



*The Village at*  
Wolf Creek

# WOLF CREEK VILLAGE LTD.

Sewer & Water  
Utility Service By-laws

**PER : WOLF CREEK VILLAGE LTD.**

**REVISED**

**2/26/2026**

# WOLF CREEK VILLAGE LTD.

## Water and Sewer Program and By-laws

Wolf Creek Villages Ltd. is an incorporated private utility that will administer all sewer and water services for the village's development. The water supply comes from the Red Deer regional water line that is commissioned to supply water to this development as per an agreement with the County of Ponoka. Wolf Creek Villages Ltd. will administer all sewer and water billing to each individual home based on an integrated formula that is commonly used by most municipalities. The following guidelines have been put in place to facilitate the transfer to the Wolf Creek Village Ltd utility company:

### Water Connection

- All water comes from the Red Deer Regional water line and is transferred into our underground water storage reservoir. The building is located in the south-east portion of our property and controlled under the Regional Water Authority and Alberta Environment. The Wolf Creek Village Ltd has retained a certified operator to run the day to day operation of the plant; this includes weekly checks to the system along with weekly and monthly tests of the water.
- It is the responsibility of all homeowners to have plumbing completed and ready for connection.
- Plumbing will include proper meter connection allowance along with a in-line filter connected to the source water.
- It is the responsibility of the home owner to pay for all installations of connecting systems to the home.
- Each home will be hooked to the underground mains through curb stubs at each lot.
- There is a standard one time hook-up fee of **\$1,650 + GST** per home for utilities; the fee includes a radio controlled water meter, water filter installation along with the inspection and flushing of the connecting lines. This installation is controlled by the villages and our authorized installers; at no time can the homeowner install his own water meter. Price is subject to changes.
- Once the meter is installed you will be connected to the regional water line and billed monthly by Wolf Creek Villages Ltd.
- Meter readings will be taken based on the cubic meters of water used along with a service fee. The service fee is a flat fee for O&M maintenance this is a standard regulation set out by the provincial government through our license agreement.
- Meters also have the capability to flag drips, leaks and excessive running of water to help you maintain control of your water usage.
- Meters have a 20 year warranty through your hook up fee.

## Sewer Connection

- Wolf Creek Villages Ltd. is a low pressure sewer system with all sewer distributed by grinder pumps from each home.
- Wolf Creek Villages Ltd. has approved e-one and Liberty Grinder pumps. ( In the future all replacement pumps will be Liberty as we believe this is more dynamic and reliable pump system.
- The pumps must be purchased through the Wolf Creek Villages Ltd inventory and authorized installer. The price of the pump will include a backup fee that each home owner pays into; this fee allows us to carry extra pumps during emergency situations if your pump happens to go down.
- The Villages is serviced by our Septic plant that produces water for irrigation from the grey water.
- It is the responsibility of the home- owner to pay for the installation of all **pumps** connection to the main line service.
- All connections and installations must be certified by Wolf Creek Villages Ltd. and or an approved installer.
- Our approved installers are Thompsons ditching out of Lacombe. Contact is Steve Thompson – Business phone – **403-782-5911**, Pump and installation is standardized for all homes and is subject to change. Extra charges may be in play pending where you select to have your tank.
- Commissioning fee is included with your water meter and hookup fee of \$1,650.
- Maintenance of your pump is fairly standard however it is advised you clean out your pump at least once ever 2 years to avoid any issues.

## Billing & Payment information

- All water and sewer bills will be sent out once a month.
- There will be a flat service fee of **\$76.00 per month** for Operation & maintenance of the plants.
- There will be a Sewer& water use fee of **\$5.47/ cubic meters**.
- (Pricing subject to change from Reddeer regional water commission)
- Sewer charges are **80%** of the water charges.
- Payment can be made by direct debit or e-transfer.

## FAQ'S About Water and Sewer procedures

### 1. How were the billing costs set up?

We studied the rates and systems of all the local communities in our area and then programmed our system to mirror what we felt was fair for the villages. Please keep in mind that each community has a different system of billing based on different parameters that reflect the cost to operate their community. We have made every effort to be fair in our costing based on our infrastructure costs and fees charged by the commission.

### 2. What is in the flat service fee?

The flat service fee represents a minimum usage fee along with other direct overhead operation costs for the plant and underground line. This is normal in all communities where it can be billed as a reserve or levy.

### 3. How much water should we expect to use?

Our studies show that daily usage can range from 200-300 liters per day per person. Some jurisdictions are higher and some may even be lower. Our engineers based our design service to supply at least 300 liters per day per person; there are 1000 liters per 1 cubic meter of water.

### 4. How will the water meters be read?

Once every month we will monitor your water meter with our handheld transmitter, we do not require entry to your house as all monitoring is radio controlled. Each home will be supplied with a Neptune e-coder meter that will monitor your water usage.

