

## Capital Cost Recovery for Wastewater Servicing in the Country Residential Area

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Lead Role: Chief Commissioner

Replaces: n/a

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Administrative Responsibility: Utilities

### Policy Statement

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Strathcona County will recover capital cost requirements for the wastewater collection system expansion to service new developments within the Country Residential Area only. To enable wastewater collection systems to be constructed in the Country Residential Area, the wastewater is required to discharge into a transmission line that transports the effluent to the Alberta Capital Region Wastewater Treatment Plant (ACRWTP) for treatment.

**SPECIAL NOTE:** This policy does not apply to existing Country Residential property owners. Country Residential property owner applications for wastewater collection systems will be in accordance with the local improvement process contained within the Municipal Government Act RSA 2000, c. M-26.

### Definitions

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Alberta Capital Region Wastewater Treatment Plant ("ACRWTP")	A regional treatment plant that provides wastewater treatment that meets Provincial and Federal legislation requirements.
Best Efforts	In relation to the performance of an obligation, efforts that are sensible, practical and involve the exercise of reasoned and sound judgement, having regard to all relevant circumstances.
Construction Completion Certificate (CCC)	A CCC is issued upon successful completion of: <ul style="list-style-type: none"> <li>• The municipal improvement(s) being constructed</li> <li>• A request for a CCC from the Developer or his Consultant</li> <li>• An inspection of the municipal improvement</li> <li>• Submission of any required test results &amp; back-up documentation</li> </ul>
Country Residential (RC)	This is the RC parcel districting as described in the County's Land Use Bylaw 8-2001 and Bylaw 1-2007, Municipal Development Plan, both as amended or replaced from time to time.
Country Residential Area	The area as defined in Bylaw 1-2007, Municipal Development Plan, as amended or replaced from time to time.
Customer	Existing or future RC parcel property owner.

Engineering Master Plan (EMP)	A plan approved by Council that provides the design detail outlining collection, transmission and offsite storage sizing for the provision of wastewater services for new development within the Country Residential Area.
Engineering Servicing Standards ("ESS")	Engineering Servicing Standards approved by Council from time to time;
Fees and Charges Bylaw	Strathcona County Fees and Charges Bylaw 51-2010, as amended or replaced from time to time.
Major Transmission Trunk System	The existing wastewater trunk mains within the Hamlets of Sherwood Park and Ardrossan.
Non – Refundable Contribution In Aid Of Construction ("CIAC"):	A financial contribution from the customer or the developer towards the capital investment.
Off-Site Storage	48 hour storage retention, pumping and real time controls on trunk capacity.
On-Site Servicing	A septic tank and pumping system in each home to the capacity required by the Sewage Tank Effluent Pump System (STEP) requirements, which pumps wastewater from the septic tank into a low pressure piping collection system located in the street.
Over-Sizing	Capital investment made by a developer or customer that exceeds their individual development needs but meets the specifications outlined in the EMP.
Private Property Servicing	A private cluster development where there is a localized collection system network that collects and conveys wastewater from the individual property owner's parcel of land to a storage point or a single RC lot with a septic tank with a service to property line. Pump and tank sizing requirements will be contained within ESS.
Wastewater Collection System	Piping servicing a local subdivision.

## Guidelines

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Strathcona County has exclusive servicing privileges in the Country Residential Area for wastewater servicing. Strathcona County requires all new RC development connect to the County-owned system of collection, transmission, and storage for treatment at the ACRWTP as a condition of subdivision with the exception of first parcels out, equivalent or greater than 2.02 ha (five acres) in size.

### 1. Major Transmission Trunk System & Storage Charges

- a) To minimize the amount of wastewater transmission lines required to the ACRWTP; the RC wastewater collection system will connect into the major transmission trunk system that conveys wastewater to the ACRWTP. RC Developers will be required to contribute a connection charge on a per lot basis for utilizing the major transmission trunks system as set forth in the Fees & Charges Bylaw.

- b) Construction of a wastewater collection system for servicing RC Development will require off-site storage to enable pumping into the major transmission trunk system to occur at off peak hours. Storage requirements will be in accordance with ESS. RC Developers will be required to contribute a CIAC on a per lot basis for off-site storage as set forth in the Fees & Charges Bylaw.

## 2. CR Wastewater Transmission & Collection System

- a) The wastewater collection system is constructed in accordance with the requirements of ESS as approved from time to time to meet the projected long-term system needs. Developers are required to construct the wastewater collection system at their own non-refundable expense. When a developer extends a wastewater collection system through property he does not own, he may negotiate a financial commitment with a property owner to service a property owner's property with wastewater service. When this happens, the developer is responsible for all wastewater servicing costs and infrastructure. Ownership of the wastewater collection system is turned over to Strathcona County upon completion pursuant to the development agreement process.
- b) Developers wanting to construct a wastewater transmission system to service their development will do so in accordance with the EMP and over sizing will be initially at the developer's cost.
- c) Recovery of financial investments in wastewater transmission system over-sizing will be in accordance with the EMP. Financial CIAC towards over-sizing wastewater transmission systems on a per lot basis will be set annually in the Fees & Charges Bylaw.
- d) When a developer has over-sized a wastewater transmission system, the County will use their best efforts to recover the developer's investment.
- e) Investments made by developers in over-sizing wastewater transmission systems in accordance with the EMP will accrue a simple interest of prime plus 1.0% for a term of 5 years from the CCC date at which time the investment value will be capped.
- f) Developers adjacent to an existing wastewater transmission system either financed by the County or another developer will be required to provide a CIAC toward the wastewater transmission system at the time of their development agreement. The CIAC fee will be the rate set in the County's Fees & Charges Bylaw.
- g) The developer or customer CIAC is paid to the County on or before the plan of subdivision registration at the Land Titles Office.
- h) Strathcona County will reimburse developers based on first in time, first in right on financial investments made towards wastewater transmission system. Note: The extension of a wastewater transmission system will not negate the developer's obligations towards prior developer over-sizing financial contributions. Strathcona County will impose financial requirement to pay a CIAC towards initial developers over-sizing if applicable. Subsequent developers cannot expect to have their extensions financed from CIAC when there is still an outstanding book value on the first stage of over-sizing a transmission line.
- i) Strathcona County will reimburse developers once annually for connections made to a developer financed over-sized wastewater transmission system.
- j) Developers must specify on-site servicing requirements in lot purchase agreements.