

LAC LA BICHE COUNTY POLICY

TITLE: WATER AND SEWER CONNECTION	POLICY NO: PI-40-001
RESOLUTION: 10.007	EFFECTIVE DATE: JANUARY 12, 2010
LEAD ROLE: MANAGER, UTILITY SERVICES	NEXT REVIEW DATE: JULY 13, 2011
SPECIAL NOTES/CROSS REFERENCE: IS-41-001 PW-018	AMENDMENT DATE:

POLICY STATEMENT:

Lac La Biche County deems it appropriate to establish the policy to determining cost and connection fees for existing residential subdivisions and off-site levy requirements for all future 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.

PROCEDURE:

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. 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.
3. The Water and Sewer Connection Policy Area is the area in which:
 - i. all new subdivisions and development will be required to connect to the municipal water and sewer lines, and
 - ii. existing developments will have the opportunity to connect to the lines.
4. Generally, all parcels within 800 metres of the lines or those in close proximity to hamlets are included in the Water and Sewer Connection Policy Area. The Water and Sewer Connection Policy Area is defined in Schedule A to this policy. Council has employed the following guiding principles in the preparation of the Water and Sewer Connection Policy:

5. The Water and Sewer Connection Policy will be fair and equitable. 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.
6. 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.
7. The water and Sewer Connection Policy will be administratively efficient. Policies included in the Water and Sewer Connection Policy should be developed to be administratively efficient. Policy implementation must be balanced with the County's ability to cost effectively administer the approaches developed.
8. 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.
9. 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. The following policies will guide Lac La Biche County's actions with respect to planning approvals, off-site levies and connections to the County's water and sewer systems.
10. 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 water and sewer systems.
11. 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.
12. Council will encourage connection of existing subdivisions to the water and sewer systems through the provision of financial incentives (e.g. a cap on the amount payable for water and sewer

infrastructure retrofits in existing subdivisions) in the years 2009 through 2012. Council shall cap individual Local Improvement amounts payable as outlined in Figure 1.

**Figure 1
Individual Property Owner Financial Cap for Local Improvements**

Year	Maximum Amount Payable Per Property Owner Per Lot Served
2009	\$13, 310
2010	\$14, 641
2011	\$16, 105
2012	\$17, 716

The maximum amount payable by the property owner has been increased by a 10% annual inflation factor to reflect construction cost increases witnessed over the preceding 4 years. In cases where the cost of internal servicing per lot is less than the maximum included in Figure 1, the property owner is only responsible to pay lesser of the two amounts.

13. In the case where Lac La Biche County accepts a Local Improvement Area petition as sufficient for the establishment of a Local Improvement Tax necessary to retrofit water and sewer infrastructure in existing subdivisions, the financial cap assigned to the property owners in the subdivision will be set in accordance with the year in which the County accepts the petition as sufficient.
14. Owners of existing properties within existing subdivisions shall, in addition to the funds payable as per Figure 1, be responsible for the payment of a \$3,000 connection fee.
15. In accordance with section 655(1) of the *Municipal Government Act* and in accordance with requirements include in the County’s Off-Site Levies Bylaw, as amended from time to time, all persons seeking to subdivide lands within the Water and Sewer Connection Policy area will be required, as a condition of subdivision, to pay an off-site levy for each new lot created. Off-site levies are payable for the recovery of costs associated with the development of off-site water and sewer infrastructure (e.g. trunk mains and treatment facilities).
16. Existing subdivision within the Water and Sewer Connection Policy Area not connected to the water and sewer systems by December 31, 2012 may be required by bylaw, at the property owners’ sole cost, to connect to the water and sewer systems.
17. 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.
18. Council shall provide a Local Improvement Petition Package as a means to encourage property owners in existing subdivisions to prepare legally binding petitions for the establishment of Local Improvement Areas and local Improvement Taxes required to fund the construction of on-site water and sewer infrastructure necessary to connect individual properties to the County’s water and sewer systems.

19. County Administration, Council, and the Municipal Planning Commission (MPC) shall be responsible for the implementation of the County’s Off-Site Levies Bylaw necessary to recover costs associated with trunk infrastructure and off-site treatment facility development.
20. County Administration and Council shall be responsible for an annual review of this policy to ensure that it remains effective and addresses subdivision and development issues in a proactive manner.

“Original Signed”
Chief Administrative Officer

January 22, 2010
Date

“Original Signed”
Mayor

January 22, 2010
Date



MS

water and sewer connection policy area



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