### 5. What is included in our \$1650 hook up fee?

Every community has a standard hook up fee; some are higher than others depending on how you buy your home and what kind of meter is required. We have selected the latest technology for our system, most communities are now moving to this system as it requires less maintenance and less intrusion on the home owners. Our fee costs are based on the meter cost, installation, flushing of lines and a warranty on the meter. There are several value added components included with the meter that offers security to your overall water system such as drips, leaks and water line breaks. This is included in the hook up fee.

### 6. What Kind of water will we be getting?

The Village will receive the same water as the communities of Lacombe, Blackfalds and Ponoka, we are connected to the main supply line that services all these areas. This supply line is run by the Red deer Regional water commission.

## **7. What happens to our sewage once it leaves our home?**

From your home it goes through your grinder pump which produces a moveable slurry and pumps it into the main service lines. From the main service line the sewage moves to our large underground septic tank on the front nine of the Links golf course. It is then transported to our septic system which breakdown the sewage through a aerobicatic & enzyme process. Recyclable clear water is produced through our system and then transferred to our settling pond, on the Links front nine. The whole system is state of the art and designed specifically for irrigation purposes on our golf course.

## **8. How does the sewer fee work?**

Our study of local communities, show that on average the sewer costs are reflected to 40% of total water usage. Thus if you use 30 cubes of water per month 80% of this will be again charged to the sewer usage.

## **9. How does our sewer system differ from other communities?**

Wolf Creek Villages is a low pressure sewer system and not gravity fed. Low pressure systems depend on usage of your e-one grinder pump to move the sewage towards the septic plant. In order for this system to work efficiently it is important we have a consistent system meaning all pumps must be the same make and quality.

## **10. What happens to our sewer and water if there is a power failure?**

Our Reservoir plant has a back- up generator that will come on immediately during a power failure. You will have no water interruption however please be aware that older e-one grinder pump can handle only about 75 gallons of water so you should limit your water usage and flushes until the power comes back on, if you have the newer lifts system you will have up to 900 gallons of storage capability. We suggest you have a back- up generator for your home in these emergency situations, this is normal procedure for any rural resident in the county. Our sewer plant has a holding tank that will handle 100,000 liters of septage during power outages.

## **11. How secure is our Private Utility?**

Wolf Creek Villages Ltd. is in partnership with the County of Ponoka and Lacombe with our water and sewage service. We are licensed through Alberta Environment and are abiding to their regulations in regard to operations and procedures. We have also developed a set of by-laws that reflect the responsibilities of the Villages along with the property owner. These by-laws are standard and are a requirement by provincial law.

## **12. Lot owner responsibility?**

The county development agreement along with the dept. of environment regulations and by-laws requires by law that all developers must charge an operation and maintenance fee to all lot owners. Currently only home owners pay this fee of \$76.00 per month. This fee is for on going maintenance of the current plants, including regulatory testing.

## By-laws

A bylaw of the Village of Wolf Creek Ltd. providing for the supply of water and waste water services to the residents of the development.

### **PART I**

#### SHORT TITLE

1. This bylaw may be referred to as the "Water and Waste Water Bylaw".

#### DEFINITIONS

2. In this bylaw:

"Villages" shall mean the Wolf Creek Villages Ltd.

"Act" shall mean the Municipal Government Act, S.A. 1994, c. M-26.1, (12/12/94)

#### DELEGATION OF AUTHORITY

3. The Villages hereby delegates to the authority to do all things necessary in order to fulfill the responsibilities and duties under the Act and this Bylaw.
4. The Villages shall have charge of the responsibility for the operation of the Water and Waste Water System in accordance with:
  - a) Provincial and Federal Statutes and Regulations;
  - b) This Bylaw and related regulations and policies, and
5. The Villages may delegate the performance of certain duties to assigned staff, agents, or contractors in so far as such delegation is not inconsistent with Provincial or Federal Legislation or this Bylaw, related regulations or policies thereof (12/12/94).

#### Part 1 - Construction And Replacement of Water And Waste Water Works

6. The Village shall operate a water supply and distribution system for the purposes of supplying the residents and consumers within the Villages with potable water and sewer.
7. The Villages shall operate a waste water collection and disposal system for the purposes of collecting, treating and disposing of sewage produced by the residents.
8. Villages may by resolution enter into agreements with other municipalities, private corporations or citizens for the supply of water or waste water services beyond the corporate limits of the Villages, adopting such provisions, regulations or rates as may be deemed appropriate.
9. The Villages may, as becomes necessary, authorize the construction, replacement or upgrading of the water supply system or the sewage disposal system with funding for such projects obtained from whatever sources may be appropriate.

#### Part 2 -Installation of Water And Waste Water Mains

10. The assessment of the need for the construction of water distribution or sewage collection mains may be initiated by the Villages, private owners or developers.
11. Where the Wolf Creek Village Ltd has authorized the construction of the mains the Villages shall be responsible for such construction and may perform the installation with its own forces or may arrange the installation by a private contractor.

