THE CORPORATION OF THE TOWN OF COCHRANE

BY-LAW NUMBER 2026-63

BEING A BY-LAW TO ADOPT A SCHEDULE OF USER FEES AND SERVICE CHARGES FOR THE TOWN OF COCHRANE

WHEREAS *Section 5 of the Municipal Act, 2001, S.O. 2001, Chapter 25,* as amended, states the powers of a municipality shall be exercised by its council;

AND WHEREAS *Section 9 of the Municipal Act, 2001, S.O. 2001, Chapter 25,* as amended, states that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this any other Act.

AND WHEREAS *Section 10 (3)* of the *Municipal Act, 2001, S.O. 2001, Chapter 25,* as amended, permits a single tier municipality to pass by-laws respecting financial management of the municipality and its local boards.

AND WHEREAS Section 391(1) of the Municipal Act S.O. 2001, c. 25, as amended, authorizes the Council of a local municipality to pass by-laws imposing fees and charges for services or activities provided or done by or on behalf of it; for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and for the use of its property including property under its control;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Corporation of the Town of Cochrane **ENACTS AS FOLLOWS**:

1. **THAT** Schedules A, B, C, D, E, F, G and H being schedules of departmental user fees, attached hereto and forming part of this by-law, are hereby adopted by the Council of the Town of Cochrane.

2. **THAT** in the event any provision, or part thereof, of this By-Law including Schedules A, B, C, D, E, F, G and H is found by a court of competent jurisdiction, to be ultra vires, such provision, or part thereof, shall be deemed to be severed and the remaining portion of such provision and all provisions of this by-law including Schedules A, B, C, D, E, F, G and H shall remain in full force and effect.

3. **THAT** the Clerk is hereby authorized to make minor administrative, numerical, grammatical, or descriptive corrections to the by-law and schedules, provide such modifications do not alter its intent.

4. **THAT** By-Law 1599-2024 is hereby repealed.

5. **THAT** this By-Law shall come into full force and effect upon final passing.

READ a first, second and third time and finally passed this 14th day of July 2026.

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MAYOR

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CLERK

Town of Cochrane
Fees & Service Charges
Schedule D - OPERATIONAL SERVICES

		Effective November 1, 2024
Fee Title	**Description of Fee / Authority**	**Fee (plus H.S.T. where Applicable)**
OPERATIONAL SERVICES		
Picnic Table per		$ 10.00
Garbage can per		$ 5.00
barricade per		$ 5.00
8 ft. table per		$ 10.00
Delivery charge for the above is at a flat rate		$ 35.00
Ice Hut Removal		$ 75.00
Scans and copies in black & white with plotter	1st copy	$ 12.00
Scans and copies in black & white with plotter	thereafter	$ 4.00
Print copies in color on plotter	1st copy	$ 17.00
Print copies in color on plotter	thereafter	$ 9.00
All work performed by the Operations during regular work hours will be charged /hr		$ 63.67
adjusted to reflect the cost of overtime provisions (example 1.5 times, 2.0 times stat holiday work etc.		
Equipment Rental	**Municipal Act, section 11**	
Sander		$ 116.09
Grader - winter		$ 123.38
Grader - summer		$ 106.96
Loader - winter		$ 99.53
Loader - summer		$ 96.15
Snow Blower		$ 123.98
Plow		$ 112.80
5 Ton Truck		$ 89.83
Sweeper		$ 105.88
Trackless		$ 106.36
Vactor Rental		$ 182.33
Pipe Towing - 1/hr fee		$ 121.55
Camera Service/provided with a video distance	For inspection of residential/commercial sewer - see equipment rental rates above	$ 151.94
Pick up Truck	used and on site during jobs	$ 40.52
Maintenance		
General Maintenance Services	Payable by the Ministry of Environment	
Additional Maintenance Services	Payable by the Ministry of Environment	
Plowing		
Patrolling - Snow Removal		
Plowing / Salting / Sanding / Snow Removal		
Landfill and Solid Waste	**Per Landfill Bylaw # xxxxxx**	
Garbage Bag Tags / per tag (includes HST)		$ 1.60
Administration Fee for Invoicing		18%

