

List of Servicing Policies within County Area Structure Plans

Area Structure Plan	Policy #	Water Policies	Policy #	Wastewater Policies
Balzac East	4.7.5(a)	SDA#5 is considered to be suitable for industrial and business uses requiring larger lots and a reduced level of municipal services. However, all developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.	4.7.5(a)	SDA#5 is considered to be suitable for industrial and business uses requiring larger lots and a reduced level of municipal services. However, all developments will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.
	4.7.6(d)	All developments within SDA #6 will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.	4.7.6(d)	All developments within SDA #6 will be required to connect to Municipal Water and Sanitary Systems or enter into a Deferred Services Agreement if these are not immediately available.
	6.5.1(a)	Surface water extension and tie-ins are encouraged wherever possible, provided there is confirmation of adequate water supply, to reduce groundwater reliance. The surface water line may provide service to any given area within relatively close proximity to the system, provided the developer pays the costs to extend service or upgrade the system, and coop memberships are purchased.	6.5.2(a)	On-site sewage disposal systems shall be developed to the standards of the Municipality and Alberta Municipal Affairs.
	6.5.1(b)	Ground water may be used to supply subdivision and development on residential parcels that are a minimum of four (4.0) acres.	6.5.2(c)	Effluent Lagoons shall only be permitted to assist commercial and light industrial applications in the Plan Area. They require setbacks to roads, property lines, and adjacent residences in accordance with current regulations, and are not suited to small lot country residential applications.
	6.5.1(d)	Applications for two (2.0) acre parcels shall be required to tie into a surface water system and provide confirmation from the surface water source that there is sufficient capacity.	6.5.2(d)	Alternate systems (i.e. slow sand "trickle" filters, modified tile field designs, and full fledged treatment systems such as rotating biological contactors (RBCs), "living systems" including constructed wetlands) may be considered at the discretion of the Municipality, Alberta Environment and/or Alberta Municipal Affairs.

	6.5.1(g)	When required by the Municipality, Developers will connect to the East Rocky View Water Transmission Main and pay all required levies to the satisfaction of the Municipality		
Balzac West	6.1.14	All potable water and sanitary sewer servicing within the Residential policy area shall be provided through connection to municipal utility systems.	6.1.14	All potable water and sanitary sewer servicing within the Residential policy area shall be provided through connection to municipal utility systems.
	6.3.15	All potable water and sanitary sewer servicing within the Crossroads shall be provided through connection to municipal utility systems.	6.3.15	All potable water and sanitary sewer servicing within the Crossroads shall be provided through connection to municipal utility systems.
	6.4.3	Any lands subject to land use redesignation or subdivision within the Existing Hamlet of Balzac policy area shall be required to connect to municipal utility servicing systems (i.e., sanitary sewer and water).	6.4.3	Any lands subject to land use redesignation or subdivision within the Existing Hamlet of Balzac policy area shall be required to connect to municipal utility servicing systems (i.e., sanitary sewer and water).
	6.10.19	Each Conceptual Scheme shall contain a water servicing concept in accordance with the comprehensive Utility Servicing Strategy.	6.10.20	Each Conceptual Scheme shall contain a wastewater servicing concept in accordance with the comprehensive Utility Servicing Strategy.
Bearspaw	8.9.1	The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.	8.9.2	Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.
Cochrane Lake	4.2.2(b)	The Hamlet area shall be serviced by a piped potable water system. The method of potable water delivery shall be determined at the time of land use application and shall be in accordance with the Servicing Standards and Potable Water Servicing Strategy, to the satisfaction of the County and the Province.	4.2.3(b)	Wastewater generated within the Hamlet shall be collected via a single piped sewer system, that will be designed to connect to a regional system.

