



BYLAW

Report Date: March 6, 2020

Contact: Cathy Jones

Agenda Item Number: 12.1

Meeting Date: April 15, 2020

TO: Town Council

FROM: Cathy Jones

BYLAW NO: 20-07

BYLAW TITLE: Bylaw 20-07 Fees Bylaw Amendments Bylaw

RECOMMENDATION:

THAT COUNCIL give first reading to Bylaw No. 20-07 Fees Bylaw Amendment Bylaw.

THAT COUNCIL give second reading to Bylaw No. 20-07 Fees Bylaw Amendment Bylaw.

THAT COUNCIL give unanimous consent to a third and final reading of Bylaw No. 20-07 Fees Bylaw Amendment Bylaw.

THAT COUNCIL give third and final reading to Bylaw No. 20-07 Fees Bylaw Amendment Bylaw

REPORT SUMMARY

Administration is proposing adding a new fee to Bylaw #19-21, Utility, Fees, Schedule "F" for unoccupied new homes, owned by builders.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

That Council approve the Bylaw.

REPORT

BACKGROUND/CONTEXT

Builders have recently voiced concerns on having to pay full maintenance charges when homes are unoccupied, but during the time a water meter has been installed. Administration understands this concern and is proposing a more cost-effective solution to builders until their new built home is sold especially during these tough economic times.

DISCUSSION

Currently, when a builder installs a meter, they are required to open a Utility account. Once that account has been opened, they are subject to full monthly maintenance charges of \$76.33.

Full maintenance charges include;

- Water and maintenance levy,
- Sewer and storm sewer,
- Garbage, and
- Reserve Fund

Administration is proposing a flat rate of \$40 as opposed to the full maintenance charges. When a builder comes in for the meter, they would be eligible for the flat rate until such time as there is any use of water. As soon as any water is used, they would be switched to full maintenance charges. This will most likely occur when the home is sold and newly occupied by the homeowner.

STRATEGIC ANALYSIS (IF APPLICABLE)

During tough economic and real estate times, the Town recognizes the strain and impact to the development industry. To continue supporting growth in the Town and reflecting a development and businesses friendly approach to continue attracting new build projects, this bylaw provides a reduction in monthly fees for builders, while their new home is unoccupied.

CONCLUSION

Administration believes a new reduce flat rate of \$40 for unoccupied new homes, owned by builders is a fair improvise for all parties and recommends council add a new fee to Utilities Bylaw #19-21.

SUPPORTING DOCUMENTATION

Bylaw 20-07 Fees Bylaw Amendment Bylaw

REVIEWED & APPROVED BY RYAN ROYCROFT