SCALED OPERATIONS			
		Cost per Metric Ton	**Minimum Charge of Flat Fee**
RESIDENTS (Taxpayer of the Town of Cochrane)			
Solid Waste (Garbage) - Residential		$ 55.00	$ 5.00
Solid Waste (Garbage) - Industrial, Commercial, Institutional		$ 70.00	$ 7.00
Concrete and Brick		$ 40.00	
Non Hazardous (approved TCLP) contaminated soil		$ 50.00	
Asbestos Disposal		$ 120.00	$ 150.00
Garbage with Blue Box		$ 240.00	
Garbage with Other Recyclables		$ 120.00	
Wood (Unpainted & Untreated)		$ 50.00	
Wood waste - Brush/Trees		$ 40.00	
Vehicle Weight Record			$ 25.00
		per Item	
Mattresses, Box Springs		$ 15.00	
Leaf and Yard Material		no charge	
Scrap Metal		no charge	
Tires		no charge	
Refridgerator, Freezer, Air Conditioner, Humidifier		no charge	
Freon Removal Charge		$ 20.00	
		Cost per Metric Ton	**Minimum Charge of Flat**
NON - RESIDENTS (Not a Taxpayer of the Town of Cochrane)			
Solid Waste (Garbage) - Residential		$ 110.00	$ 10.00
Solid Waste (Garbage) - Industrial, Commercial		$ 140.00	$ 14.00
Concrete and Brick		$ 80.00	
Non Hazardous (approved TCLP) contaminated soil		$ 100.00	
Asbestos Waste		$ 240.00	$ 150.00
Garbage with Other Recyclables		$ 240.00	
Wood (Unpainted & Untreated)		$ 100.00	
Wood waste - Brush/Trees		$ 80.00	
Vehicle Weight Record		$ 50.00	
		per Item	
Mattresses, Box Springs		$ 30.00	
Leaf and Yard Material		no charge	
Scrap Metal		no charge	
Tires		no charge	
Refridgerator, Freezer, Air Conditioner, Humidifier		no charge	
Freon Removal Charge		$ 20.00	
EXISTING LANDFILL FEES		**This Section Effective January 1, 2026**	
Category			

