



BYLAW NO. 2026-1071 OF THE  
TOWN OF TWO HILLS

A BYLAW OF THE TOWN OF TWO HILLS, IN THE PROVINCE OF ALBERTA,  
AMENDING BYLAW # 2024-1048 RESPECTING THE SUPPLY OF WATER AND  
SANITARY SEWER SERVICES WITHIN THE TOWN OF TWO HILLS

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WHEREAS Municipal Council has determined it is expedient to establish a Water and Sewer Service Bylaw for the Town of Two Hills;

AND WHEREAS the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as may be amended from time to time, provides Municipal Council with the authority to provide public Utility Services subject to any terms, costs or charges as may be established by Municipal Council;

NOW THEREFORE, under the authority and subject to the provisions of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26, as may be amended from time to time, Municipal Council for the Town of Two Hills, *duly assembled enacts to amend the Water and Sewer Services Bylaw # 2024-1048 Section 5 as follows:*

Division Definitions

2.43 "Permit" means a valid, written authorization issued by the Town, or an authorized delegate, pursuant to this Bylaw, which grants temporary permission to an owner or occupier to operate a Private Water Supply System at a specific municipal address, subject to any conditions imposed within the authorization.

5. General Conditions

- 5.1 Unless otherwise approved by Council, all water supplied to a consumer through the Town Water System shall pass through a water meter approved and supplied by the Town.
- 5.2 Unless otherwise approved by Council, no other sources of water shall be used within the Town boundaries without a Permit obtained from Council.
- 5.3 This Bylaw does not apply to the diversion or use of water from naturally

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occurring surface or groundwater sources governed by the Crown under the *Alberta Water Act*. The Town acknowledges it has no jurisdiction to Permit or regulate such diversions.

- 5.4 Any person wishing to divert water from a natural water body or aquifer must secure the appropriate license, approval, or statutory exemption directly from the provincial regulatory authority.
- 5.5 All persons having charge of, or being the owners or occupiers of, Premises containing a well or alternative water supply source may apply to Council for a Permit to use said source. The application must be accompanied by the fee prescribed in Schedule "A".
- 5.6 The applicant is solely responsible for maintaining and ensuring the safety of the private well or water supply system. The owner must arrange and pay for water quality analysis, verifying to the satisfaction of regional Public Health authorities (Alberta Health Services) that the water is safe before a Permit is granted.
- 5.7 Any Permit granted under this Bylaw may be suspended or revoked by Council resolution upon recommendation from the Chief Administrative Officer (CAO) if the terms of the provisions of this Bylaw are breached. Except in cases of immediate public health emergencies, the Town shall provide written notice to the owner prior to cancellation. No person shall use an alternative water supply source after its Permit has been withdrawn.
- 5.8 All water meters supplied to and installed by a consumer shall, at all times, remain the property of the Town, notwithstanding that the consumer may have paid an installation fee or any other charge for the provision or installation of the meter.
- 5.9 The consumer shall pay the cost of installation or removal of a water meter pursuant to this Bylaw, in addition to any charge for water supplied to the Water System or any charge for the provision of the meter by the Town. The cost of installation or renewal shall be that amount set out in Schedule "A".
- 5.10 The property owner shall be responsible for the cost of any additional plumbing requirements beyond the installation or replacement, such as cut- ins, modifications or relocations. Should the Town be able to accommodate these requirements as part of the overall project, the cost shall become due and payable upon receipt of a demand, in writing from the Town, and may be recovered from the Owner in accordance with the terms of this Bylaw and the *Municipal Government Act*.
- 5.11 No Person, other than an Authorized Person shall install, test, remove, repair, replace or disconnect a water meter unless that person has been granted the authority to do so in writing by an Authorized Person.

