



DRUMHELLER

ADMINISTRATION POLICY



ADMINISTRATION POLICY #A -2-00

East Coulee Sewer Service Invoicing Policy

THE PURPOSE OF THIS POLICY IS TO:

To identify the various types of sewer service situations that exists in East Coulee in order to provide a consistent method of invoicing the various properties for sewage service.

BACKGROUND INFORMATION:

Currently, East Coulee is not serviced by the Town's water utility. All the residents have their own source of water supply with most of them being shallow sandpoint wells.

The majority of East Coulee residents are currently serviced by the Town's sewer utility system. Some residents have holding tanks that are pumped out periodically.

Prior to the amalgamation with the City of Drumheller, the M.D. of Badland's Council passed Bylaw No. 96.08 which states, "that the owner of any property on which a building is situated abutting the sewer mains in the Hamlets of East Coulee, Rosedale, and Nacmine shall cause to be installed in the building and to the said property boundary such appliances, apparatus, and connections to the municipal sewer mains as are required to ensure the proper sanitary condition of the building and premises".

DEFINITIONS:

There are a number of different sewer customer categories in East Coulee that are defined as follows:

Permanent Property:

This is defined as a residential or commercial property being used in a year round capacity.

Summer Residential Property:

This is defined as property being used for part of the year. Typically the portion of the year is from May to October. This property is not considered to be a person(s) primary residence.

Uninhabitable Property:

This is defined as vacant buildings that are in a state of disrepair and cannot be occupied. Typically these are old buildings that can no longer be used as a residence or for storage due to their unsafe condition.

Pump Out Property:

This is defined as property having a building that is used as a residence or business and has a sewage holding tank as a means of handling the sewage associated with the building(s). The sewage is pumped out periodically to a sewage truck and hauled away.

Parked Recreational Vehicle Sewage Disposal:

This is defined as any recreational vehicle, such as a motor home, travel trailer or modified vehicle, capable of handling or storing sewage, parked on a property for more than 48 hours, requiring sewage disposal.

POLICY STATEMENT ON INVOICING PROCEDURES:

The following invoicing procedures will come into effect immediately.

1. All permanent residential and commercial properties will be invoiced for sewer utility charges on a monthly basis as per the rates established in the sewer bylaw.
2. All summer residential properties will be invoiced for yearly sewer utility charges on a monthly basis as per the rates established in the sewer bylaw.
3. All existing pump out properties will be invoiced for sewer utility charges on a monthly basis as per the rates established in the sewer bylaw.
4. If a building is deemed uninhabitable by the Town, sewer charges will still apply until a demolition permit has been issued and the structure has been demolished.
5. The occupancy of a recreational vehicle parked on a serviced lot for more than 48 hours will require a development permit issued by the development officer/MPC., in accordance with the Land Use Bylaw and will be subject to monthly sewer charges.

EXCEPTIONS: as approved by Council

1. Otto Klix does not pay for sewer utility charges as long as he remains the registered owner of the property and he is not utilizing the Town's sewer system. A caveat has been registered with Land Titles indicating that the next owner of the property must hook up to the sewer system.
2. Monica Schwarz does not pay for sewer utility charges as long as she remains the registered owner of the property and she is not utilizing the Town's sewer system. A caveat has been registered with Land Titles indicating that the next owner of the property must hook up to the sewer system.
3. The original homestead, currently owned by Audrey James, is not required to hook up to the sewer system as long as the house is unoccupied. However, monthly sewer charges are to be applied effective September 1, 1999.
4. Gerlinger's garage does not pay for sewer utility charges as long as they remain the registered owners of the property. There are no washroom facilities in this building and thus they are not charged for sewer service as long as improvements are not made to the building.

Adopted by Management Committee

Date: March 21, 2000

Chief Administrative Officer