

**BYLAW 523-19**

**A BYLAW OF THE VILLAGE OF WARNER, IN THE PROVINCE OF ALBERTA, TO  
REGULATE AND CONTROL THE VILLAGE'S WATER, SEWER, SANITATION AND  
MISCELLANEOUS FEE STRUCTURE**

**WHEREAS:**

The Village of Warner, being a Municipal Corporation in the Province of Alberta, owns and operates Water, Sewer and Sanitation systems as public utilities, and

**WHEREAS:**

The Municipal Government Act R.S.A. 2000 Chapter M-26 and amendments thereto, provides that a Council may pass bylaws for municipal purposes respecting Public Utilities within the Village of Warner

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

**1. Property Owners Responsibility Section 42 - Municipal Government Act**

1.1 Utility accounts will not be established by the Village for a person(s) who has an overdue or outstanding utility account with the Village.

1.2 Failure to receive a utility invoice is not considered sufficient reason for non-payment of the account.

**2. New Owners**

2.1 The property owner is responsible to advise the Village of any sale of property and to provide the contact information of the person or company to whom the property has been sold.



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2.2 An Administration Fee as per Schedule A will be levied to both the seller and the new owner of the property for costs associated with finalizing one account and creating a new account.

### **3. New Water Meters**

3.1 The property owner of a new building must acquire a water meter from the Village. The Village covers the cost of the meter. It is the owner's responsibility to hire and pay a qualified plumber for installation of the meter.

3.2 A Utility Account will be set up immediately, in the owner's name, following the installation of a meter in a new building.

3.3 If the meter needs to be replaced (if not deemed faulty), the property owner is responsible for the cost of a new meter.

### **4. Water Disconnect and Reconnect**

4.1 The owner of a new property may request water shut-off at a fee as per Schedule A to avoid receiving a monthly invoice for an unoccupied building. A fee as per Schedule A will be levied to turn the water back on.

4.2 If an owner of an existing property requests Public Works to physically shut-off the water at the Curb Stop valve, the owner will be levied fees as per Schedule A for both the disconnect and the re-connect.

4.3 Notwithstanding 4.1 and 4.2, if water is disconnected at a vacant dwelling the property owner will continue to be invoiced for garbage, sewer, admin and waterline loan fees.

### **5. Replacement Water Meters and Meter Readings**

5.1 If an existing building requires a replacement water meter for any other reason than a faulty meter, the property owner will be responsible for the cost of the meter.



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5.2 If Public Works is requested to read a water meter for any reason other than change in the utility account, an Administration Fee as per Schedule A will be levied.

5.3 If Public Works is asked to remove and inspect a water meter which is found not faulty, an Administration Fee as per Schedule A will be levied.

### **6. Overdue Utility Accounts, Outstanding Utility Accounts and Collection**

6.1 An interest charge of two percent (2%) per month will be imposed on outstanding accounts payable to the Village of Warner which remain unpaid after thirty (30) days from the date of the billing of the account.

6.2 Pursuant to Section 553(1)(b) of the Municipal Government Act, Overdue Utility Accounts, including those of tenants, which remain unpaid after ninety (90) days may be added to the property owner's taxes (of the same municipal address).

6.3 If a house is being sold, any outstanding utility account balance may be added to the property owner's taxes.

6.4 Pursuant to Section 553(2) of the Municipal Government Act, upon being added to the property owner's tax levy, the outstanding amount is subject to the requirements of the tax bylaw.

### **7. Sewer Blockages/Issues**

Repairs - Water & Sewer:

(a) Frozen water lines - the Village shall assume the full responsibility and costs for any water service line which may be hereinafter frozen between the property line and the street main. Any water line frozen between the property line and the meter shall be the responsibility of the property owner. Any costs incurred by the Village, in thawing frozen lines on behalf of a person, shall be recoverable, subject to penalties, and taxes.

(b) Sewer Blockages



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(i) The owner shall at his or her own cost be responsible for the unplugging or repair of wastewater lines from the sewer main to the building. All work is to be completed to Village specifications, in instances when the Village has installed new wastewater lines from the sewer main to the building, and said installation is found to be faulty or during construction the Village damages the wastewater line to a building, the Village shall incur the costs to repair them.

(ii) Any blockages of the service piping to the sewer main due to foreign material introduced to the service, by the owner/occupant, is the responsibility of the property owner.

(iii) No person other than those authorized by the Village shall make any connection to or shall cut or otherwise tamper in any way with the Village wastewater system

(iv) If the repair of a blockage, which is determined to be the responsibility of the owner, causes any portion of sidewalks, boulevards, curbs, gutters, streets or other Village property to be dug up, disturbed or otherwise changed, it shall be the responsibility of the property owner for the cost of repairing damages.

(v) Costs incurred in determining where and what caused any blockage on the service line, including but not limited to such costs as camera scoping, flushing or de-rooting shall, in the event the owner is found to be responsible, be recoverable from the owner as costs in the same manner as other costs.

(vi) Grease traps of sufficient size and approved design shall be placed on the Waste pipes from hotels, restaurants, laundries and such other places as the Village may direct. Such traps shall be installed prior to any connection to the Village wastewater system.

### **8. Utility Fees, Payment, Collection**

8.1 That monthly rates for Water be adopted as per Schedule A.

8.2 That monthly rates for Sewer, garbage pick-up, administration fee (street lighting) and waterline loan repayment be adopted as per Schedule B.





