



## Summer Village of Grandview

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### WASTEWATER CONSTRUCTION AGREEMENT Summer Village of Grandview

This agreement (Agreement) covers the connection of the Summer Village wastewater mainline to holding tanks on individual lots and also the installation of any new tanks as may be required to meet the design criteria for the wastewater system. This is Phase 2 of the wastewater project (also referred to as the construction phase); Phase 1 was the installation of the mainline, and Phase 3 will be the installation of the pumps and control panels and then will be followed by the operation of the system.

#### Wastewater System Design and Installation

The wastewater system design for the Summer Village of Grandview is a low-pressure effluent pumping system, referred to as a STEP system (septic tank effluent pump system), in which residential wastewater is collected and pumped from a two-chamber holding tank to a regional treatment facility. A pump in the second chamber of the holding tank conveys effluent to the municipal wastewater system for treatment and disposal. On any property having a single-chamber holding tank or a two-chamber tank with only one riser, a secondary chamber, referred to as a "pump vault," will be installed adjacent to the holding tank, effectively converting it into a two-chamber system. The *service connection*, that section of pipe connecting the holding tank to the mainline and including the CC valve (shut off or isolation valve), will be owned by the Summer Village (the "Utility").

During the construction phase for the service connections, the Utility has made arrangements for the purchase and installation of new two-chamber holding tanks and pump vaults, if required and requested. This equipment will belong to the lot owner (Owner), who will be responsible for paying for the equipment and its installation. Holding tanks and pump vaults awaiting installation will be stored on the Owners' lots until the time of installation.

In order to avoid duplication of efforts, minimize disruption to infrastructure, and take advantage of the economies of scale, the Utility will make the arrangements for the service connection of all village properties. Individual property owners will not need to hire their own contractors for this work if done during the construction phase of the service connections. Any costs associated with service connections done after the construction phase will be the responsibility of the Owner.

Under Bylaw No. 272, every wastewater-producing lot is required to connect to the municipal system. All installations must meet the engineering design standards as specified by the Utility.

## **Property Owner Requirements**

Each Owner will be required to ensure that all wastewater, including grey water, but excluding outdoor showers, is directed to and contained in the holding tank. All septic fields must be decommissioned by the date the system is put into operation. The holding tank will be inspected during the service connection and must be replaced with a new holding tank if it fails to meet the requirements as specified by the inspector. The Owner is responsible for ensuring the tank and the connection to the residence and all other parts of the wastewater system owned by the Owner remain watertight and in good repair.

Only wastewater is permitted to be directed to the municipal system. Rainwater, sump discharge water, surface water, and groundwater must not enter this system or the holding tank.

The STEP system was chosen based on operational functionality and cost effectiveness; however, it does require periodic maintenance. The Owner acknowledges that periodic cleaning of the filter system and the holding tank will be required. Each owner is responsible for the maintenance of the pumping system. High-efficiency pumps have been chosen and are expected to last for a significant period of time. For the efficient operation of the system, there are some common-sense restrictions as well as municipal restrictions on what enters the holding tank. In accordance with an agreement the Utility has signed with the Regional Wastewater Commission, all system users will be given a list of prohibited materials. Owners are responsible for maintaining, operating, and replacing their STEP pumps whenever required.

The Utility will own, operate, and maintain the collection pipes running through the village as well as the service connections on private property up to the holding tank connection. As a condition of this Agreement and ongoing service, the Owner agrees to allow the Utility, or its representatives, including inspectors and contractors, access to the property at reasonable times during the construction and ongoing operation of the system. No person shall hinder, interrupt, or cause or procure to interrupt the municipality or its contractors, agents, or employees in the exercise of the power and duties contained in this Agreement.

For lakeside properties, the CC valve will be placed at the property line. For properties in Grandview Heights, the CC valve will be placed adjacent to the mainline. For back lots, the CC valve will be placed beside the holding tank. For undeveloped back lots, the CC valve will be placed at the property line unless the Owner requests the installation of a new holding tank, in which case it will be placed beside the holding tank. The Utility reserves the right to place CC valves in other locations if required.

The Owner shall be responsible for ensuring that a clear and open working space is available during the construction of the service connection. Any costs associated with removal and replacement of landscaping, fences, concrete, or any other obstructions will be the responsibility of the Owner. All residents must accommodate the contractor in the completion of the service connections, including the removal of vehicles, etc.

The Owner must respond to requests made by the Utility to ensure the progress of the contractor is not inhibited or delayed. If an Owner fails to reply to requests, it may result in the obligation and costs for the connection being given to the Owner.

