

DISTRICT OF WELLS

BYLAW No. 57

A Bylaw to Require the Servicing of New Parcels
under one hectare in size with municipal water and sewer service.

WHEREAS the Council of the District of Wells pursuant to Section 938 of the Local Government Act, has the authority to require new parcels create in the community to be serviced with municipal water and sewer;

AND WHEREAS Federal/Provincial funding assistance for utility system improvements is being limited to those communities that require the servicing of new lots under one hectare in size;

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. That any new parcel created by subdivision of a size less than one (1) hectare shall be serviced by both municipal water and municipal sewer with a capacity suitable to the intended use of the property except where:
 - a) two or more parcels are being combined into a single parcel; or
 - b) the effect of the subdivision would not increase the number of parcels, but would adjust the boundaries between existing parcels provided no parcel would be reduced to less than ten (10) per cent or more of its original size; or
 - c) an accretion is added to a parcel.
2. That the sizing, location and scheduling of installation of any service extension required under this Bylaw shall be determined by the District of Wells;
3. That the cost for the extension of municipal water and/or sewer service for the purpose of meeting the requirements of this bylaw shall be the responsibility of the subdivision applicant. The applicant or his/her agent, prior to the extension of the service, shall deposit with the District sufficient funds equivalent to the estimated cost of the work. Funds from the applicant's deposit will be used to pay for all costs associated with the design and construction of the servicing work.

Following completion of the work, any uncommitted funds from the subdivision applicant's deposit shall be refunded to the applicant. Should any outstanding costs in excess of the initial deposit remain, the District shall bill these to the applicant.
4. The final approval of any subdivision shall be withheld until all fees and charges for works required under this Bylaw have been paid to the District.

5. This Bylaw may be cited for all purposes as "Utility Service Bylaw No. 57, 2003"

6. READINGS

READ a FIRST TIME this 15th day of July 2003

READ a SECOND TIME this 15th day of July 2003

READ a THIRD TIME this 15th day of July 2003

FINALLY ADOPTED this 5th Day of August, 2003, by a majority of Council members.

Dave Hendrixson, Mayor

Gary Champagne, Chief Administrative Officer