- 5.12 Water meters shall not be tampered with or interfered with at any time by the Owner or any other Person. Any damage to the said meter shall be paid for by the Owner, on the basis of cost of parts required plus a labour charge according to the Public Works Rates Policy
- 5.13 For the purpose of protecting, testing or regulating the use of any water meter, an Authorized Person may, after having given reasonable notice to the consumer, enter into the premises, and take any action necessary to protect, test or regulate the use of the meter including setting or altering the position of the water meter.
- 5.14 No person, shall intentionally alter a meter placed on any service pipe or connected with it inside or outside any house, building or other place so as to lessen or alter the amount of water registered by it, unless specifically authorized, in writing, by the Town. Every person who contravenes this section of this bylaw shall pay the required penalty as set out in Schedule "B" of this Bylaw.
- 5.15 Owners must exercise additional precautions to protect the water meter from damage, including but not limited to the installation and activation of heat tape on the water lines and on the meter; and the enclosure of the water lines and the meter with insulated skirting. Supplies and labour costs for replacement of water meters due to broken frost plates and other preventable damage are the responsibility of the Owner.
- 5.16 Premises that are on a 'drip-list' as identified in "Schedule D" shall be credited for 3.78 cubic meters of water per month from their total Utility Bill for the months of December through to and including March, due to it being necessary to leave the water dripping so as to assist in the mainline from freezing.
- 5.17 Where the Owner of a premises fails to adhere to Section 5 an Authorized Person may:
- 5.17.1 shut off the supply of water to the premises, on 48 hours prior notice to the Owner and any Occupant, until necessary repairs have been made to stop the loss of water, or otherwise restore the water meter to a condition satisfactory to the Authorized Person; and
  - 5.11.2 may prepare an estimate of the volume of water loss and demand payment from the Owner for the estimated amount of water lost as a result of the lack of maintenance and repair.
- 5.12 Payment for the amount of water estimated lost pursuant to subsection 5.11.2, shall become due and payable upon receipt of a demand, in writing from the Town, and may be recovered from the Owner in accordance with the terms of this Bylaw and the *Municipal Government Act*.

Bylaw 2026-1071 hereby amends the Water and Sewer Services Bylaw #2024-1048.

This Bylaw shall come into full force and effect on third and final reading.

READ a first time this 9th day of June, 2026.

READ a second time this 9th day of June, 2026.

READ a third time and finally passed this 9<sup>th</sup> day of June, 2026.

TOWN OF TWO HILLS

PER:   
Michael Tarkowski, MAYOR

TOWN OF TWO HILLS

PER:   
Sheila Lupul, INTERIM CAO

## SCHEDULE "A"

### CHARGES, FEES, LEVIES

#### 1. WATER RATES - Effective January 1, 2025

- a) Water Consumption - Residential & Commercial ..... \$4.20 per cubic meter
- b) Water Consumption - Institutional ..... \$6.85 per cubic meter
- c) Bulk Water.....\$6.85 per cubic meter
- d) Outside Corporate Town Limits ..... \$6.85 per cubic meter

#### 2. SEWER RATES

- a) Residential & Commercial ..... \$1.65 per cubic meter
- b) Institutional .....\$2.65 per cubic meter
- c) Outside Corporate Town Limits .....\$2.65 per cubic meter

#### 3. INFRASTRUCTURE SUSTAINABILITY FEE (WATER/SEWER)

- a) Single Family Residential, Duplexes, Four-plexes ..... \$35.00 per month
- b) Eventide Homes per unit ..... \$20.00 per month
- c) Multi-Family Residential (per dwelling unit)..... \$15.00 per month
- d) Commercial, Industrial (per unit) ..... \$35.00 per month
- e) Inn ..... \$105.00 per month
- f) Hotel ..... \$105.00 per month
- g) Hospital ..... \$205.00 per month
- h) Schools ..... \$205.00 per month
- i) Lodge ..... \$105.00 per month
- j) Consumers outside Town Corporate Limits ..... \$40.00 per month
- k) Municipal Properties.....\$40.00 per month

#### 4. INSTALLATION/REMOVAL OF WATER METERS

- a) Fee for service (2hr max then \$25/hr thereafter) .....\$50.00

#### 5. DISCONNECT/RE-CONNECTION FEE-cc valve

- a) Fee for Each Service..... \$100.00
- b) Fee for same day service (on & off) with 48hr notice..... \$50.00
- c) *Other Water Source Permit Application*.....\$500.00

#### 6. NEW SERVICE CONNECTION FEE- administration fee

- a) Fee for Service.....\$50.00

#### 7. PENALTIES a) Late Penalty.....2.5% compounded monthly

#### 8. ADMINISTRATION FEE

- a) Administration Fee (per account holder and renter) .....\$2.00 per month
- b) Application for Services outside Town Corporate Limits.....\$100.00
- c) Equipment Upgrade Fee.....\$5.00 per month

