time owner in Town or whose previous accounts were *not* kept in good standing, after submitting an *Application For Service* for approval to the Town, is required to pay an applicable Security Fee, prior to using the Water System. The Security Fee amount is set in Strathmore Fees Bylaw.

3.6 Previous Water Utility Bill

A Customer/Property Owner who is indebted to the Town under a previous Water Utility Billing Account shall not be permitted to complete an *Application For Service* nor be entitled to the supply of water, until payment in full of the indebted amount and Security Fee has been received by the Town.

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When a Customer/Property Owner is required to pay a Security Fee; this fee shall be held by the Town against non-payment of all rates, charges, tolls, fares and rents fixed under Strathmore Fees Bylaw, for a period of one (1) year without interest.

- (a) Where no Water Utility Billing Account delinquencies occur after a period of one (1) year, the Security Fee shall be refunded to the Customer/Property Owner, as a credit to the Water Utility Billing Account.
- (b) If a Customer/Property Owner terminates his/her Water Utility Billing Account and there is no balance due at the date of termination, the Security Fee shall be refunded. If there is a balance owing, the Security Fee, or portion thereof, shall be applied to that outstanding balance.

3.7 Returned Items

There shall be a fee payable for each NSF, EFT (electronic funds transfer), and returned cheque, in accordance with Strathmore Fees Bylaw.

3.8 Water Meter Charge

In the Developer's Agreement, and in accordance with the Strathmore Fees Bylaw, a fee shall be charged for newly constructed Premises for the supply of the Water Meter and MXU, and this fee shall be charged at the time the Building Permit Application is submitted.

3.9 Scheduled Appointment

For each scheduled appointment which a Customer/Property Owner fails to attend, a fee will be charged to the account, according to the Strathmore Fees Bylaw.

4. WATER SERVICES

4.1 Water Utility Billing Account

A Water Utility Billing Account shall be established, and all applicable charges prescribed in this Bylaw and the Strathmore Fee Bylaw shall apply from the date the Water Meter is released from the Town, regardless of occupancy. This also applies for show homes.

4.2 Customer/Property Owner Responsibility

Every Customer/Property Owner shall be responsible for paying the rates and charges provided, in accordance with this Bylaw and Strathmore Fees Bylaw;

4.3 Water Consumed

Every Customer/Property Owner is responsible for all water consumed on the Premise, regardless of whether the water consumption was registered by the Water Meter, and regardless of whether consumption was by proper, accidental or illegal means.



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4.4 Monthly Systems Charge

Every Customer/Property Owner who has a Water Meter, shall pay a Monthly Systems Charge based on the size of the Water Meter installed, and a levy based on consumption (consumption charge), as outlined in this Bylaw and the Strathmore Fees Bylaw.

- (a) The consumption charge shall be estimated by an Authorized Person based on the previous two (2) Billing Periods in the following situations:
 - (i) In the event a Customer/Property Owner's Premise is not metered during the entire portion of a Billing Period
 - (ii) In the event access to the Water Meter is unable to be obtained for the purpose of reading the consumption
- (b) Monthly System Charge is a levy comprised of the following:
 - (i) **Water Fixed Charge** – flat monthly charge: funds operational costs of the potable (treated) water distribution system, capital expenditures for rehabilitation of the existing system, and maintaining the East Regional Waterline which brings potable water from Calgary to the Town. This fee also covers the cost for the maintenance of your water meter including reading of meter and issuing your monthly bill. A Utilities Infrastructure Capital Reserve Levy is included. As set out in Strathmore Fees Bylaw
 - (ii) **Water Levy** –variable water consumption rate: – funds operational costs of the potable water distribution system; variable components provide an incentive to users to conserve (lower consumption = lower water utility bill). Meter readings are obtained monthly. Customer/Property Owner is billed for the incremental charge in the meter reading: As set out in Strathmore Fees Bylaw
 - (iii) **Sewer & Storm Sewer Levy** flat monthly charge: funds operational costs of tertiary wastewater treatment and distribution systems and capital expenditures for rehabilitation of the existing system; this also includes a Sewer Infrastructure Capital Reserve Levy and a Storm Sewer Infrastructure Capital Reserve Levy As set out in Strathmore Fees Bylaw
 - (iv) **Storm Levy** – Variable sewer consumption rate: this based on the amount of wastewater produced which is determined from the amount of water consumed. Charges as per Strathmore Fees Bylaw
 - (v) **Garbage Levy** – flat monthly charge for residential solid waste collection and heavy item garbage removal plus a Utilities Capital Reserve Levy as set out in Strathmore Fees Bylaw

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4.5 Pro-Rated Bills

Where a Monthly System Charge is applied against a portion of a calendar month that charge shall be prorated accordingly.