#### Part 3 - Replacement of Water and Waste Water Mains

12. Where it is necessary to replace a water or waste water main because of deterioration of the condition of the pipe to a point where the ability of the pipe to function is significantly impaired, the reliability of the pipe is seriously reduced, or where because of planned major street upgrading it is deemed desirable to replace a main prior to upgrading to prevent subsequent damage to a new road surface from anticipated main repairs or replacements, the villages may initiate the replacement of water or waste water mains or both.
13. Villages may include the replacement of additional mains to improve the financial viability and cost effectiveness of a planned replacement project.
14. The cost of the replacement of water and waste water mains shall be funded by the developer.

Part 4 - Water And Waste Water Service Connections

15. Where the villages undertakes work pursuant to this part the costs to be charged to owners of property shall be calculated in accordance with costs and charges as may be adopted from time to time by villages.
16. No source of water including wells other than the Village Water Distribution System shall be used for any purpose within the Village except where specifically authorized by Villages.
17. All properties which generate sewage and waste water shall be connected to the villages waste water system.

Part 5 - Installation of New Service Lines

18. Each lot or parcel and each principle building or occupancy where feasible shall be provided with a separate water and waste water service.
19.
  - 1) When an owner requests the installation of a service, an agreement shall be completed.
20.
  - 1) Where a private contractor is used pursuant to install new service lines.
  - 2) An inspection fee in an amount as may be adopted from time to time by Villages shall be charged to the owner.
  - 3) The owner shall advise the Villages of the time of installation and shall allow the Villages reasonable opportunity to inspect the installation for conformance to Village standards and specifications.
  - 4) Persons excavating for service lines and connections shall not backfill until a request for inspection has been made to the Village and the Village has done an inspection and approved the installation.
  - 5) When making a request for an inspection, a 24-hour notice will be required by the Village and an inspection will only be done during normal working hours.

- 6) Persons backfilling before requesting and receiving an inspection may be asked by the inspector to dig out and expose the service lines so that a proper inspection can be done.
21. The owner shall be responsible to arrange and pay for the laying of services within his own property.
22. 1) Permission will not be granted to supply two (2) or more buildings fronting on the same street with a single service unless the service is divided within the street and a separate shut-off is provided for each service.
23. 1) A plumber may after obtaining permission from the Villages, operate a curb shut-off valve up to 1" (25 mm) in diameter for the purpose of:
- a) the testing of his own piping in the case of new installations;
  - b) the replacing or renewing of a service line.
- 2) If water is required to test plumbing before a meter is installed a plumber may temporarily install a meter piece.
- 3) After completion of work under this clause he shall immediately close the valve and remove the temporary meter piece.
- 4) A plumber shall not operate any of the service control valves of 40 mm (1 1/2 inches) or larger in size for any purpose.
- 4) Portions of the public service piping constructed on Wolf Creek Village Ltd lands shall become the property of the Wolf Creek Village Ltd.

Part 6 - Repair And Maintenance of Existing Water Service Lines

24. 1) The Villages shall be responsible for the maintenance and repair of the water service line including the thawing of frozen lines from the main up to and including the curb stop valve.

2) Should the damage to the line be caused by the negligence or improper action of the occupant the costs for repairing or thawing lines will be charged to the owner.

25. The property owner shall be responsible for the repair of the water service line within his own property.

26. 1) The Villages will not normally undertake the repair of a water service line on private property but may do so if the property owner, after diligent efforts, cannot arrange a plumber or other private contractor to undertake the repairs.

2) The Owner shall be required to enter into an agreement with the Villages, agreeing to the repair and assuming the costs of the repairs deemed necessary by the Villages.

27. 1) Where the exact location of a problem cannot be determined to be either clearly within the Village street or on private property the Village will undertake to determine the location of the problem.

2) If the problem exists within the street the village will continue to complete repairs.

3) If it is found to exist on private property the owner shall be responsible for the costs incurred by the village to that point and shall be responsible for the completion of the repairs.

28. Where the owner undertakes the repair of the service line on his own property and finds that the problem exists on the portion of line for which the village is responsible, the Village will complete the repairs and compensate the owner for costs incurred to that point.

29. The owner or occupant of a premise shall ensure that the water service curb stop valve remains accessible and exposed and where the owner or occupier damages or causes the curb stop to become inoperative, he shall be responsible for repair or replacement costs.

#### Part 7 - Maintenance And Repair Of Existing Waste Water Service Lines

30. The owner shall be responsible for clearing any blockages including tree roots in the waste water service line from the building to the main.

31. 1) If a blockage occurs the owner or occupant shall firstly contact a

plumber to clear the line.

