



LAC LA BICHE COUNTY POLICY

TITLE: WATER AND SEWER CONNECTION	POLICY NO: PI-40-001
RESOLUTION: 17.512	EFFECTIVE DATE: JANUARY 12, 2010
LEAD ROLE: MANAGER, UTILITY SERVICES	NEXT REVIEW DATE: MAY 23, 2022
SPECIAL NOTES/CROSS REFERENCE: PROCEDURE PI-40-001	AMENDMENT DATE: MAY 23, 2017

POLICY STATEMENT:

Lac La Biche County deems it appropriate to establish the policy to determine cost and connection fees for existing residential subdivisions and developments where water and sewer services will be required within the water and sewer connection policy area and to ensure the servicing is fair and equitable and designed to encourage the connection to the County infrastructure system.

GUIDING PRINCIPLES:

1. Lac La Biche County is committed to providing water and sewer services, particularly to lands adjacent to Lac La Biche Lake and other environmentally sensitive areas. Council's goals are to improve the health of the natural environment and ensure the health of residents through investment in municipal infrastructure. In order to achieve these goals Lac La Biche County, in association with senior governments, has invested considerable funds to construct water and sewer trunk mains which traverse the municipality.
2. The Water and Sewer connection policy should result in practices, procedures and implementation strategies that treat County residents fairly and equitably in light of County's broader goals of infrastructure services to serve as a catalyst protecting the Lac La Biche watershed from the impacts created by on-site sewage disposal.
3. The Water and Sewer Connection Policy will be designed to encourage connections to County infrastructure systems. Lac La Biche County has invested considerable funds in the development of water and sewer systems which could potentially service large geographic areas within the County. The water and Sewer Connection Policy should serve as a platform which encourages land owners and existing developed property owners to connect their properties to the water and sewer systems.
4. The water and Sewer Connection Policy will be administratively efficient. Policy

implementation must be balanced with the County's ability to cost effectively administer the approaches developed.

5. The Water and Sewer Connection Policy will respect the *Municipal Government Act*. The MGA provides relatively clear authority for Lac La Biche County to enact a Water and Sewer Connection Policy as well as resulting implementation bylaws. The policy analysis and development process should be based directly on the authority vested in Lac La Biche County by the MGA.
6. The Water and Sewer Connection Policy will recognize the municipality's financial circumstances. Although the municipality has invested heavily in water and sewer infrastructure as a means to protect environmentally sensitive areas and important watercourses, Lac La Biche County also expects to achieve economic development benefits through these investments. Further, the County benefits from taxation provided through linear and machinery and equipment assessment. The combination of the County's beneficial tax position and the opportunity for economic development present the community with opportunities for additional investments necessary to connect larger scale existing subdivisions and new developments to the water and sewer systems. Council recognizes that economic and environmental benefits may accrue through cost sharing with those seeking connections to the water and sewer systems. This policy will guide Lac La Biche County's actions with respect to planning approvals and connections to the County's water and sewer systems.
7. Administration shall establish procedures for this policy and shall be responsible to ensure the spirit and intent of the policy and guiding principles.

"Original Signed"
Chief Administrative Officer

June 16, 2017

"Original Signed"
Mayor

June 16, 2017



LAC LA BICHE COUNTY PROCEDURE

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SPECIAL NOTES/CROSS REFERENCE:
POLICY PI-40-001

AMENDMENT DATE: MAY 23, 2017

REVIEW DATE: MAY 23, 2022

PROCEDURE:

1. Lac La Biche County will ensure full benefits associated with the new water and sewer lines are achieved through the establishment of a Water and Sewer Connection Policy. The policy clarifies how the County will be dealing with its water and sewer infrastructure assets. Ultimately, the policy serves as a basis to facilitate connections to the County's water and sewer infrastructure.
2. The Water and Sewer Connection Policy Area is the area in which:
 - a. all new subdivisions and development will be required to connect to the municipal water and sewer lines, and
 - b. existing developments with existing water and sewer infrastructure will be required to connect to the municipal system, and disconnect from existing well or lake water source.
3. Generally, all parcels within 400 metres of the main water and sewer service lines and those abutting any street, alley, or right of way in which is located a municipal water main or sanitary sewer is presently available are included in the Water and Sewer Connection Policy Area. The Water and Sewer Connection Policy Area is illustrated in the attached Schedule A-Waterworks Connection Area.
4. As per section 37, 39 and 553 of the Municipal Government Act (MGA) all existing subdivisions within the Water and Sewer Connection Policy Area, and all dwellings within the Water and Sewer Connection Policy Area which are within 400 metres of the main water and sewer service lines and within the area between the high-water mark of Lac La Biche lake and the main water and sewer service lines, are required to connect to the existing services with the exception of properties unable to get easement agreements to cross private property in order to connect to the existing services. The landowner is responsible for the installation of services by County standards. If the installation does not meet County standards the County will complete the installation and charge the cost thereof against the land, building, erection or structure in question, in the same manner as taxes and with the same priority as to lien and to payment thereof, as in the case of ordinary Municipal taxes. All existing Hamlet Residential development must connect to municipal services.

5. In accordance with section 650(1) of the *Municipal Government Act* and requirements included in the County's Land Use Bylaw, all persons seeking a development permit for a development within the Water and Sewer Connection Policy Area, as illustrated in Schedule A, will be required, as a condition of issuing the development permit and at the applicant's cost, to connect their development to Lac La Biche County's municipal water and sewer systems.
6. In accordance with section 655(1) of the Municipal Government Act, all persons seeking to subdivide lands within the Water and Sewer Connection Policy Area, as illustrated in Schedule A, will be required, as a condition of subdivision and at the applicant's cost to connect the lands subdivided to Lac La Biche County water and sewer systems with the exception of properties unable to get easement agreements to cross private property in order to connect to the existing services.
7. Owners of existing properties serviced by the municipal water and sewer infrastructure east of the Hamlet of Plamondon, west of the Hamlet of Lac La Biche, and east of the Hamlet of Lac La Biche shall be responsible for the payment of the connection fee as set out in the Utility Fee Bylaw 14-022, as amended from time to time.
8. Owners of existing properties with water and sewer infrastructure services available at their property line shall be responsible for the payment of an idle service fee as set out in the Utility Fee Bylaw 14-022, as amended from time to time.
9. In cases where Lac La Biche County constructs on-site water and sewer infrastructure in existing subdivisions (e.g. retrofits in subdivisions with no existing water and sewer infrastructure), property owners shall be directly responsible for construction and payment for service connections connecting their properties (and dwellings or businesses) to the on-site water and sewer infrastructure.
10. Within three years of Lac La Biche County constructing on-site water and sewer infrastructure in existing subdivisions (e.g. retrofits in subdivisions with no existing water and sewer infrastructure), property owners shall be directly responsible to complete construction of service connections to the County water and sewer infrastructure.
11. Failing to comply with the requirements of section 10, the landowner shall be liable to pay a fine of not more than \$5000.00 exclusive of costs. In addition to fine, the County may designate an individual firm to enter on the land, building, erection, or structure to complete the installation and charge the cost thereof against the land, building, erection or structure in question, in the same manner as taxes and with the same priority as to lien and to payment thereof, as in the case of ordinary municipal taxes.
12. County Administration and Council shall be responsible for an annual review of this procedure to ensure that it remains effective and addresses subdivision and development issues in a proactive manner.
13. Division 7 of the Municipal Government Act will be followed for all local improvements and section 38(1) of the Municipal Government Act will be followed for connections with respect of this policy.

14. Administration will provide an information package for residents outlining the connection requirements.

“Original Signed”
Chief Administrative Officer

June 16, 2017