Cochrane North	6.1.9	Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.	6.1.11	Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.
	6.1.10	Notwithstanding 6.1.9, new lots less than four (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.	6.1.12	Notwithstanding 6.1.11, within infill Policy Area B, all new lots two (2) acres or less shall be required to install a municipally approved advanced septic system, as a condition of subdivision approval.
	6.2.11	Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.	6.2.11	Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.
	6.3.6	Subsequent to the adoption of any Hamlet Plan, all new development or redevelopment approved within the Hamlet Policy Area shall be required to connect to Municipal, water co op, or regional potable water servicing and Municipal or regional sanitary sewer systems.	6.3.6	Subsequent to the adoption of any Hamlet Plan, all new development or redevelopment approved within the Hamlet Policy Area shall be required to connect to Municipal, water co op, or regional potable water servicing and Municipal or regional sanitary sewer systems.
	6.9.12	Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.	6.9.15	Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.

	6.9.13	Notwithstanding 6.9.12, new lots less than (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.	6.9.16	Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional or municipal wastewater utility system, as a condition of subdivision approval.
	6.9.14	Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.	6.9.17	Notwithstanding 6.9.15, within Infill Policy Area B, all new lots two (2) acres or less, shall be required to install a Municipally approved advanced septic system, as a condition of subdivision approval.
Conrich	23.9	All new development shall connect to the County's potable water system.	23.15	All new development shall be required to connect to the County's wastewater system.
	23.11	Notwithstanding Policy 23.9 and 23.10, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements; a. country residential, 'work/live', and agriculture land uses; and b. golf course playing areas.	23.17	Notwithstanding Policy 23.15 and 23.16, country residential, 'work/live', and agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.
	23.12	Potable water provided by the County utility system shall not be used for the irrigation of non-residential development areas, with the exception of: a. areas within the hamlet of Conrich; and b. new landscaped areas for a period of two years from occupancy.		
Dalroy	5.3	If a proposed site meets current provincial and municipal requirements, servicing by individual ground water wells and private sewage treatment systems is appropriate until municipal water and wastewater services are available.	5.3	If a proposed site meets current provincial and municipal requirements, servicing by individual ground water wells and private sewage treatment systems is appropriate until municipal water and wastewater services are available.

	5.7(e)	Tying into municipal servicing shall not be mandatory for any development existing at the time of Plan adoption, however this option will be made available by the Municipality.	5.7(e)	Tying into municipal servicing shall not be mandatory for any development existing at the time of Plan adoption, however this option will be made available by the Municipality.
	5.7(f)	Prior to the extension of the piped municipal services, residential development in the Hamlet and Hamlet Expansion Area may be permitted with an individual ground water well and private sewage treatment system on lots with an area of 1,850 m ² . This will allow residential lots as small as 1,850 m ² to be created prior to full piped services being available.	5.7(f)	Prior to the extension of the piped municipal services, residential development in the Hamlet and Hamlet Expansion Area may be permitted with an individual ground water well and private sewage treatment system on lots with an area of 1,850 m ² . This will allow residential lots as small as 1,850 m ² to be created prior to full piped services being available.
	5.7(g)	Prior to availability of municipal servicing, residential development within the Balance Lands should be serviced by individual ground water wells and private sewage treatment systems that meet all applicable provincial and municipal requirements.	5.7(g)	Prior to availability of municipal servicing, residential development within the Balance Lands should be serviced by individual ground water wells and private sewage treatment systems that meet all applicable provincial and municipal requirements.
Delacour	5.2(b)	Conversion of Agricultural Transition Area lands is identified as residential or local commercial in nature, and requires the following: (iv) the proposed development must be supported by communal and/or piped water and wastewater servicing.		