The Summer Village will provide any Development Permits required for the installation of the service connections. During Phase 3 of the project, the Owner will be responsible for the electrical connection and any required electrical permits.

For undeveloped lots, a “pig tail” (a section of pipe extending onto the property for future connection) will be provided to accommodate the future connection to the System. The Owner will be solely responsible for any future costs associated with this connection, including costs of permits and any other costs associated with compliance to the system requirements specified by the Utility.

### **Municipal Requirements**

The Utility will be responsible for the installation of the service connection, including the connection from the CC valve to the holding tank. If requested by the Owner, the installation of a new pump vault or a new holding tank will be arranged by the Summer Village with costs being charged back to the Owner. If the Owner decides to opt out this provision and arrange privately for the installation of either a new holding tank or a new pump vault, a pigtail will be provided (as with an undeveloped lot) and the service connection will be entirely at the Owner’s cost and must be completed within the time frame specified in Bylaw No. 272 and amendments thereto.

The Utility will use reasonable efforts to reduce the impact to residential lots and will restore the construction zone to black soil and grass seed. The cost of any further landscaping or restoration work requested by an Owner shall be added to the service connection fee for the Owner requiring the work.

Communications will be done through direct mail outs, public information meetings, and regular updates on the Summer Village website ([www.Grandview.ca](http://www.Grandview.ca)). Construction activity is planned to commence at the south end of the Summer Village and finish at Poplar Bay. The phone number of the Owner is to be provided in order to finalize any construction details.

### **Connection Fees**

The costs for the wastewater system are being effectively handled through significant federal and provincial grants and, in part, from the Hamblin Trust and municipal reserves. The costs to each Owner for the construction phase will be based on the following table. Note that there will also be some additional final costs incurred by the Owner associated with Phase 3 (pump installation and operation) of this project.

- |   |   |
|---|---|
| i. Basic fee  | \$2000                                      |
| ii. Directional drilling/ trenching cost  | based on \$/m cost for distances over 10 m  |
| iii. Pump Vault (supply and installation)   | based on bid prices                         |
| iv. Holding tank (supply and installation)  | based on bid prices                         |
| v. Extras (landscaping, clearing, repairs, tank removal, the removal and replacement of obstructions, etc.) | based on actual prices if not done by Owner |

[Note: prices for directional drilling, trenching, holding tanks, and pump vaults will be made available when bids are received and will be posted on the Grandview website. These prices will be provided before Owners are required to sign this Agreement and will be appended as Schedule A as part of this Agreement.]

The connection fee must be paid to the Summer Village within 30 days of being invoiced. The cost for any new holding tank or pump vault will be invoiced separately and must be paid within 30 days of being invoiced.

Failure to pay invoiced amounts within the 30 day period will result in the unpaid amount being transferred to the property tax roll and will incur penalties in alignment with the Tax Penalty Bylaw. A transfer fee will apply.

The CAO may in extenuating circumstances allow an extension to the 30 day period if a mutually agreeable payment plan is approved.

By filling out and signing the following section, you indicate your acceptance of all the terms stated in this Agreement. This form, when completed and signed, will also serve as your application for a municipal Development Permit for the work to be done on your property.

**Date:** \_\_\_\_\_

**Owner Name:** \_\_\_\_\_

**Co-Owner (if applicable):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Alt. Phone Number:** \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

**Service Address:** \_\_\_\_\_ **Tax Roll:** \_\_\_\_\_

I, \_\_\_\_\_, hereby represent that I am the owner or the authorized agent of the Owner of the lot described above, and that I have the authority to sign this application for wastewater connection for the above noted service address.

I agree to comply with the Municipal Wastewater Bylaw No. 272 and including any amendments that may be made from time to time.

I understand and agree that the Utility, including its representatives, inspectors and contractors, may enter the subject property at any reasonable times during the construction and ongoing operation of the system.

I understand and agree to pay the Connection Fees as specified and to abide by other terms and conditions of this Agreement

Print Name (Applicant) \_\_\_\_\_ Signature \_\_\_\_\_

Print Name (Co-Applicant) \_\_\_\_\_ Signature \_\_\_\_\_

Authorized by: \_\_\_\_\_  
Summer Village of Grandview

This personal information is being collected under the authority of the Freedom of Information and Protection of Privacy Act and will only be used for the purpose for which it was collected. If you have questions about the collection, contact the FOIP Co-Ordinator at 780-586-2494