

Telephone: (403) 239-6242
Fax Line: (403) 241-3897

Rocky View Water Co-op Ltd.
25145 Burma Road
Calgary, Alberta T3R 1B8

email: rvwater@rvwater.ca
web site: www.rvwater.ca

Developer Obligations

Water Supply for Direct-Connect Subdivisions

The following is required of Developers of Direct-Connect Subdivisions when it has been determined that the Co-op is able to provide service.

Definition: A Direct-Connect Subdivision is one where an internal distribution system is not needed and service to all of the subdivided lots can be provided directly from existing components of the Co-op's distribution system.

Capacity Units: Developers must purchase one Capacity Unit for each residential lot to be served and/or two Capacity Units for each commercial lot to be served. A 50% deposit is required to reserve Capacity Units during the subdivision application process.

Water Supply Control Panels: Developers must also purchase one Water Supply Control Panel for each residential and commercial lot to be served.

Service Valves: Developers must then have installed by a qualified contractor – at their expense and in accordance with the Co-op's specifications – a Service Valve for each subdivided lot, with such work to be subject to inspection by the Co-op while the excavation is still open.

Coordination: The Co-op will not authorize the installation of Service Valves until the required Capacity Units and Water Supply Control Panels have been purchased.

Easements: Developers must provide 10m x 10m Easements for Service Valves located on subdivided lots using the Co-op's agent, Regent Land Services Ltd., to prepare and register the easement documents. Most Service Valve Easements can be described in words and surveys are rarely required.

Notifications: When requested by Developers, the Co-op will notify the planning and community services officials at the Municipal District of Rocky View No. 44 on the following matters dealt with in the planning process leading to the issuance of titles for the subdivided properties:

- The availability of water for the subdivision. A deposit of 50% is now required to have the CUs required held in reserve while the application for a subdivision is being considered by the M.D. of Rocky View. Other conditions may apply.
- When the developer has purchased the Capacity Units and Water Supply Control Panels, installed the Service Valves and granted the Service Valve Easements.

Intent & Outcome: The Co-op's intent is to ensure that each subdivided lot is fully serviced with respect to water supply before a title is issued. All that remains to activate supply is for the Developer or a subsequent owner to have installed – at their expense and in accordance with the Co-op's specifications – the Service Line from the Service Valve to the structure to be supplied and the Water Supply Control Panel in the structure.