5.3.2(a)	<p>Hamlet Expansion Area I is located east of the established historical hamlet and adjacent to the east side of the railway tracks and station grounds. This is an area that has been identified as supporting small lot single family or multi-family villa style developments on parcels of one half acre or less. Communal servicing within Hamlet Expansion Area I area must be in place to support the proposed density and housing style. In addition to the information required in the general policy Section 5.1, lands within Hamlet Expansion Area I shall be subject to the following:</p> <p>(i) Initial development in Hamlet Expansion Area I may occur based on groundwater source(s) provided the source(s) is a licensed communal well that is treated and the disbursement system is designed in such a manner that it can eventually be integrated with a piped service.</p> <p>(ii) Initial development in Hamlet Expansion Area I may be supported by communal wastewater (i.e., pump out tank, septic field, lagoon), stormwater, and solid waste systems provided they can be eventually integrated with a regional service in conjunction with the Municipality.</p> <p>(iii) The suggested average parcel size for residential uses within Hamlet Expansion Area I shall be one half</p>		
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	<p>5.3.3(a)</p>	<p>Hamlet Expansion Area II contains the original hamlet site and the railway station grounds within its boundaries. It is anticipated that Hamlet expansion within Area II begin on the east side and move progressively to the west. In addition to the information required in the general policy Section 5.1, lands within Hamlet Expansion Area II shall be subject to the following:</p> <p>(i) Initial development in the Hamlet of Delacour may occur based on groundwater source(s) provided the source(s) is a licensed communal well that is treated and the disbursement system is designed in such a manner that it can eventually be integrated with a piped service.</p> <p>(ii) Initial Hamlet development may be supported by communal wastewater (i.e., pump out tank, septic field, lagoon), stormwater, and solid waste systems provided they can be eventually integrated with a regional service in conjunction with the Municipality.</p>		
<p>Elbow Valley</p>	<p>4.10.2.1</p>	<p>The water supply and distribution system required to service the subdivision and/or development within the Plan Area shall be determined at the tentative plan preparation stage and shall comprise a privately operated supply and distribution system utilizing an alluvial or groundwater source acceptable to the Municipality and Alberta Environmental Protection or a direct connection to the City of Calgary potable water infrastructure.</p>	<p>4.10.1.1</p>	<p>Wastewater collection, treatment and disposal systems required to accommodate subdivision and/or development in the Plan Area shall be provided by direct connection to the City of Calgary sanitary sewer infrastructure.</p>

	4.10.2.2	Any water distribution and/or supply system required to service subdivision and/or development within the Plan Area shall be constructed to Municipal and Alberta Environmental Protection design standards and obtain all necessary licenses, permits and approvals from Alberta Environmental Protection as may be required to divert, distribute and/or use water.	4.10.1.2	A collection system using sewage holding tanks is not considered an appropriate wastewater collection, treatment and disposal system to accommodate subdivision and/or development within the Plan Area.
	4.10.2.3	Any water distribution and/or supply system required to service development within the Plan Area, shall require a reservoir of sufficient capacity and design to provide volumes, pressure, levels of service and fire flow protection to the Plan Area as deemed appropriate by the Municipality and Alberta Environmental Protection.	4.10.1.3	Phasing of the wastewater collection, treatment and disposal system shall be determined during the tentative plan preparation stage of the first phase of development. The Developer shall provide for wastewater collection, treatment and disposal in accordance with the provisions of this Plan.
	4.10.2.4	The design, operation, maintenance and monitoring of any proposed water treatment facility shall comply with Alberta Environmental Protection's regulations and conditions as amended from time to time.	1.10.1.4	The wastewater collection, treatment and disposal system may be phased to accommodate subdivision and/or development.
			4.10.1.5	The design, operation and maintenance of any proposed wastewater collection, treatment and disposal system shall comply with Alberta Environmental Protection requirements and conditions and pursuant to 4.10.1.3(c) above, the City of Calgary and the MD of Rocky View.
			4.10.1.6	No effluent or treated wastewater shall be allowed to discharge to any river, waterway or water body.
Glenbow Ranch	20.2	Municipal piped water and wastewater systems shall be provided for TDC Build Areas G, I, and J (Map 6). The final water and wastewater systems shall be determined as part of the local plan preparation.	20.2	Municipal piped water and wastewater systems shall be provided for TDC Build Areas G, I, and J (Map 6). The final water and wastewater systems shall be determined as part of the local plan preparation.