- 2) If the plumber cannot clear the blockage, the village will undertake to clear the line using such equipment as may be necessary at the cost of the owner.
32. Where a blockage is located on the owner's property and cannot be cleared the owner shall be responsible for arranging and paying for any work required to restore the operation of the service line.
- 33.
- 1) Where a blockage is located within the street the village shall undertake the repair of the service line and shall bear the cost of the repairs only if the blockage was caused by physical damage to the service line due to faulty installation, substandard materials or ground settlement or movement.
  - 2) The owner shall be responsible for repair costs where the blockage has occurred for any other reason.
- 34.
- 1) If an owner believes that the service is performing poorly or that it repeatedly causes problems, the owner may request the village to repair or replace the line within the street.
  - 2) If the problems with the line cannot be attributed to the specific causes identified in these by-laws then the owner shall be responsible for the costs.

#### Part 8 - Replacement Of Existing Service Lines

- 35.
- 1) If the owner of a property wishes to replace a water or waste water service line it shall be at the owner's cost.
  - 2) Where a service line needs replacement because it can no longer be economically repaired the replacement must be undertaken and the costs assessed to the owner.
  - 3) Installation of replacement service lines shall be governed by those provisions in these by-laws.

Part 9 - Meters

36. All water outlets from a water service connection to any building within the Town must be metered using a meter of the specification as may be adopted from time to time by the villages.
37. Where at the time of passage of this Bylaw a water service is un-metered the village shall install a meter pursuant to this Bylaw.
38. 1) Not more than one water meter will be allowed for a home where only one water service is provided.
39. 1) The Town shall supply, install, own, and maintain all water meters as required, and may install remote readout indicators where necessary or desirable.
- 2) Where the installation requires pipefitting and alterations beyond the norm the owner shall be responsible for those additional costs.
- 3) The village shall undertake any repairs necessary to the meter, remote readout or associated fittings to ensure proper operation and remedy leaks.
- 4) Where the meter can no longer be repaired, the villages will replace the meter at no cost to the owner or occupant.
40. All owners, tenants or occupiers of buildings or land shall give access to employees, agents or representatives of the villages for the purposes of installing and maintaining a meter.
41. Every owner, tenant, or occupant shall make allowance for the installation of water meters in accordance with the villages specifications and shall protect the same from frost or other damage when placed upon their premises.
42. Where the owner or occupant fails to protect the meter and service lines from frost or other damage, the Town shall charge the cost of repairs and replacement to the owner or occupant.
43. The villages shall seal those meters installed and no person except as authorized by the villages shall break or tamper with any such seal or meter.
44. 1) The villages shall undertake to read the consumption from the meter through remote radio controlled system.
- 2) The next utility billing will be calculated using the actual meter

reading.

- 45.
- 1) Where the owner or occupant disputes the accuracy of the meter, he may request the village to check the meter.
  - 2) Upon the deposit with the Village of an amount specified from time to time by Village, the Village will remove and test the meter.
  - 3) If the accuracy of the meter is found not to exceed 103% of actual volume the meter will be reinstalled and the deposit forfeited to the Village.
  - 4) If the accuracy of the meter is found to be beyond the specified tolerance the meter will be replaced with another and the deposit will be returned.

Part 10 - Rates, Billings And Collections

46. The various rates to be charged to consumers for the purchase of water and the disposal of sewage shall be prescribed in this Bylaw.
47. A utility bill showing the value of water and waste water services provided by the villages for a One-month period shall be calculated in accordance with the prescribed rates as soon as is practical after the end of the billing period and mailed to the person registered as the recipient of the services.
48. The water service charge shall be combined on the same utility bill with the waste water service charges and any other charges, but separate entries identifying each charge shall be made on the utility bill.
49. Where the calculation of a utility billing is based on the consumption of water, the quantity used shall be determined from the present meter readings as recorded by the villages or should an actual reading not be available, by an estimated consumption based on the consumption history of the service or customer of similar characteristic.
50. No reduction in rates or charges shall be made for any interruption in water or waste water services during a billing period.
- 51.
- 1) Where the owner or occupant wishes to obtain water and waste water services, he shall make application to the administration office of the Villages.

- 2) Where services are being provided and no application has been made, the owner is deemed to be the customer and utility billings shall be addressed to him.
  - 3) A service charge in an amount as may be adopted from time to time by the Villages will be charged for each application.
  - 2) Interest for the period of time which the deposit is held by the Villages shall not be paid.
- 52.
- 1) Utility bills are due and payable upon receipt of billing with payment of utility accounts to be made at the office of the Villages or at such other place as may be designated from time to time by the Villages.
  - 2) Failure to receive an account shall in no way affect the liability of the consumer to pay the account.
53. In the event that any such utility bill remains unpaid for a period of thirty (30) days from date of mailing of the account, there shall be added thereto a penalty in the amount of two and one half percent (2.5%) on the current charges of the bill and that this penalty shall form part of the arrears and shall be subject to collection in the same manner as all other rates and charges.
54. Where a utility bill remains unpaid after the initial thirty (30) day penalty period, there shall be added a further two and one half per cent (2.5%) penalty to the total amount owing at that time and this process shall be repeated for each 30 day period for which the utility account remains unpaid.
55. Where a utility account has been in arrears for a period of sixty (60) days, a notice shall be mailed or delivered to the utility customer giving warning that water service may be shut off unless payment of the full account is received by a specified date.
56. If payment is not received within the time period specified or if the customer has failed to make other arrangements the water service shall be turned off and shall not be turned on until such time as the utility account, including penalties, arrears, and a reconnection fee of an amount as may be adopted from time to time by the Villages.
57. Where the customer is unable to pay the entire amount of the outstanding utility account the Villages may upon negotiation of a satisfactory repayment schedule postpone the shut-off of water services pending the successful payment of the account.
58. Any person intending to vacate any premises that have been supplied with water from the waterworks or who is desirous of discontinuing the use thereof shall give 48 hours two (2) working days prior notice of the same at the Village office, otherwise the rates thereof shall be charged until such notice is given or the water turned off.

