



Title:
Residential Water and Sewer Requirements

Legal References:
 Water Act
 MGA, Section 654 (1)
 Subdivision and Development Regulation
 Municipal Servicing Standards for Subdivision and Road Construction

Policy Category:
 Infrastructure and Operations

Cross References:
 Procedure PRO-411

Effective Date: April 13, 2010
Revision Date:

Purpose:

The *Residential Water and Sewer Requirements Policy* provides consistent direction on the servicing requirements of subdivisions with respect to private water supply and private sewage disposal methods. The intent of this policy is to ensure that the County’s servicing requirements are appropriate for the intended use of the land undergoing subdivision, thereby ensuring consistency and efficiency in the County’s subdivision application process. The policy also ensures that overly onerous requirements are not place for larger parcels of land at the time of subdivision.

Authority:

Section 654 (1) of the *Municipal Government Act* states that:
 “A subdivision authority must not approve an application for subdivision approval unless (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended....”

Definitions:

- “Adequate servicing” means private water supply and private sewage disposal methods in accordance with the *Municipal Servicing Standards for Subdivision and Road Construction*, as amended by the County from time to time.
- “Council” means the Council of Rocky View County.
- “County” means Rocky View County.
- “Ranch and Farm Use” means a parcel of land that carries one of the following land use designations under the *Land Use Bylaw*:
 - Ranch and Farm District;
 - Ranch and Farm Two District; or
 - Ranch and Farm Three District;
 - and has a minimum size of 12.1 hectares (30 acres).
- “Residential Use” means a parcel of land that carries one of the following land use designations under the *Land Use Bylaw*:
 - Agricultural Holdings District;
 - Farmstead District;
 - Residential One District;
 - Residential Two District;
 - Residential Three District;
 - Direct Control Bylaw Areas (residential); or
 - *Ranch and Farm Use* parcels smaller than 12.1 hectares (30 acres) in area.
- “Subdivision” means subdivision as defined in the *Municipal Government Act*.
- “Subdivision authority” means Rocky View Council.

Policy Statements:

1. The *Residential Water and Sewer Requirements Policy* will provide consistent direction regarding the requirement of adequate servicing for land that is undergoing subdivision.
2. For all subdivision applications, the County will require adequate servicing that is appropriate for the intended use of the land and is consistent with all applicable legislation.
3. For all subdivision applications, parcels defined as *Residential Use* will be required to demonstrate adequate servicing, in accordance with all municipal requirements and consistent with all applicable legislation.
4. For all subdivision applications, parcels defined as *Ranch and Farm Use* will not be required to demonstrate adequate servicing, unless deemed necessary by Council.
5. Notwithstanding the above, Council may require proof of an adequate water supply or private sewage testing if it deems necessary.
6. Following subdivision of land designated as *Ranch and Farm Use*, the landowner retains the right to drill a water well under Section 21 of the *Water Act*, although it may not be required under this policy.