	20.3	Country residential areas A, B, C, D, E, F, and H (Map 6) shall connect to either an existing piped water system or to a new system developed for TDC Build Areas G, I, and J.	20.4	All new development in country residential areas A, B, C, D, E, F, and H (Map 6) shall connect to a wastewater system in accordance with County Policy.
			20.18	Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.
	20.2	Municipal piped water and wastewater systems shall be provided for TDC Build Areas G, I, and J (Map 6). The final water and wastewater systems shall be determined as part of the local plan preparation.	20.2	Municipal piped water and wastewater systems shall be provided for TDC Build Areas G, I, and J (Map 6). The final water and wastewater systems shall be determined as part of the local plan preparation.
Greater Bragg Creek	6.1.1(b)	Future subdivision and development within the hamlet shall tie into municipal water and wastewater utility systems, and will be subject to payment of the local improvement tax and all applicable water and wastewater off-site levies at the time of subdivision or development permit application.	6.1.1(b)	Future subdivision and development within the hamlet shall tie into municipal water and wastewater utility systems, and will be subject to payment of the local improvement tax and all applicable water and wastewater off-site levies at the time of subdivision or development permit application.
	6.1.2(a)	Unless an existing communal surface supply of water is available or until a regional water utility becomes available, groundwater should be the potable water source for all subdivision and/or development outside of the hamlet service area.	6.1.3(a)	Multi-lot subdivisions that propose lot sizes 4 acres and greater (on average) should provide wastewater service via Private Sewage Treatment System (PSTS). The County should use the Model Process Reference document prepared by Alberta Municipal Affairs, including any future modifications to the document, to guide the installation of future PSTS within the Plan area.
	6.1.2(b)	Multi-lot subdivisions proposing lot sizes of 4 acres or greater (on average) should provide potable water service via individual groundwater wells or communal water systems.	6.1.3(e)	No new PSTS wastewater systems shall be permitted within the 1:100 year Elbow River flood fringe and/or any riparian buffer within the Plan area, with the exception of municipally approved flood proofed sealed holding tanks on parcels existing at the time of adoption of this Plan.

	6.1.2(c)	Multi-lot subdivisions that propose lot sizes less than 4 acres (on average) outside the hamlet service area should provide potable water via a communal water treatment and distribution system that is designed with potential to connect to a future regional water utility. When small scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development.	6.1.3(f)	In order to provide a higher level of environmental protection, a more consistent and higher quality of wastewater treatment and reduced risks against contamination of raw water supplies, multi-lot subdivisions that propose lot sizes less than 4 acres (on average) should provide wastewater service via municipally approved wastewater treatment systems that encourage accountability for installation, operation and maintenance of wastewater technologies, or they should transport collected, untreated wastewater to a point where it can be safely disposed of. When small-scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development.
Indus	5.7(f)	Should piped water and sewer services become available to the hamlet, development existing at the time this ASP is adopted, may tie into these services; however, tie in is not mandatory.	5.7(f)	Should piped water and sewer services become available to the hamlet, development existing at the time this ASP is adopted, may tie into these services; however, tie in is not mandatory.
	5.7(g)	All future residential, commercial and industrial development will be developed in such a manner that should piped services become available in the future, tie in to the services, at the cost of the landowner, will be mandatory.	5.7(g)	All future residential, commercial and industrial development will be developed in such a manner that should piped services become available in the future, tie in to the services, at the cost of the landowner, will be mandatory.
			5.7(h)	The Ag Society will construct a new septic field that will accommodate the existing facilities and future expansion.
Janet	22.5	Development in the Plan area should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual subdivision lots should not be supported.	22.8	New business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

	22.6	Notwithstanding Policy 22.5, country residential development, recreational development, and agriculture development may provide potable water by water wells in accordance with County and Provincial requirements.	22.9	Notwithstanding Policy 22.8, country residential development, recreational development, and agriculture development may provide wastewater treatment by a private sewage treatment system in accordance with County policy and Provincial regulation.
Langdon	23.4	All new developments shall connect to piped water and wastewater services.	23.4	All new developments shall connect to piped water and wastewater services.
	23.8	All new development shall connect to the piped potable water system.	23.14	All new development shall be required to connect to the County's wastewater system.
	23.10	Notwithstanding policies 23.8 and 23.9, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements: a. agriculture land uses; and b. golf course playing areas for irrigation purposes.	23.16	Notwithstanding policies 23.4 and 23.14, agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.
			23.17	Sump pumps shall be connected to the storm system and not to the wastewater system.
Moddle	6.2.1	The water supply and distribution system required to service subdivision in the plan area shall be via piped water co-op system constructed, licensed, and permitted by Alberta Environment Parks	6.1.1	Sewage treatment shall be individual septic tank and tile field for each lot proposed for residential development to the satisfaction of Alberta Labor.
North Central Industrial	7.2	Development of industrial uses shall proceed in an orderly and logical manner, supported by full municipal servicing infrastructure.		
	8.2	Development of light industrial uses shall be supported by municipal servicing infrastructure.		
	17.1	The County and the Town shall coordinate the provision of water and wastewater services within the plan area.	17.20	All new comprehensive development should connect to a municipal wastewater system.
	17.14	All new comprehensive development should connect to a municipal potable water system.	17.22	Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.