59. Where a service to a customer is to be discontinued a final billing will be calculated on a pro rata basis from the date of the last billing to the date of discontinuance.

59.1 Where it has been determined that a customer has been paying an amount lesser than that which should have been paid because of errors of the villages with respect to such things as

- i) improper meter placement, sizing or specification
- ii) improper rate application
- iii) improper meter reading or bill calculation

A charge of the difference between what was paid and what should have been paid shall be paid by the current customer affected by such an error for the period between January 1st of the year previous to current year and the date on which the error was discovered.

59.2 Where it has been determined that a customer has been paying an amount greater than that which should have been paid because of errors of the Villages with respect to such things as

- i) improper meter placement, sizing or specification
- ii) improper rate application
- iii) improper meter readings or bill calculation

A credit of the difference between what was paid and what should have been paid shall be given to all customers affected by such an error for the period between January 1st of the year previous to current year and the date on which the error was discovered.

Part 11 - General Provisions Governing Use of Water And Water Services

60. 1) In case of making repairs or in construction of new works or in connecting or repairing service pipes, the Villages shall have the right to shut off the water from any consumer or customer without notice

and keep it off as long as may be necessary.

- 2) The Villages shall Endeavour to provide notice to customers of such interruption of service and shall seek to minimize the inconvenience to customers as may be possible and reasonable.
61. Except where authorized by the Village no person shall open, close or interfere with any hydrant or valve connected to the Village water system.
  62. No person being owner and occupier, tenant, or inmate of any house, building or other premises which are supplied with water from the Villages owned waterworks system, shall vend, sell or dispose of water there from, or give away or permit the same to be taken or carried away from the property unless specifically authorized by the Villages.
  63. The Villages may have the water shut off to the premises or property of any owner or customer infringing any of the rules and regulations of the Villages and in cases where the water has been shut off for allowing waste or leaks or defects in pipes or connections may refuse to restore water service until the defects have been repaired.
  64. Water shall be shut off at the curb stop valve and no person shall turn on or attempt to turn on the water except where authorized by the Villages.
  65.
    - 1) When an emergency in the water supply occurs, the Villages may restrict the use of water from the Villages supply system.
    - 2) When said restrictions are in effect, no persons shall water any lawns, gardens, streets, yards or grounds or use a hose or similar device to wash the exteriors of houses.
  66. The foregoing restrictions do not apply to a person using an ordinary sprinkling can or pail, where said water is used only for the watering of plants or shrubs.
  67. The Villages, in fixing restrictions on the use of water for the purpose set out in this Section may vary the hours and days of use of differing portions of the Villages or may attach other conditions as they deem necessary.

Part 12 - General Provisions Governing the Use of Waste Water Services

68. In this Part:
  - a) "Adverse Effect" means impairment of or damage to the environment, human health or safety or property;

- b) "Backflow Valve" shall mean a device or a method to prevent backflow;
- "B.O.D." (denoting Biochemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in parts per million by weight;
- c) "Building Sewer" shall mean that part of a wastewater drainage system outside a building commencing at a point 1 meter from the outer face of the wall of the building and connecting the building drain to the sanitary sewer or place of disposal of wastewater;
- d) "Bylaw" includes this Bylaw and all regulations made by the administration pursuant to the authority of this Bylaw;
- e) "Clear-water waste" means any water, including potable water from a public distribution system, to which no matter has been added;
- f) "Colour" means the true colour unit of water from which turbidity has been removed, as determined by Standard Methods;
- g) "Domestic Wastewater" means the wastewater that is the composite of liquid and water-carried wastes associated with the use of water for drinking, cooking, cleaning, washing, hygiene, sanitation or other domestic purposes, together with any infiltration and inflow wastewater, that is released into a wastewater collection system;
- h) "Environment" means the components of the earth and includes air, land and water, all organic and inorganic matter and living organisms, and the interacting natural systems that include these components;
- i) "Fixture" means a receptacle, appliance, apparatus, floor drain or other device that releases wastewater or clear-water waste;
- k) "Flammable Liquid" means a substance that is a liquid, a mixture of liquids or a liquid containing solids in solution or suspension that has a flash point not greater than 61-C as determined by American Society for Testing Materials (A.S.T.M.) method D93-48 for flash point by Pensky-Martens closed cup tester;
- l) "Hazardous Substance" means:

