

## Rocky View Water Co-op Ltd.

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# Property Developer Information Sheet

## *Membership*

- A Developer may be required to purchase a membership in the Co-op to qualify for the right to purchase transferable Capacity Units for a residential or commercial subdivision or an institutional development. See the Membership Information Sheet for more on this subject.
- The price of a Membership is currently \$10.00 and is refundable when a developer has sold all the properties for which Capacity Units were purchased, as per the following.

## *Capacity Unit (CU)*

- A CU attaches to the property for which it has been purchased and provides a defined supply access to the Co-op's treated water system, which is continuously evolving. One CU provides up to 22.725 liters per minute (5 IGPM) of instantaneous flow-restricted supply, subject to an average rate of supply of 2.2725 liters per minute (0.5 IGPM) over a 24-hour period or 3,272.4 liters per day (720 IGPD).
- A Developer is required to purchase one CU for each lot or parcel in a residential subdivision and not less than two CU's for each lot or parcel in a commercial subdivision before any waterline construction will be approved. Not less than two CU's are also required for institutional properties such as schools.
- The price of a CU is currently \$25,000.00 and is reviewed regularly and revised as needed.
- A deposit of 50% is now required to have the CUs needed for a subdivision held in reserve while an application for a subdivision is being considered by the M.D. of Rocky View. Other conditions may apply.

## *Water Supply Control (WSC) Panel*

- A WSC Panel is used for supply management and billing purposes. It includes the following components, assembled on a panel for installation: 2 shutoff valves; a reverse flow check valve; a pressure reduction valve with a maximum setting of 75 PSI; a 5/8" SENSUS Meter with an electronically encoded register; and a 5 IGPM flow restriction device. It also includes a meter interface unit and a telephone connector to enable automatic reporting of meter reading and a back-up remote meter-reading terminal for installation outside from a connection to the meter interface unit with a 4-strand cable.
- A Developer is required to purchase one WSC Panel for each parcel or lot to be connected to and supplied from the Co-op's treated water system before any waterline construction will be approved.
- The Co-op issues a WSC Panel to a Property Owner/Member or a Property Owner's/Member's Contractor when premises to be served are connected to the Co-op's treated water system.
- The price of a WSC Panel is currently \$750.00, is reviewed annually and revised as needed.
- A \$150.00 Meter Commissioning Fee is payable when a WSC Panel is issued for installation.

## *Design and Construction of Subdivision Distribution Systems*

- A Developer is responsible for the design and construction of the distribution system required for a subdivision, including the waterlines needed to connect a distribution system to the Co-op's treated water system. There may be eligibility for an Endeavour-to-Assist arrangement related to future user benefits.
- Construction Drawings must be prepared in adherence to the Co-op's Specifications, copies of which can be obtained for a refundable deposit of \$500.00, and submitted for the approval of Alberta Environment and the Co-op's Engineer before construction takes place.
- Construction must be carried out in accordance with the approved Construction Drawings under the supervision of the Co-op's Engineer.
- Waterlines must be on private property and not within road allowances except when it is necessary to cross roadways or is allowed or required by the MD of Rocky View.
- A subdivision distribution system must be looped to the Co-op's treated water system by at least two connections, one of which may be through an adjacent subdivision. In some instances, an easement to facilitate a future loop will be substituted for this requirement.
- Main control, service and manual and automatic air release valves must be marked with red-topped posts.

### ***Construction and Maintenance Security***

- Prior to construction, a Developer must provide Construction Security in the form of a Letter of Credit from a chartered bank or a Cash Deposit equal to 100% of the tendered construction costs for installation and materials to ensure that the work will be completed as approved.
- Following construction, and to obtain release of the Construction Security, a Developer must prepare and submit:
  - A proper and accurate set of As-Built Drawings and a Construction Completion Certificate, both under the Seal of the Developer's Engineer, for the acceptance and approval of the Co-op's Engineer.
  - Maintenance Security as described below to replace the Construction Security.

### ***Ownership and Maintenance of Subdivision Waterlines***

- Maintenance of a newly constructed subdivision distribution system is the responsibility of the developer for a minimum period of two complete winter seasons ending on May 31 following the second winter season.
- A developer must provide Maintenance Security in the form of a Letter of Credit from a chartered bank or a Cash Deposit in the amount of 20% of the tendered construction costs for installation and materials for the maintenance period and/or until a Final Acceptance Certificate has been submitted and accepted.
- At the end of the maintenance period, a Developer must prepare and submit a Final Acceptance Certificate under the Seal of the Developer's Engineer, the acceptance of which by the Co-op's Engineer will transfer ownership of the subdivision distribution system to the Co-op along with responsibility for its maintenance.

### ***Technical Support and Assistance***

- A Developer will be provided with any technical support and direction that may be reasonably required in the design and construction of subdivision distribution systems.
- A Property Owner/Member or the Property Owner's/Member's Contractor will be provided with any technical support and direction reasonably required in connecting a premises to the Co-op's treated water system and installing a WSC Panel.

### ***Transfer of Capacity Units***

- A Developer is required to inform the Co-op when a lot or parcel in the Developer's residential or commercial subdivision has been sold and transferred to a new owner.
- A Buyer of a lot or parcel from a Developer is charged a fee to transfer the ownership of the capacity unit(s) attached to the property and issue a Membership in the Co-op.
- The Transfer Fee is currently \$250.00, is reviewed annually and revised as needed.

### ***Easements***

- A Developer is required to provide and register easements in the name of Rocky View Water Co-op Ltd. for the waterlines and appurtenances they install on private land.
- Typical easements are as follows but may vary from the dimensions noted:
  - 12 meters wide for waterlines not adjacent to roadways.
  - 9 meters wide for waterlines adjacent to roadways and sharing the easement with other utilities.
  - 6 meters wide for waterlines adjacent to roadways and not sharing the easement with other utilities.
  - 10 meters by 10 meters for service valves that are located across roadways from waterlines.

### ***Water for Fire Suppression***

- The installation of dry or wet hydrant capability on a subdivision distribution system for fire suppression purposes will be in accordance with the requirements specified in each instance by the MD of Rocky View.

*Revised January 1, 2010*