

SUMMER VILLAGE OF GRANDVIEW POLICY # 31 – 2018

SUBJECT: Wastewater System Variance Policy

DEPARTMENT: DEVELOPMENT / ADMINISTRATION

ADOPTED BY COUNCIL: July 13, 2018

AMENDMENT DATE: Res # 18-095, August 10, 18-122

PURPOSE/RATIONALE:

This policy provides guidance regarding the process and approvals needed for the granting of variances to the engineering standards for the local Municipal Wastewater System.

SCOPE:

This policy sets out the circumstances under which a variance may be granted; how it will be managed in future; and, the conditions that will cause the variance approval to expire.

DEFINITIONS:

In this Policy all definitions are as set out in the Municipal Wastewater Utility Bylaw.

SPECIFICATIONS:

MPE Engineering Ltd. has provided engineering specifications for the on-lot components of the Municipal Wastewater Utility System. The certified installer will have a copy of the current specifications and will advise the property owner of any deficiencies in the planned on-lot installation for their property.

VARIANCES:

In the event that a variance is required for a property due to restrictions related to lot size, tank location, or surface obstructions a variance application may be made by the Owner.

Variances will only be granted if the property owners cannot meet the engineering standard due to significant on-lot constraints.

PROCESS:

The Variance request should be forwarded to Council for review and approval.

Council will notify the Certified Installer working on the property and the Property Owner of the decision with respect to the variance request.

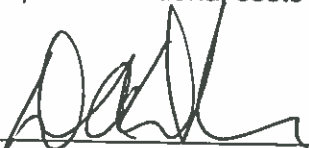
The property owner will then discuss the situation with the Development Officer and complete the variance request form (see attached).

The Development Officer may then grant a variance. The property owner will be required to sign a waiver accepting responsibility for any problems or additional maintenance associated with the approved variance. The Development Officer will record the approval of the variance and that the property has a non-conforming on-lot system.

This information will be included in any future Compliance Certificate information issued with respect to that property.

In the event that a Development Permit application for the property is received that may change the burden on the on-lot wastewater system or include upgrading, expanding, or re-structuring of the dwelling(s), the variance approval will be revoked and the property owner will be required to upgrade their on-lot wastewater to meet the engineering standard in effect at that time.

In the event that the property is sold, the new owner will be required to either bring the on-lot wastewater system into compliance with the engineering standards in effect at that time, or, to sign a waiver and accept the additional costs for problems, issues or maintenance associated with the variance.



Don Davidson, Mayor
Summer Village of Grandview



Sylvia Roy, CAO
Summer Village of Grandview