a) any substance or mixture of substances, other than a pesticide, that exhibits characteristics of flammability, corrosivity, reactivity or toxicity; and

b) any substance that is designated as a hazardous substance within the regulations of the Environmental Protection and Enhancement Act and the Waste Control Regulation of the Province of Alberta;

m) "Hazardous Waste" means waste defined as hazardous waste under the Environmental Protection and Enhancement Act and the Waste Control Regulations of the Province of Alberta;

n) "Lime Slurry and Residues" excess of 10, or suspended solids in excess of 1000 milligrams per litre;

o) "Matter" means any solid, liquid or gas;

o.1) "Natural Outlet" shall mean any naturally occurring outlet into a water course, pond, ditch, lake, or other body of surface or groundwater not constructed by any person;

aa) "Owner" means any person who is registered under the land Titles Act as the owner of land, or any other person who is in lawful possession thereof or who is in lawful possession or occupancy of any buildings situated thereon;

bb) "Permit" means a permit issued by the Villages or designate;

cc) "Person" means any individual, partnership or corporation and includes heirs, executors, administrators or legal representative of a person;

dd) "Phosphates" shall mean a chemical salt classified as orthophosphates, condensed phosphates and poly-phosphates;

ee) "Polluted Wastes" and "Polluted Water" are materials or water that are contaminated with wastes in excess of that permitted in this bylaw;

ff) "Premise" means any land or building or both, or any part thereof;

gg) "Private Drainage System" means a privately owned assembly of pipes, fittings, fixtures, traps and appurtenances, including the building sewer and building drain, that is used to convey wastewater, clear-water waste, storm water or foundation drainage to a sewer service or a private wastewater disposal system;

hh) "Private Wastewater Disposal System" means a privately owned system for the treatment and disposal of wastewater and may include septic tank with an absorption field or other approved means of disposal;

ii) "Public Sewer" means a sewer which is owned by the Villages;

jj) "Release" means to directly or indirectly conduct matter to the sewerage system, wastewater treatment facility or watercourse by spilling, discharging, disposing of, abandoning, depositing, leaking, seeping, pouring, draining, emptying, or by any other means;

kk) "Sanitary Sewer" shall mean a sewer located on public property which is designated by the Villages to

carry wastewater only;

ll) "Septage" means wastewater removed from a cesspool, septic tank system, privy vault or privy pit, chemical toilet, portable toilet, or wastewater holding structure or wastewater which otherwise meets the requirements of Section 92 of this Bylaw.

mm) "Sewer" shall mean a pipe or conduit for carrying wastewater;

nn) "Sewer Service Charge" means a charge made pursuant to the provisions of this Bylaw, but does not include a sewer service surcharge;

oo) "Waste Water Service Surcharge" means the rate per cubic metre of water consumed and charged to a user who releases wastewater to the sewer that exceeds one or more constituent concentrations as set out in Section 108;

pp) "Sewerage Works" shall mean all sewers and facilities for collecting, pumping, treating, and disposing of wastewater;

qq) "Sludge" means wastewater containing more than 0.5% total solids;

rr) "Standard Methods" means the analytical and examination procedures

a) set out in the current edition of "Standard Methods for the Examination of Water and Wastewater" published jointly from time to time by the American Public

Health Association and the American Water Works Association and the Water Environment Federation, and  
 b) includes those procedures approved by the Villages in writing which are on file at the office of the Villages

and in the event of a conflict between those procedures described in (a) above and the procedures approved by the Villages, the procedure approved by the Village shall prevail;

ddd) "Wastewater Collection System" means a system of sewers, valves, fittings, pumping stations and appurtenances used to collect wastewater but does not include plumbing or service connections in buildings;

eee) "Wastewater Treatment Plant" shall mean any facility used for the physical, chemical, biological or radiological treatment of wastewater, and without restricting the generality of the foregoing shall include sludge treatment, biosolids storage and disposal facilities, and a wastewater disposal system;

fff) "Water Course" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

69. The Village shall make available for inspection by the public copies of those analytical and examination procedures which have been approved by the Village.

COMPLIANCE WITH OTHER LAWS

Nothing in this Bylaw relieves any persons from complying with any provision of any Federal or Provincial legislation or any other Bylaw of the Village.

DISPOSAL OF WASTE

70. 1) The owner of a home shall ensure that wastewater from the plumbing system in the building is disposed of into the e-one grinder system from the private home.
- 2) The owner of a building, where the plumbing system is to be connected to the wastewater collection system, shall ensure that the plumbing system is not used for the disposal of any material prior to connection to the wastewater collection system.

