

Priorities Committee Meeting_Apr17_2018

STRATEGIC INITIATIVE AND UPDATE**Country Residential Sewage Handling****Report Purpose**

To provide the Priorities Committee with servicing option information regarding private on-site sewage systems and the municipal piped septic tank effluent pumping (STEP) sewage system in the Country Residential Policy Area.

Council History

September 5, 2017 – Council adopted Municipal Development Plan (MDP) Bylaw 20-2017.

June 6, 2017 – Council approved a motion #2017/30 directing that administration prepare a report by the end of the first quarter of 2018, on the following:

- new technologies for Country Residential sewage handling;
- expected technological advancements in the near future for decentralized wastewater treatment;
- cost comparisons, performance efficiencies and expected environmental benefits of decentralized vs. centralized wastewater treatment;
- estimated lifecycle cost to utility ratepayers of decentralized vs centralized treatment options for Country Residential development;
- impacts of potential future regulatory requirements on methodology of treatment, not limited to but including ground water quality and effluent quality standards;
- estimate of capital cost per average new county residential lot;
- where the environmental liability and enforcement of water quality standards lie; and
- recommendation regarding the MDP requirement for the connection of new Country Residential developments to Strathcona County's wastewater system when considering the above analysis.

March 14, 2017 – Priorities Committee presentation on the MDP Update – Items for Discussion included information and a recommendation regarding Country Residential Servicing.

May 22, 2012 – Council adopted the Country Residential Area Concept Plan (CRACP) Bylaw 58-2011 with an effective date of May 29, 2012.

March 8, 2011 – Council approved Policy SER-001-027 Capital Cost Recovery for Wastewater Servicing in the Country Residential Area.

June 30, 2009 – Council cancelled the Country Residential Wastewater Servicing Program (Resolution 520/2005) to connect existing development with private wastewater systems in the Country Residential Policy Area to a municipal wastewater system.

May 22, 2007 – Council adopted MDP Bylaw 1-2007 with an effective date of May 29, 2007.

July 5, 2005 – Council approved motion #520/2005 indicating that a strategy be implemented to require over time, existing developments in the Country Residential Policy Area and the Hamlet of Ardrossan to connect to an offsite treatment wastewater system.

July 5, 2005 – Council approved motion #519/2005 indicating that all new subdivisions in the Country Residential Policy Area and the Hamlet of Ardrossan be required to, at development, connect to an offsite treatment wastewater system.

July 5, 2005 – Council approved motion #518/2005 indicating that an average residential density of 50 lots per quarter section be used to guide the wastewater servicing strategy for the proposed Country Residential Policy area.

June 24, 2003 – Council approved Bylaw 62-2003, an amendment to MDP Bylaw 38-98, indicating that cluster country residential development shall be serviced with a piped community water and sewer system approved by Alberta Environment and the municipality.

Strategic Plan Priority Areas

Economy: n/a

Governance: n/a

Social: n/a

Culture: n/a

Environment: n/a

Other Impacts

Policy: n/a

Legislative/Legal: n/a

Interdepartmental: Planning and Development Services and Utilities

Summary

During the review and update to the County's MDP, which was approved in September of 2017, one of the items that was a focus of discussion was the servicing of lots within the Country Residential Policy Area. The previous and current MDP require that any new multi-lot Country Residential subdivision requires a municipal piped STEP sewage system rather than a private on-site system to address sewage for residences.

Since the requirement for utilization of the municipal piped STEP sewage system came into effect, there has been limited development in the Country Residential Policy area. This can be attributed partly to the cost required for a developer to provide this type of system to the development, and partly to being a style of development that is not as popular as it used to be.

During the update to the MDP, Council was presented with the following information regarding the two options for servicing the Country Residential Area:

Private On-site Systems

- concerns that they will fail and be costly for a resident to replace posing a risk to the environment
- may encourage country residential development
- impact on road network, costs to County for road maintenance due to truck hauling for cisterns and septic tanks

Municipal Piped STEP System

- very costly to develop
- appears to discourage country residential development
- if large servicing network is built-out, costs over time for maintenance and replacement

Given that the sewage system options are two distinct ways of providing waste water services, each with their pros and cons, Council approved a motion on June 6, 2017, for administration to prepare a report with the options regarding Country residential sewage handling. In this regard, Enclosure 1 is a PowerPoint presentation which provides information on the two options for Country Residential sewage handling.

Please note that the report does not address private on-site vs municipal piped water systems.

Enclosure

1 Country Residential sewage handling presentation