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- 8.4 Payments of Utility Accounts may be made at the Village Office, Local Banks, online banking or through the pre-authorized payment plan.
- 8.5 If payment is not received within 90 days after the date of mailing, the water service will be turned off and will not be turned on until the account, including arrears, a reconnection fee as specified in Schedule "A" are paid in full. Payment must be in cash or by certified cheque only.

### **9. Rescind Earlier Utility Bylaws**

All previous Bylaws relating to utilities are hereby rescinded.

### **10. Effective Date**

This bylaw shall come into effect on the date of its final passing.



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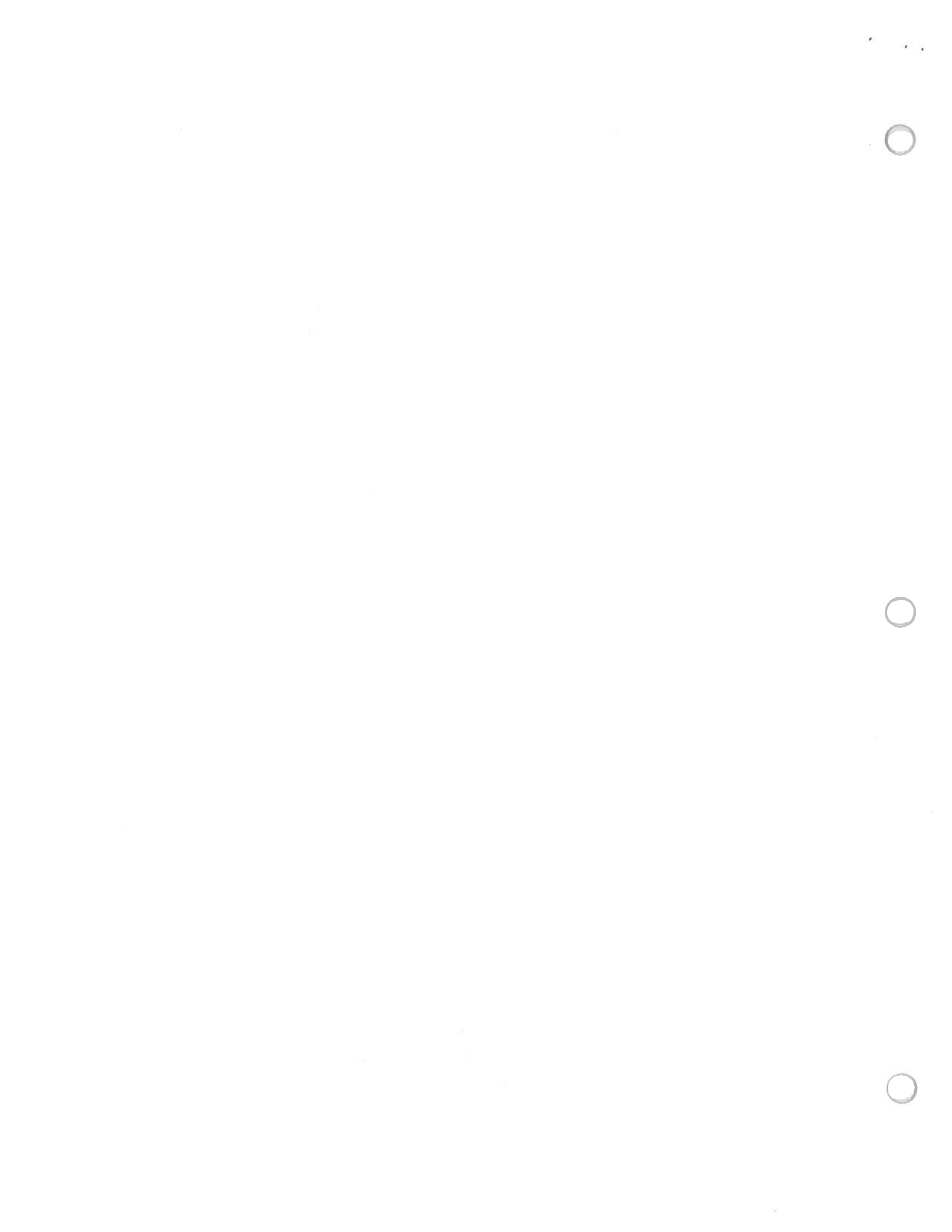
**SCHEDULE A**

**WATER RATES**

Residential:	\$ 45.00 minimum for 22.73 cubic meters \$ 1.00 per cubic meter overage will apply
Commercial:	\$ 65.00 minimum for 34 cubic meters \$ 1.00 per cubic meter overage will apply

The following fees may be charged at the Villages discretion

Utility Hook-up Administration Fee:	\$ 25.00
Account Finalization Administration Fee	\$ 25.00
New Building Temporary Disconnect of Water	\$ 50.00
New Building Reconnect	\$ 50.00
Water Shut-off at Curb Stop	\$ 50.00
Turn-on at Curb Stop (Reconnection Fee)	\$ 50.00
Water Meter Inspection When Meter Not Faulty	\$ 50.00
Meter Readings (see Item 5.2)	\$ 30.00



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**SCHEDULE B**

**SEWER RATES**

Residential & Commercial:                   \$ 10.00

**GARBAGE RATES**

Garbage:   \$ 17.00

**UTILITY ADMIN FEE**


Utility Admin Fee:                           \$ 7.50

**WATERLINE LOAN REPAYMENT FEE**

Waterline Loan Repayment Fee:       \$ 13.00

Third & final Reading by Village Council - This day of June 19<sup>th</sup>, 2019

  
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Mayor, Tyler Lindsay

  
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Jon Hood, CAO

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