USE OF WASTE WATER SYSTEM REQUIRED

71. 1) No person shall place, deposit, or permit to be deposited in any manner upon public or private property within the Village or in any area under the jurisdiction of the Village, any human or animal excrement, or other waste, or dangerous goods.
- 2) No person shall discharge from any natural outlet within the Village or to any area under the jurisdiction of the Village, any wastewater, industrial waste, dangerous goods, or polluted waters, except where suitable pre-treatment is within the provisions of this bylaw.
- (3) Except as permitted by this Bylaw or Safety Codes, no person shall construct or maintain in the Village any privy or pit toilet, septic tank, cesspool, or other facility intended or used for the collection or disposal of wastewater.

PROHIBITED MATERIALS

72. 1) Except as otherwise provided in this Bylaw, no person shall release or discharge, or permit the releasing or the discharge, of any waste described in Schedule "A" into the wastewater collection system.
- 2) Except as otherwise provided in subsections (3) and (4), no person shall cause or allow to be discharged into the wastewater collection system wastewater which

- a) has a biochemical oxygen demand greater than 1000 milligrams per litre;
  - b) contains total suspended solids in excess of 1000 milligrams per litre;
  - c) contains more than 150 milligrams per litre of fat, oil and grease
- 3) Subsection (2) does not apply to prevent the discharge of human excrement and urine.
- 4) Where the Village is satisfied that wastewater which does not meet the requirements of subsections (1) or (2) will not damage the wastewater collection system, the village may, notwithstanding subsections (1) or (2), by approval given in writing allow such wastewater to be deposited into the wastewater collection system upon such terms and conditions as the Village may specify including but not limited to periodic testing of the wastewater and the payment of surcharges in accordance with the requirements of this Bylaw.
- 5) No person shall, for the sole purpose of meeting any concentration limits set out in this Bylaw, dilute any wastewater intended to be deposited in the wastewater collection system.

#### UNLAWFUL, UNAUTHORIZED AND ACCIDENTAL RELEASES

73. 1) Any person who releases or discharges, or causes or permits the release or discharge of any waste into the wastewater collection system or the storm drainage collection system in contravention of this Bylaw shall immediately notify:
- a) the 9-1-1 emergency telephone number if there is any immediate danger to human health and/or safety; or
  - b) if there is no immediate danger:
    - i) the Village by contacting the administrative office at 783-6050 and

ii) the owner of the premises where the release occurred, and

iii) any other person whom the person reporting knows or ought to know may be directly affected by the release.

2) The person reporting the release or discharge pursuant to Subsection 1(b) shall supply the Village with the following information:

a) location where the release occurred,

b) their name and a telephone number where they may be reached,

c) time of the release

d) type of material released and any known associated hazards,

e) volume of the material released, and

f) Corrective action being taken, or anticipated to be taken, to control the release.

#### INTERFERENCE WITH WASTE WATER SYSTEMS

74. No person shall turn, lift, remove, raise or tamper with the cover of any manhole, ventilator or other appurtenance of any Village waste water system, except where authorized by the Villages.

75. No person shall cut, break, pierce, or tap any waste water pipe or appurtenance thereof, or introduce any pipe, tube, trough, or conduit into any Village waste water system.

76. No person shall interfere with the free discharge of any Village waste water or part thereof, or do any act or thing which may impede or obstruct the flow and clog up any Village waste water or appurtenance thereof.

#### TREES AND ROOTS

77. No deep rooting trees (without limiting the generality of the foregoing, including willow, poplar and elm) shall be planted over building sewer lines on private property. If it is determined that roots are entering the sewage works from trees upon private property, the trees may be removed by the Village at the owner's expense.
78. Should any blockage, either wholly or in part, of the sewerage works be caused by reason of failure, omission, or neglect of a customer, or owner of property, to comply strictly with the provisions of this bylaw, the customer or owner shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay the Village for all costs of clearing such blockage as determined pursuant to bylaws and for any other amount for which the Village may be held legally liable because of such blockage.
79. Any person who contravenes any of the provisions of these bylaws shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay to the Village all costs of cleaning up and removing any of the materials listed in these bylaws and removing and cleaning up a contamination resulting from the discharging of any such materials into a sanitary sewer, and for any other amount for which the Village may be held legally liable because of such contamination.

#### PROVISION OF WASTEWATER PRE-TREATMENT

- 80.
- 1) Where wastewater discharged into the wastewater collection system has concentrations of BOD, or FOG in concentrations in excess of those listed in the bylaws, then the owner or occupier shall forthwith apply pre-treatment of the wastewater before entering the Villages wastewater collection system.
  - 2) Where wastewater is discharged into the wastewater collection system in volumes which in the opinion of the Village are highly variable or unusual, the owner or occupier thereof shall take such steps as are required by the Village to equalize the discharge into the wastewater collection system.
  - 3) Such pre-treatment or flow equalization equipment shall be maintained continuously by the owner or occupier of such premises in a manner satisfactory to the Village.
  - 4) The pre-treatment process shall contain acceptable wastewater screening and dissolved air floatation, or equivalent, process.



service surcharge to be billed conditional on the customer correcting the cause for the abnormally high surcharge rate to the satisfaction of the Village.