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Domestic Waste - Residential		$10 per load up to 1 tonne, then $120/tonne
Domestic Waste - Non-Residential		$20 per load up to 1 tonne, then $240/tonne
Commercial Waste		$150/tonne
Non-Hazardous Solid Industrial Waste		$240/tonne
Construction and Demolition Waste		(Based on the waste density of 300 kg/m³) $45/m³*
Uncontaminated Soil (TCLP-Approved)		Not included separately. Goes to Non-Hazardous Solid Industrial Waste ($240/tonne)
~~***Residents:***~~		
~~Vehicles up to 1 ton (vans, cars, trucks)~~		~~$ 7.00~~
~~Vehicles greater than 1 ton, Containers (per cubic Meter)~~		~~$ 14.00~~
~~Single Axel Trailer - with side from 0 to 20"~~		~~$ 14.00~~
~~Double Axel Trailer - with side from 0 to 20"~~		~~$ 28.00~~
~~Single Axel Trailer - with side from 21 to 30"~~		~~$ 28.00~~
~~Double Axel Trailer - with side from 21 to 30"~~		~~$ 42.00~~
~~Single Axle Trailer - with side from 30" and over~~		~~$ 42.00~~
~~Double Axle Trailer - with side from 30" and over~~		~~$ 56.00~~
~~Derelict Motor Vehicles~~		~~$ 300.00~~
~~Non Hazardhous Contaminated Materials per Triple Axle Load - First 99 loads~~		~~$ 300.00~~
~~Non Hazardhous Contaminated Materials per Triple Axle Load - next 100-199 loads~~		~~$ 250.00~~
~~Non Hazardhous Contaminated Materials per Triple Axle Load - next 200 + loads~~		~~$ 200.00~~
~~Scrap Tires - excluding Commercial~~		~~No Fee~~
~~***Non-Residents:***~~		
~~Vehicles up to 1 ton (vans, cars, trucks)~~		~~$ 14.00~~
~~Vehicles greater than 1 ton, Containers (per cubic Meter)~~		~~$ 28.00~~
~~Single Axel Trailer - with side from 0 to 20"~~		~~$ 28.00~~
~~Double Axel Trailer - with side from 0 to 20"~~		~~$ 56.00~~
~~Single Axel Trailer - with side from 21 to 30"~~		~~$ 56.00~~
~~Double Axel Trailer - with side from 21 to 30"~~		~~$ 84.00~~
~~Single Axle Trailer - with side from 30" and over~~		~~$ 84.00~~
~~Double Axle Trailer - with side from 30" and over~~		~~$ 112.00~~
~~Derelict Motor Vehicles~~		~~$ 600.00~~
~~Contaminated Materials per Tandem~~		~~$ 600.00~~
~~Scrap Tires - excluding Commercial~~		~~No Fee~~
LANDFILL SITE FINES		**Set Fine**
Improper disposal of Recyclable		$ 200.00
Dump or dispose of refuse on Public Property other than Municipal Landfill or Municipal Recycling Depot		$ 300.00
Unauthorized disposal of refuse at Municipal landfill or Municipal Recycling Depot		$ 1,000.00
Dump or dispose refuse at Municipal Landfill or Municipal Recycling Depot in unapproved bag or containers		$ 300.00
Dump or dispose refuse at or near gates of Municipal Landfill or Municipal Recycling Depot		$ 300.00
Dump or dispose Prohibited Waste at Municipal Landfill or Municipal Recycling Depot		$ 300.00
Concealment of Recyclable Materials or Prohibited Waste brought to Municipal landfill or Municipal Recycling Depot		$ 200.00
Transport of refuse originating outside the Town boundary into the Municipal Landfill Site or Recycling Depot without paying proper fees		$ 300.00
Fail to keep grounds (yards) (vacant lots) (real estate) free of garbage and other refuse		$ 100.00
Fail to keep grounds (yards) (vacant lots) (real estate) drained		$ 100.00
Create / maintain (permit) an unsanitary condition upon a premises (street) (lane) (private lands)		$ 100.00
Obstruct any (highway) (street) (lane) (alley) (public place) by leaving any (garbage containers) (garbage) (non-collectible waste)		$ 100.00
Fail to drain all liquid matter from any garbage (rubbish) (refuse) before placing in receptacle for collection		$ 100.00
Scavenging of recycling		$ 250.00
Contaminating a recycling receptacle		$ 250.00
ENVIRONMENTAL FEES	**By Law 874-2012**	
Commercial		$ 105.00
Residential		$ 35.00
Industrial		$ 210.00
Pipeline		$ 210.00
Managed Forest		$ 105.00
GARBAGE FEES FOR PROPERTIES EXEMPT FROM TAXATION	**By Law 874-2012**	
Residential		$ 70.00
Churches		$ 300.00
Schools		$ 2,000.00