	17.16	Potable water provided by a municipal utility system shall not be used for the irrigation of non-residential development areas, with the exception of new landscaped areas for a period of two years from occupancy.		
OMNI	17.9	All new development shall connect to the County's East Rocky View Potable Water system.	17.14	All new development shall be required to connect to the County East Rocky View Waste Water system.
	17.11	Potable water provided by the County utility system shall not be used for the irrigation of non-residential development areas, with the exception of new landscaped areas for a period of two years from occupancy.	17.16	Sump pumps and stormwater drainage systems shall not be connected to the wastewater systems.
Shepard	9.1	<p>There are three options to provide drinking water in the Plan area:</p> <p>(1) For the landowner to drill new wells when existing wells are deemed to be unsatisfactory, into deeper, new aquifers.</p> <p>(2) For the individual landowner to truck in drinking water to be stored in cisterns.</p> <p>(3) For area landowners to develop one communal well source with a treatment facility.</p> <p>(3)(a) The Municipality supports a range of water, sewer, and storm water servicing options for development in accordance with MDP policies and Municipal servicing standards.</p> <p>(3)(b) The Municipality encourages surface water extension and tie-ins wherever possible to reduce groundwater reliance.</p> <p>(3)(c) Due to age of existing wells in the area, and to eliminate possible contamination, the Municipality encourages new wells to be drilled and cased according to Provincial standards.</p> <p>(3)(d) All future developments should implement water conservation methods.</p>	9.2(a)	On-site sewage disposal systems shall be developed in accordance with MDP policies and Provincial standards.

Springbank Central	2.8.2(a)	To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.	2.8.3(a)	Provided the site conditions are suitable, a lot of two (2) acres in size or greater can employ a Private Sewage Disposal System (PSDS) if each lot has at least one (1) contiguous developable acre available, to the satisfaction of the Municipality.
	2.8.2(c)	Information regarding the proposed water supply to serve any new lot or development shall be supplied to the Municipality at the time of application for subdivision or development. It is not recommended that transported water be considered an acceptable means of water supply.	2.8.3(d)	Pump out tanks are not considered to be an acceptable means of wastewater disposal.
	2.8.2(d)	Business or institutional land use will require Provincial approval for any water use.	2.8.3(b)	Lots less than 2 acres in size must be serviced through a wastewater collection system.
	2.8.2(a)	Connection to an existing water distribution system is required for residential purposes where access is feasible and/or cost effective.	2.8.3(h)	Until a regional system is in place, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.
	2.8.2(b)	Future water distribution systems will comply with the Water Act and Provincial licensing requirements pertaining to public utilities.	2.8.3(i)	The school board should endeavor to improve the existing wastewater disposal system for the elementary schools (Elbow Valley Elementary, Springbank Middle School) and Springbank Community High School in accordance with the utility strategy.
	2.8.2(c)	The Municipality reserves the right to own and operate or assist with the provision of a water distribution and treatment system within the Central Springbank area.	2.8.3(j)	Due to visual and odour impacts to the community at large, neither open lagoons for collection and storage of wastewater effluent or the use of spray irrigation are appropriate methods of sewage disposal.
Springbank North	6.3.2	The provision of water to subdivisions and developments within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.	6.3.3	Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labor and Alberta Environmental Protection and in accordance with measures considered appropriate by the Municipality.