

AGENDA ITEM

QEII West Lacombe Business Parks Water/Wastewater Bylaw No. 1353/21

November 30, 2021

BACKGROUND

With the servicing of the QEII West Lacombe Business Parks now complete and ready to bring online, a bylaw that governs the operation of this water and sewer utility needs to be adopted to service these customers.

ANALYSIS

The Bylaw has been drafted using the Aspelund Industrial Parks Water/Wastewater Bylaw 1332/20 as a template document. Both of these operations are made possible through Joint Use Agreements with the adjacent town and city. A Joint Economic Servicing Agreement with the City of Lacombe was signed in 2017. This agreement outlines the way fees are determined and how the joint operation will work. It has been reviewed by a legal firm and is deemed to provide the necessary direction to successfully operate this utility.

Some highlights of the bylaw include:

- The requirement for Owners of Premises within the Parks to connect at the direction of the bylaw
- The elimination of existing water wells
- Provisions for businesses to tap into this water system to provide sprinkler fire protection
- Recovery of metered costs for water and sewer
- A process for setting rates and collection of utility bills
- Cross connection (backflow) controls and annual testing
- Restricted materials and allowable concentrations for sewage
- Costs for services that may be required to supply water and sewer
- Penalties for contraventions of this bylaw

BUDGET IMPLICATIONS

Provisions have been made in the 2022 operating budget to operate this utility. The costs and associated revenues with this system during first year of operating this utility is very difficult to estimate as owners are connecting as of January 1, 2022. Estimates

have been built on supplying 25,000 cubic meters of water and sewer consumptions. The budget attempts to recapture the necessary County costs in the fixed fees and allows the consumption to cover off the City of Lacombe charges for these utilities that are both rate based.

It is likely that this utility will operate at a deficit for several years until more connections are added to make it more self-sustaining.

LEGISLATIVE RESPONSIBILITIES

Section 3 of the Municipal Government Act (MGA) states the purposes of a municipality are:

- a) to provide good government,
- b) to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or part of the municipality, and
- c) to develop and maintain safe and viable communities

Section 180(1) of the MGA states that Council may act only by resolution or bylaw.

RECOMMENDATION

Council give first, second and third reading of the QEII West Lacombe Business Parks Water and Wastewater Bylaw No. 1353/21.

PREPARED BY: Keith Boras, Director of Community Services

REVIEWED BY: Tim Timmons, County Manager