4.6 Mailing of Bills the Water Utility Bill may be mailed or emailed to the Customer/Property Owner for each Billing Period, or at intervals as determined by Council, and payment shall be due and payable on or before the stipulated Due Date.

- (a) Failure to receive a Water Utility Bill, either by mail (paper copy) or by e-mail does not absolve the Customer/Property Owner of the obligation to pay the Water Utility Bill. Customer/Property Owners may make inquiries of the Town as to amounts that may be outstanding.

4.7 Payment of Bills All payments on Water Utility Bills shall firstly be applied to any arrears outstanding, and any balance thereafter shall be applied to the current Utility Bill.

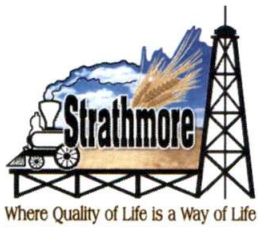
- (a) If a Water Utility Bill, or portion thereof, remains unpaid at the Due Date, a penalty shall be added to the outstanding unpaid portion in accordance with this Bylaw and Strathmore Fees Bylaw. This penalty shall be added to and form part of the Outstanding Water Utility Bill.
- (b) In this event, the Town will notify the Customer/Property Owner of the Outstanding Water Utility Bill, including the amount of such penalty.
- (c) If a Water Utility Bill remains outstanding for forty-five (45) past the date of the invoice, the Town will send the Customer/Property Owner a Final Notice Letter.

4.8 Disconnect Tag

Disconnect Tag will be hung on the said premises a minimum of 48 hours prior to the date stipulated on the Final Notice Letter, stating that Water Services will be either Shut-Off if full payment of the Outstanding Water Utility Bill is not received; or the said amount will be transferred to the tax roll account. Applicable charges will apply as per Strathmore Fees Bylaw.

4.9 No Payment

In the event full payment of the Outstanding Water Utility Bill, including any rate, fee or penalty, or any portion that is not received by the deadline set by the Town in its Final Notice Letter, and in the event the Customer/Property Owner made arrangements with the Town for payment of the Outstanding Water Utility Bill and subsequently defaults on said payments; the water may be shut off and applicable charges administered or the balance of the arrears and penalties, with applicable charges may be transferred to the property tax roll account without further notice, and is subject to collections under the tax recovery process.



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4.10 Legal Action

The Town has the authority to initiate legal action in a Court of competent jurisdiction in order to recover any outstanding rates, fees and penalties, or any portion thereof, or seek any other remedies it may be entitled to at law or equity.

4.11 Town Technician Water Shut off

Once the Town technician arrives at the Premise, notwithstanding that payment arrangements may have been made, there will be a charge, for the Town technician's services to Shut-Off the water, in accordance with this Bylaw and Strathmore Fees Bylaw.

4.12 Reconnection Fee 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.

4.13 Sale of Property

On notification that a Premise has been sold, the Town may elect to transfer the amount of the final Water Utility Bill, as at possession date, to the tax roll.

4.14 Water Utility Bill Payments

Payments may be made at any at any of the following locations and in any of the following manners:

- (a) At the public service counter located in the Municipality between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except statutory holidays;
- (b) By cheque at the mail drop box located at the Municipality;
- (c) At any chartered bank, treasury branch or credit union or banking facility which has made collecting arrangements with the Town;
- (d) By mailing payment to the Town of Strathmore Municipal Office at 1 Parklane Drive, Strathmore, Alberta, T1P 1J7;
- (e) By participating in the pre-authorized debit plan with the Town;
 - (i) Through internet banking;
 - (ii) Through the Town's website. My Strathmore set up is required.

4.15 Pre- Authorized Payment Plan

A Consumer may elect to participate in one of the two payment plans the Town offers. Under either plan the amount of the Utility Bill shall be directly debited from the Consumers' bank account on the 15th of each month. A Utility Bill shall be mailed or e-mailed to the Consumer on a monthly basis.

- (a) The Equalized Payment Plan is debited from the Customer/Property Owners' bank on the 15th of every month. To obtain the amount to charge the Customer/Property Owners'



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bills are totaled for 12 months; and an average is established for an equal amount each month.