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WATER & WASTEWATER SERVICES		Effective November 1, 2024		
METERED SERVICES				
		OPERATING LEVY	**CAPITAL LEVY**	**TOTAL**
Water Rates (water line size)		**Fixed Monthly Charge**		
.75" (3/4)	Resolution 172-2022	$ 27.82	$ 20.43	$ 48.26
1.00"	Resolution 172-2022	$ 38.94	$ 28.60	$ 67.54
1.5"	Resolution 172-2022	$ 50.07	$ 36.78	$ 86.85
2.0"	Resolution 172-2022	$ 80.64	$ 59.23	$ 139.87
3.0"	Resolution 172-2022	$ 305.99	$ 224.74	$ 530.73
4.0"	Resolution 172-2022	$ 389.45	$ 286.04	$ 675.49
Sprinkler Systems	Resolution 172-2022	$ 65.97	$ 48.45	$ 114.42
Unit Hydrant Rental	Resolution 172-2022	$ 35.76	$ 26.26	$ 62.02
		Volume charge per cubic meter		
Any metered service		$ 1.69	$ 1.24	$ 2.94
Waste Water Rates (water line size)		**Fixed Monthly Charge**		
.75" (3/4)	Resolution 172-2022	$ 21.31	$ 15.65	$ 36.96
1.00"	Resolution 172-2022	$ 29.83	$ 21.91	$ 51.74
1.5"	Resolution 172-2022	$ 38.36	$ 28.17	$ 66.53
2.0"	Resolution 172-2022	$ 61.79	$ 45.38	$ 107.18
3.0"	Resolution 172-2022	$ 234.40	$ 172.16	$ 406.56
4.0"	Resolution 172-2022	$ 298.32	$ 219.11	$ 517.43
		Volume charge per cubic meter		
Any metered service	Resolution 172-2022	$ 1.29	$ 0.94	$ 2.23
NON-METERED SERVICES				$ -
Water Rates		**Fixed Monthly Charge**		
Residential - Water	Resolution 172-2022	$ 50.11	$ 36.80	$ 86.91
Commercial - Water	Resolution 172-2022	$ 52.01	$ 38.20	$ 90.20
Waste Water Rates		**Fixed Monthly Charge**		
Residential - Wastewater	Resolution 172-2022	$ 38.08	$ 27.97	$ 66.05
Commercial - Wastewater	Resolution 172-2022	$ 39.53	$ 29.03	$ 68.56
OTHER WATER AND WASTEWATER SERVICES				
After three (3) notices to install a meter if the municipality or the authorized installer cannot gain access to install or maintain or repair a meter the customers will be charged three (3) times the flat rate per month until the meter has been installed , maintained or repaired.	By-law 1106-2015 amending 651-2009	Three (3) times Fixed Monthly Charge		
Turn Water Service ON or OFF				
Turn on water - During regular business hours - May 1 to October 31	Resolution 362-2011	$ 68.55		
Turn off water - During regular business hours - May 1 to October 31		$ 68.55		
Turn on water - During regular business hours - November 1 to April 30		$ 137.09		
Turn off water - During regular business hours - November 1 to April 30		$ 137.09		
Extra costs will be incurred if the work is required outside of regular business hours				
DISCONNECTION/RECONNECTION				
Notice of Disconnect a service as a result of non-payment		$ 93.48		
Reconnect a service as result of non-payment		$ 93.48		
Thawing Services Waterline				
P/W determines frozen water service line is on private property		All costs incurred will be responsibility of owner/occupant		
P/W determines frozen water service line is on municipal property		All costs incurred will be responsibility of municipality		
Unable to determine responsibility, cost and will be divided equally by Owner/Municipality		50%		
Wastewater dumping at Wastewater Pollution Control Plant				
	No cost for access during regular business hours 7am-3pm from Monday to Friday			
	after hours access will be charged in accordance with labour rates above	see above		
Volume Charge per gallon	Resolution 21-2014	$ 0.08		
OTHER				
Missed Appointment		$ 68.55		
Leaking Meter (false alarm)		$ 68.55		
Plumbing Not Ready		$ 68.55		
Sewer Rod 150ft flat steel		$20.00/day		
Camera Service/provided with a video distance	For inspection of residential/commercial sewer - see equipment rental rates above	see above		
Sewer Flusher (vactor truck) -minimum 1/hr	To flush debris and obstruction from sewers - see equipment rental rates above	see above		
Steam Jenny - for thawing frozen pipes	minimum 1 hr. per hour rate	$ 120.00		
Truck	Use by Water & Sewer crew during job	see above		
Water & Sewer Operator per hr		see above		
Water Meter Accuracy Testing Deposit	refundable if meter found to be defective	$ 50.00		
WATER AND WASTEWATER - NEW SERVICES				
Installation of new services		Cost Recovery - estimate to be provided		
Deposit - to be applied to final bill or and/or refunded as required	Bylaw 588-2009	$ 1,000.00		
New Water Service Installations from Watermain to Meter, where there was no existing water services; all work to be carried out by the Property (building) owner or his/her third party contractor		All costs are the building (Property) Owners Responsibility		
The Cost of the material and installation for the water meter, including remote reading transmitter, are the responsibility of the Property(building) owner or his/her third party contractor		All cost are the building (Property) Owner Responsibility		
EXISTING SERVICES - REPAIR OR REPLACEMENT				

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Water Service Repair or Replacement - From Watermain to Property Line only		No Charge
Water Service Repair or Replacement - From Property Line to Meter. All work to be carried out by the Building Owner or his/her Third party Contractor		All costs are the Building (Property) Owners Responsibility
Water Meter Maintenance - The Town of Cochrane shall be responsible for normal testing and repairs to maintain water meters in good operating condition. The cost to repair water meters damaged by the freezing, vandalism or willful neglect will be the responsibility of the property owner.		All costs are the Building (Property) Owners Responsibility
ADMINISTRATION		
Deposits - Residential		$ 200.00
Deposit - Commercial	Resolution 270-2011	Equivalent to two months charges
Deposit - Sub Metered Premise		Equivalent to 2.5 times monthly charges
Sub Metering Master Meter Administration Charge - per month		$ 18.15