



**VILLAGE OF
HARRISON HOT SPRINGS
POLICY**

COUNCIL	POLICY NO. 1.04
WATER/SANITARY SERVICE EXTENSION AND IMPROVEMENTS	DATE ADOPTED: December 6, 2004 AMENDMENT: August 16, 2010

1. PURPOSE

The Purpose of this policy is to establish the method for the orderly and financially sound extension of the Villages water and sewer systems with complete consideration to health and safety issues affecting residential, business and institutional properties.

2. GENERAL PROVISIONS

- 2.1 This policy is to be reviewed in conjunction with the Water Regulation and Well Closure Bylaws to provide clarification of the intent of the Bylaw.
- 2.2 Water and sanitary sewer services will not be extended beyond the boundaries of the Village except where:
 - (a) Council approves a specific extension based on sound engineering and economic principles;
 - (b) the adjoining jurisdiction approves the terms and conditions for the extension of the water and sanitary services; and
 - (c) unless otherwise directed by Council the Village will make application to expand its boundaries to include property(ies) to which services were extended.
- 2.3 The Village acknowledges that looping water mains enhances public health and safety and reduces general operational and maintenance costs.
- 2.4 All water systems and connections are the property of the Village and the Village will be responsible for their operation and maintenance.
- 2.5 The Village will establish annually in its water budget, a specific amount to allow for the water system extension program and improvements.

- 2.6 Village funding will not be used for the construction, extension or improvements (“works”) of the water system that does not offer a reasonable business case unless it is required to satisfy a legislative or regulatory requirement or is needed to service existing customers. Business case means that the works are expected to increase revenues, improve service levels and/or addresses existing health and safety issues.
- 2.7 Mains will be sized to provide long term benefit/service to address the anticipated growth contained in the Village’s Official Community Plan. Under special/unusual circumstances, Council may approve an extension that does not satisfy OCP growth projections subject to the developer/applicant paying all costs and where a latecomer agreement may be applicable, the developer/applicant agree to sign a one day latecomer.

3. WATER SERVICE EXTENSION REGULATIONS

- 3.1 Where there is a request for an extension of the water main and the works are not currently included in the Village’s current annual budget the extension will be considered subject to the following:
 - (a) if the extension results in the “looping” of the service the Village will contribute 50% of the total cost with the balance shared amongst the property owners who have the ability to connect to the service or if the extension does not involve “looping” the Village will contribute 25% of the total cost;
 - (b) the cost sharing between owners, may be determined by frontage, total assessment and anticipated Economic Development units or by area; and
 - (c) Council will determine the cost sharing formula on a project by project basis and always subject to budget considerations.
- 3.2 Where grants have been secured for water main extensions, the value of the grant will be deducted from the total project costs prior to determining the allocation of costs.
- 3.3 The Villages financial contribution to the water main extension program is subject to availability of funding.
- 3.4 After a water service is available to any class of property, the owner must make application to connect within one year after completion of that water main extension project. If the owner does not connect, a user fee equal to the average of the 5 closest similar properties will be determined and applied against that property.
- 3.5 All new developments and redevelopment projects, as a condition of approval, must connect to the Villages water system at the sole cost to the developer.

- 3.6 The Village will provide to residential property owners who connect to the Village water system, a financing program that will include their share of the project cost, and connection fees. The owners may elect a 5 year or 10 year financing program, with interest based on the MFA rate for that specific term.
- 3.7 If the project involves the upgrade to an existing water main to provide increased capacity, property owners who are currently connected to the water system will not be required to pay their share of the costs of the project until such time as the property is redeveloped or there is a change in use of the property.