- (b) This will be reviewed in October and March each year. At this time an adjustment may be needed. The Customer/Property Owner will be notified.
- (c) On the Pre-Authorized Plan the total amount of the bill is debited from the Customer/Property Owners' bank on the 15th of every month.
- (d) If there are insufficient funds for any monthly payment in the Customer/Property Owners' bank account for two (2) consecutive months, the Customer/Property Owners' payment plan shall be terminated.
- (e) A Consumer may re-apply for re-instatement on the budget payment plan, provided that Consumer has paid, in full, three (3) consecutive Utility Bills.

4.16 Review of Pre-Authorized Payment Plan

Each Customer/Property Owner who participates in the Equalized Plan, will have their accounts reviewed as of March 31 and October 31 of each year.

- (a) If a budget deficit results on a Customer/Property Owners' Water Utility Billing Account, the Customer/Property Owner must pay said deficit within fifteen (15) days of the mailing date noted on the notification of payment letter.
- (b) If the Water Utility Billing Account is not brought up to date, the monthly budget amount shall be adjusted to reflect the levies from the previous year and / or including the balance outstanding.
- (c) If a credit results, said credit shall be applied to the Consumer's Utility Billing Account.

5. WATER METERS

5.1 New Construction

For new construction, the Water Meter shall be installed inside the Premise in a location that is easily accessible for service, maintenance and repair. The Customer/Property Owner must also ensure the Remote / Radio Reader is installed before the Town will issue an Occupancy Permit.

5.2 Water Meter Sizes Water Meter Sizes:

- (a) all residential Water Meters 5/8 x 1/2 and 5/8 x 3/4 will be provided, maintained and replaced by the Town;

- (b) all commercial Water Meters and residential Water Meters greater than $5/8 \times 3/4$ shall be supplied by the Customer/Property Owner, installed by a qualified plumber at the Customer/Property Owner's expense, be compatible with the Town's electronic reading system, and shall become the property of the Town. The Customer/Property Owner shall replace the Water Meter, at the Customer/Property Owner's own cost, every fifteen (15) years.

5.3 **Water Meter Costs** Any Customer/Property Owner having a Water Meter greater than twenty five (25) millimeters in diameter shall, at his / her sole cost and expense, supply, install and maintain a Shutoff valve both before and after the Water Meter, as well as provide a proper valve bypass.

5.4 **Metric Measurement** 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.

5.5 **Water Meter Testing**

Customer/Property Owner may, request that the Town test the accuracy of his/her Water Meter, and:

- (a) If the Water Meter sent for testing is found to be accurate with 97% to 103% of the measured volume of water passing through the Water Meter, the Customer/Property Owner shall pay the fees for such tests, as set out in the Strathmore Fees Bylaw;
- (b) If the Water Meter sent for testing is less than five (5) years old, the Town may, at the Town's discretion, charge the Customer/Property Owner for the cost of the new Water Meter;
- (c) If the Water Meter is found not to be accurate within those limits, the Water Meter shall be repaired or replaced at no cost to the Customer/Property Owner, providing the inaccurate registering is not a result of deliberate tampering with or abuse of the Water Meter by the Customer/Property Owner, or damage to the Water Meter caused by the negligence of the Customer/Property Owner, and the cost for the tests shall be borne by the Town.
- (d) Also, the Water Utility Bills, based on the readings of that Water 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 Water Meter, and the Customer/Property Owner shall either pay or shall be refunded, the amount so determined by the Town.
- (e) This payment or refund shall be accepted by both the Town and the Customer/Property Owner in full settlement of any claim that may arise out of the error in the readings of the Water Meter.



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5.6 Meter Accessibility

Authorized persons from the Town of Strathmore shall have free access to all parts of premise in which water is delivered and consumed, or intended to be delivered and consumed, at any reasonable hour of the day, and upon reasonable notice for the purpose of:

- (a) installation, maintenance, repair, testing and removal of the water meter and radio reader and the connections

6. VIOLATIONS

6.1 Offence

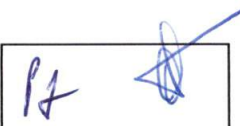
A Person who is found guilty of an offence under this Bylaw is liable to a fine of not more than ten thousand dollars (\$10,000.00) or to imprisonment for not more than one (1) year, or to both, pursuant to the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.

6.2 Right of the Town

Nothing in this Bylaw shall be construed as curtailing the right of the Town to obtain compensation or to maintain any action for loss of or damage to property from or against the Persons(s) responsible.

6.3 Violation Tag – Delivering of A Peace Officer is hereby authorized and empowered to enforce the provisions of this Bylaw, and when necessary issue a *Violation Tag* to any Person whom the Peace Office has reasonable and probable grounds to believe has contravened any Provision of this Bylaw.

- (a) A Violation Tag shall be issued to such Person:
 - (i) personally; or
 - (ii) by securely attaching it to the door of that Person's Premise; or
 - (iii) by mailing a copy to that Person's last known post-office address.
- (b) The Violation Tag shall be in a form Approved by the Town, and shall state:
 - (i) the offence;
 - (ii) that the Due Date for payment shall not be less than twenty-one (21) days from issuance of the Violation Tag; and
 - (iii) any other information as may be required by the Town.
- (c) Nothing in this Bylaw shall prevent a Peace Officer from immediately issuing a Violation Ticket for the mandatory Court appearance of any Person who contravenes any provision of this Bylaw.





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6.4 Violation Tag – Customer/Property Owner Action

Where a Violation Tag is issued pursuant to this Bylaw, the Customer/Property Owner to whom the Violation Tag is issued may, in lieu of being prosecuted for the offence, pay to the Town the penalty specified on the Violation Tag.

6.5 Violation Tag – Payment

If the penalty specified in a Violation Tag is not paid within the prescribed time period, a Peace Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to Parts II and III of the *Provincial Offences Procedure Act*, R.S.A. 2000, c. P-24, as amended.

6.6 On Going Violations

Where a contravention of this Bylaw is of a continuing nature, further Violation Tags may be issued by a Peace Officer, provided no more than one (1) Violation Tag is issued for each day that the contravention continues.

6.7 Severability

Every provision of this Bylaw is independent of all other provisions and if a Court of competent jurisdiction declares any provision of this Bylaw invalid for any reason, all other provisions of this Bylaw shall remain valid and enforceable.

6.8 Enforcement

It shall be the duty of the CAO, the CAO'S delegate, a Town Bylaw Enforcement Officer, Peace Officer, or any member of the Royal Canadian Mounted Police to enforce the provisions of this Bylaw.

7. GENERAL PROVISIONS

7.1 Schedules "A," "B," "C," "D," "E" form part of this Bylaw.

8. REPEAL, FORCE AND EFFECT

8.1 Bylaw No. 12-06 and all amendments thereto, is hereby repealed.

8.2 This Bylaw shall come into full force and effect upon third and final reading.

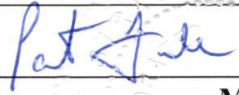
READ A FIRST TIME THIS 2nd day of December, 2020.

READ A SECOND TIME THIS 2nd day of December, 2020.

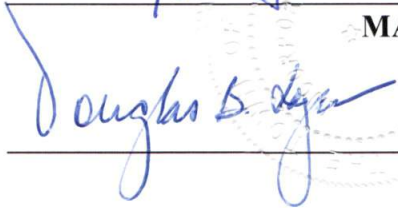
READ A THIRD AND FINAL TIME THIS 2nd day of December, 2020.



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MAYOR



CAO





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SCHEDULE "A"

Potable Water

- A.101 A Monthly System Charge shall be charged for each Premise having a Water Meter.
- A.102 The Monthly System Charge for Premises having a Water Meter shall be based on the size of the Water Meter installed, as stated in Strathmore Fees Bylaw:
- 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 Water Meter shall pay a levy based on consumption.

Consumption Charges

- A.105 As set out in Strathmore Fees Bylaw

Unmetered Water

- A.201 Rate as set out in Strathmore Fees Bylaw
- 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 Water Metered rate.

Bulk Water (Potable)

- A.301 The fee for Approved purchase of potable water from the bulk water facility shall be as set out in Strathmore Fees Bylaw

Alternate Sources of Potable Water

- A. 401 Where a Customer/Property Owner uses other sources of potable water:
- (a) The Customer/Property Owner will be required to change over to the Town Water Supply
- (b) The Town shall not be responsible for the quality of water obtained from any alternate source of water.
- A.402 No Person shall provide or supply water from one Premise, by pipe or hose or other means either with or without charge, to any other Premise(s).





**BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

Water: Turn –On / Shut – Off

- A.501 Where Water Services have been Shut-Off, a reconnection fee shall be charged each time the Water Services are Shut-Off and Turned-On as set out in Strathmore Fees Bylaw
- A.502 Should a Customer/Property Owner request his/her Water Services be Turned-On or Shut-Off for an Extended Period of Time, a fee shall be charged for each time the Water Services are Turned-On and Shut-Off. As set out in the Strathmore Fees Bylaw
- A.503 Should a Customer/Property Owner 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.504 Should a Customer/Property Owner 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 shall be charged during frost free situations, and actual hourly costs during frost conditions, as set out in the Strathmore Fees Bylaw.

A.505 Temporary Water Supply Shut Off

a) Any Owner, who wishes to temporarily discontinue the use of the water supply, shall notify the Town requesting that the Town shut off the water supply at the curb stop.

Vacant property is not a reason for nonpayment of specified rates The Owner is obligated to pay the applicable monthly flat fee.


The Owner upon request to restore the water supply, will pay a turn on fee as set out in Strathmore Fees Bylaw.

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.

A.506 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.

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.





**BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

SCHEDULE "B"

Sanitary Sewer


- B.101 Monthly Sanitary Sewer Services shall be charged based on the potable Water Meter size as set out in Strathmore Fees Bylaw
- 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.

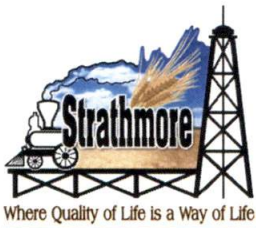
Consumption Charges

- B.201 In addition to the Monthly System Charges, each Premise having a Water Meter shall pay a per cubic meter levy of potable Water Metered as set out in Strathmore Fees Bylaw.

Alternate Sources of Sewer Service

- B.301 This section refers to well services, and holding tanks in town.
- B.302 Where a Customer/Property Owner uses other sources of Sewer Services:
- (a) The Customer/Property Owner will be required to change over to the Town Sewer Service Supply
- (b) The Town shall not be responsible for any service obtained from any alternate source.
- B.303 The Customer/Property Owner shall be charged for Sanitary Sewer Services based on the following:
- i) The Monthly System Charge and Consumption Charges for Premises having a Water Meter, based on the size of the Water Meter; or
- ii) In the event a Water 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 and Strathmore Fees Bylaw.

PA 

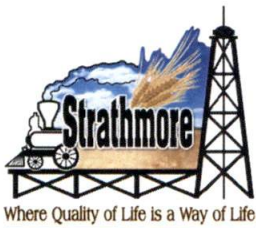


**BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

SCHEDULE "C"

Garbage

- C.101 A monthly fee for Garbage Services shall be charged for each Customer/Property Owner who resides in a Premise.
- C.102 The Billing Period base rate for residential Garbage Services, from any Premise is set out in Strathmore Fees Bylaw;
- A Black Cart and A Green Cart will be supplied by the Town for weekly Pick up.
- C.103 If a Customer/Property Owner wishes to put out more than the weekly cart extra tags must be purchased prior to the pick-up date at a cost per tag as set out in the Strathmore Fees Bylaw.



**BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

SCHEDULE "D"

Penalties

D101 Any Water Utility Bill or portion thereof that remains unpaid at the Due Date shall have a penalty applied to the unpaid balance, which penalty will form part of the rate levied. Rate set out in the Strathmore Fees Bylaw.

Penalties are applied on the Balance Owing.

Failure to receive or loss of the Utility Bill cannot be accepted as a reason for non-payment or exemption of a late penalty.

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 five (5) working days for payment to be processed.

D.102 A charge will be applicable, without further notice, on any outstanding amount of the Water Utility Bill that is transferred to the tax roll. The amount is set out in the Strathmore Fees Bylaw.



BYLAW NO. 20-26
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

SCHEDULE "E"

Utilities Rental Agreement Regarding Forwarded Utility Bills

Utility Account Number: _____

Municipal Address: _____

Legal Description: TAX ROLL # _____

Registered Owner's Name, Mailing Address & Phone Number: **(REQUIRED INFORMATION)**

E-MAIL: _____ PHONE: _____

Renter's Name & Phone Number: (REQUIRED INFORMATION)

C/O OCCUPANT _____

STRATHMORE AB T1P _____

EMAIL: _____ PHONE: _____

RENTERS NAME: _____

I / We (as the case may be) _____ Being owner(s) of the property described above, hereby consent 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 names(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-two dollars and fifty cents (\$52.50) 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 _____

PT 