



ROCKY VIEW WATER CO-OP LTD.

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Property Developer Information

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 Class A Membership is currently \$10.00.

Capacity Unit (CU)

- A Capacity Unit (10,000 Class B Non Voting Shares) is designated for the property which it has been purchased for, 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 (10,000 Class B Shares) is currently \$30,000.00.
- Prior to issuing confirmation of water supply for subdivision or development permit application with Rocky View County, the developer must provide an Irrevocable Letter of Credit (ILOC) in the full amount of the required number of Class B Shares. If the subdivision or development approval is not granted, ILOC are returned. If the subdivision or development is granted, the share purchase proceeds.

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 ease of installation: 2 shutoff valves; a reverse flow check valve; a pressure reduction valve with a maximum setting of 75 PSI; a Radio Read Meter with an electronically encoded register; and a 5 IGPM flow restriction device.
- 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 \$950.00.
- A \$150.00 Meter Commissioning Fee is payable when a WSC Panel is issued for installation.

Engineering Fees

- It is essential for the Co-op's engineer to review most requests for connections to our water system for subdivisions or developments. All engineering costs incurred will be passed onto the person or developer requesting a confirmation of the water supply. Depending on the complexity of the development, these fees can range from \$500-\$3500 or higher. A quote can be provided upon request.

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.
- Developers will be required to enter into a Water Services Agreement with the Co-op. Developers are encouraged to familiarize themselves with the Rocky View Water Co-op Ltd. Terms and Conditions of service.
- Construction Drawings must be prepared in adherence to the Co-op's Specifications 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 Rocky View County.
- 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, services and manual and automatic air release valves must be marked with blue-topped posts.

Construction and Maintenance Security

- Prior to construction, a Developer must provide Construction Security in the form of an Irrevocable Letter of Credit from a chartered bank or recognized financial institution 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 an Irrevocable Letter of Credit from a chartered bank or recognized financial institution 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 of \$250.00 to transfer the ownership of the capacity unit(s) attached to the property and a fee of \$10.00 for a Membership in the Co-op.

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 Rocky View County.