- 4) Notwithstanding subsection (1), when the Village has been provided with information satisfactory to the Village indicating a significant permanent change in effluent strength has occurred, the Village may order testing and the subsequent establishment of a new surcharge rate prior to the expiration of the minimum three month period referred to in subsection (1).

#### Exemptions

- 5) Only metering equipment and methods of calculation approved by the Village, and Weights and Measures Canada, shall be used in determining an exemption to be granted pursuant to this Section.

#### TESTING OF WASTEWATER

86. 1) The Villages may take wastewater grab samples for analysis, where any person has discharged, caused, or permitted to be discharged into any sanitary sewer any:
- a) Suspended solids which exceed 400 mg/L; or
  - b) B.O.D. which exceed 400 mg/L; or
  - c) Fat, oil and grease that exceed 150 mg/L;
- 2) Should testing of the wastewater being discharged into the wastewater collection system be required for the purpose of determining the sewer service surcharge, such testing shall be conducted by the villages using automated sampling devices or in accordance with the following manual sampling protocol;
- a) samples from the effluent produced

at a location will be collected each day for a minimum of two days;

- b) a minimum of four grab samples of equal volume shall be taken each day, such samples to be taken at least one hour apart;
  - c) the analysis shall be conducted on a composite sample made of each day's grab samples;
  - d) The respective results of these tests shall be averaged to determine the characteristics and concentration of the effluent being discharged into the Town wastewater collection system.
- 3) Where a common sewer service pipe connects different industrial and commercial premises served by separate water meters to the wastewater collection system and only one test manhole is maintained pursuant to this Bylaw, the results of tests performed on samples collected from such test manholes shall be used to determine a sewer service surcharge which shall be used for all premises connected to the common sewer service.
- 4) Any single grab sample may be used to determine compliance with any provision of this Bylaw.
- 5) The Village may from time to time conduct tests at the test manhole, or, where there is not a test manhole located at a place satisfactory to test the wastewater being discharged, the Villages may enter upon the premises from which the wastewater originates and conduct the tests as he deems necessary.
- 6) For the purpose of determining compliance with the bylaws, the Villages may test discrete wastewater streams within a premises.
- 7) Where there is more than one test manhole servicing a site, the Village may estimate proportions of samples collected from each test manhole for the purpose of determining a sewer service surcharge.
- 8) All measurements, tests, and analysis of the characteristics of industrial waste, wastewater or water to which reference is made in this bylaw shall be determined in accordance with the "Standard

Methods and Practices for the Examination of Water and Sewage" of the Canadian Public Health Association, and shall be determined from suitable samples taken at the control manhole provided for in Section 95. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the sanitary sewer to the point at which the sewer connection enters the sanitary sewer. (02/13/06)

#### MONITORING EQUIPMENT

- 87.
- 1) Where in the opinion of the Villages any source of wastewater connected to the wastewater collection system may produce wastewater not in compliance with this Bylaw, the Village may order the testing of the characteristics and concentrations of the wastewater being discharged.
  - 2) Should any testing undertaken pursuant to subsection (1) disclose that the wastewater is not in compliance with this Bylaw, the Village may direct the owner of the premises from which the wastewater originates to comply with this Bylaw, and the owner shall forthwith take all action necessary to ensure that the wastewater complies with the requirements of this Bylaw.
  - 3) In addition, the Village may direct the owner described in subsection (2) to install and utilize such monitoring equipment as the villages deems necessary and the owner shall, at the expense of such owner, forthwith install and utilize all such equipment. The results of such monitoring shall be supplied to the Village.

#### RIGHT OF ENTRY

88. The Village shall have the right at reasonable times to enter houses or other places which have been connected with Village waste waters, and facilities must be given the Village to ascertain whether or not any improper material or liquid is being discharged into waste waters, and the Village shall have the power to use any test or other means necessary to determine compliance with this Bylaw and to stop or prevent the discharge of any substances which are liable to injure the waste water or obstruct the flow of sewage.
89. Water services shut off under these bylaws will not be reconnected until such time as:
- a) the deficiency is remedied or the order complied with, and

- b) the provisions of Section 75 are met. (08/10/98)

Part 13 - Penalties, Enactment and Other Provisions

- 90. Any breach of the provisions of this Bylaw and associated regulations shall be subject to the provisions set out by the Villages.
- 91. Where a breach is of an ongoing nature additional charges may be laid in each succeeding 12-hour period.
- 92. The Village is not liable for damages
  - a) caused by the break of any water or waste water main or service line
  - b) caused by the interference or interruption in the supply of water or waste water services necessary in connection with the repair or proper maintenance of the water and waste water system
  - c) Generally for any accident due to the operation of the water and waste water system unless that action has been shown to be directly due to the negligence of the Village.

*Ryan Vold*  
Per Wolf Creek Village Ltd.

Amendments: