



VILLAGE OF CARMANGAY

Bylaw #853

A BYLAW OF THE VILLAGE OF CARMANGAY TO AUTHORIZE AN AMENDMENT TO WATER, SEWER, AND GARBAGE RATES BYLAW #846 OF THE VILLAGE OF CARMANGAY.

WHEREAS, under the authority of the Municipal Government Act of Alberta, being Chapter M-26 of the Revised Statutes of Alberta, 2000 and amendments thereto, a municipality is authorized to pass bylaws for the purpose of operating a public utility; and

WHEREAS, the Village of Carmangay deems it just and proper to levy rates and charges on all persons to whom such utility services are provided and to set forth the terms and conditions under which such utility services will be provided; and

WHEREAS, the Council of the Village of Carmangay requires the utilities of the Village to be self-supporting:

NOW THEREFORE, under the provisions of and pursuant to the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, the Council of the Village of Carmangay duly assembled hereby enacts as follows:

1. NAME OF BYLAW

This Bylaw may be cited as the "Utilities Bylaw"

2. NEW SERVICE CONNECTIONS

- a) Service connections to the water and sewer systems shall not be made between November 1st and April 1st unless otherwise approved in writing by the Village.

- b) Any application for water, sewer and garbage service can only be made by the owner of the property.
- c) For new utility installations, the Village shall be responsible for providing water and sewer service to the edge of the property line. The property owner shall be responsible for all costs related to water and sewer services on their property.
- d) One appropriately sized water meter and antenna system will be provided for no cost to the property owner upon application of a new installation and proof of a valid provincial plumbing permit. The water meter and antenna system shall be installed by a licensed plumber and will remain the property of the Village of Carmangay.
- e) Water will be turned on to the premises only after the owner has concluded work to the satisfaction of the Village, which includes having a water meter and antenna system installed by a licensed plumber and presenting a provincial plumbing permit to the Village office.
- f) Requests can be made to the Village of Carmangay office for a temporary disconnection of water service due to a temporary absence. There will be a one time fee of \$25 (twenty-five dollars) charged for this service. There will be no discount on water, sewer or garbage rates given for short or long-term absences.
- g) If a property owner sells their property, it is the owner's responsibility to inform the Village office of the last day of occupancy. A final meter reading shall be taken on the last day of occupancy, or the next business day, and a final bill will be provided to the property owner who is vacating the property.
- h) When a property is purchased, it is the responsibility of the new property owner(s) to contact the Village office in a timely manner and provide name and contact information for billing purposes. Water shall be shut off when the former owner vacates the property. The water service shall be turned on when the new owner takes possession of the property and notifies the Village office.
- i) Any disconnection of water services due to non-payment will be charged a \$25 fee to reconnect.

3. WATER METERS AND CHARGES

- a. Water meters will be read bi-monthly. All water charges will be based on metered usage plus a monthly fixed administration fee.
- b. The property owner is responsible for all water consumption shown on the

water meter, regardless of whether the consumption was accidental or unintended (i.e. leaks in the household).

- c. If a meter cannot be read an estimate will be made based on the average use across the Village for the billing period and the property owner shall be responsible for payment of the estimated amount regardless of its accuracy. Payment of an estimated amount shall not excuse the customer from liability for payment of a greater amount that may be owed after the meter is read accurately. Any overpayment will be credited to the property owner's account for the next billing cycle. If the Village cannot read the meter remotely, every attempt will be made to contact the property owner for access to the meter.
- d. Every owner or occupant of a premise shall provide free and convenient access to the premises for the installation, inspection, removal, replacement and repair of meters in order for the Village to confirm the meter to be in good working order at all times, or to replace or repair if the meter is not in good working order. If the property owner refuses reasonable attempts by the Village to access the meter for repair or replacement, the property owner will be given 24 hours notice and the water shall be shut off at the curb valve until access is given and repairs can be completed.
- e. Every owner or occupant of a property connected to the water system shall provide adequate protection for the water meter and antenna system against frost, heat and/or any other internal or external damage. If a water meter and antenna system is damaged by frost or other causes, the owner or occupant shall pay to the Village the costs of the water meter and/or antenna system replacement and installation.
- f. The water meter, antenna, wires and piping connections shall remain the property of the Village of Carmangay.
- g. If the water meter is not easily accessible where it can be clearly read without obstruction, the Village shall require the relocation of the meter and/or antenna. The cost to relocate the meter shall be charged to the owner or occupant of the property.
- h. Property owners, tenants or any other person shall not tamper, repair, remove or bypass the Village owned water meter or any attachments to the water meter, including wires, antennas or piping. Any damage to water meters, whether from freezing, negligence, tampering, unauthorized repairs or unauthorized connections or disconnections will be repaired or replaced at the expense of the property owner. The actual cost of the parts, materials and labour will be billed to the property owner.

- i. Any leaks that may develop in the water meter or its couplings must be reported to the Village immediately. The Village of Carmangay is not liable for damages caused by such leaks.

4. WATER CONSERVATION

- a) Council may at any time by resolution issue such orders necessary to control or restrict water consumption in the Village in the event that contamination, pollution, drought, fire or other natural or manmade disasters should have a detrimental effect on the Village's ability to supply potable water to residents.

5. SEWER SERVICE

- a) All residential properties located within the Village of Carmangay to the east of the CP Rail tracks shall be connected to the Village sewer infrastructure if feasible.
- b) All property owners shall ensure that no foreign objects or unnecessary waste is flushed into the sewer system.
- c) The Village of Carmangay shall, at its discretion, provide sewer clean out services on an as needed basis and for a set hourly fee, as listed in Bylaw #850 - The Fees, Fines and Charges Bylaw, including any amendments to said bylaw.
- d) If the sewer blockage is found to be within Village property, the sewer cleanout shall be provided for no charge to the property owner.
- e) All residents within the Village of Carmangay who reside on the west side of the CP Rail tracks shall provide a septic system, at the property owners' cost, to provide for wastewater and septic disposal. All septic systems must be installed by a licensed installer and property owners shall provide a copy of the permit to the Village Office prior to commencing work on the septic system.

6. GARBAGE SERVICE

- a) All property owners and residents within the Village of Carmangay shall receive weekly garbage pickup via the Vulcan & District Waste Commission.
- b) All residents in the Village shall have access to the Vulcan & District Waste Commission recycling depot located at the corner of Elmore Street and Grand Avenue.
- c) All residents in the Village shall have access to the Vulcan & District Waste Commission waste transfer station during regular hours of operation.

7. BILLING CYCLE

- a) Water, sewer and garbage rates as set per Schedule A (attached) will come into effect on January 1, 2025. Utility bills shall be provided to property owners on a bi-monthly basis starting in January of each year.
 - b) Property owners shall be responsible for payment of all Village of Carmangay utility bills. Payments can be made by renters or non-owners of a property, but utility bills will only be sent to the property owners. Ultimately, it is the responsibility of the property owner to ensure all utility bills are paid in a timely manner.
 - c) At the discretion of the administration in the Village of Carmangay, utility accounts in arrears of more than sixty (60) days will be subject to either of the following:
 - a. Water service shut off at the curb valve, until such time as the full amount owing on the utility account is paid, or;
 - b. If water shut off is not an acceptable option in the opinion of Village Administration the alternative will be to transfer any outstanding account balance over sixty (60) days past due to the property tax roll. As provided under Section 553 of the Municipal Government Act, any outstanding utility account balance may be transferred to the property tax account of the utility service site if the amount owing is more than sixty (60) days past due. Written notice will be provided to each property owner prior to the transfer of any utility amount to the tax roll for the property. The written notice will include the following information:
 - i. Utility account number of outstanding account and property roll number to which the overdue amount will be transferred;
 - ii. Notification of the overdue amount;
 - iii. Notification that the overdue amount will be transferred to the property tax roll and the date which that transfer will take place, provided full payment is not received prior to that date.
 - d) Any outstanding amounts on a utility account will be automatically charged a late fee on the day after the payment is due. This late fee will be 3.0% of the amount outstanding and will compound monthly.
8. This bylaw will be reviewed and updated as required.
 9. This bylaw shall come into effect upon the third and final reading and has been duly signed.

READ A FIRST TIME THIS 21st DAY OF DECEMBER, 2024

READ A SECOND TIME THIS 21st DAY OF DECEMBER 2024

With unanimous consent, READ A THIRD TIME THIS 21st DAY OF DECEMBER 2024

Kym Nichols, Mayor

Kelly McLeod, CAO

SCHEDULE 'A'

Residential rates, Marquis Foundation, all other establishments not otherwise specified

Water Rates:

Monthly Administration Fee	\$50.00
Water charges per cubic meter	\$2.03 based on usage

Sewer Rates:

Monthly Access Fee	\$20.59
--------------------	---------

Garbage Rates:

Monthly Garbage Fee	\$40.87
---------------------	---------

Total Monthly Fixed Fees	\$111.46
---------------------------------	-----------------

Plus water usage billed on per cubic meter use at \$2.03 per cubic meter

SCHEDULE 'B'

Commercial and Industrial rates

Water Rates:

Monthly Administration Fee	\$50.00
Water charges per cubic meter	\$2.33 based on usage

Sewer Rates:

Monthly Access Fee	\$32.94
--------------------	---------

Garbage Rates:

Monthly Garbage Fee	\$40.87
---------------------	---------

Total Monthly Fixed Fees	\$123.81
---------------------------------	-----------------

Plus water usage billed on per cubic meter use at \$2.33 per cubic meter