



RURAL MUNICIPALITY OF ST. ANDREWS POLICY AND PROCEDURES MANUAL

POLICY NAME: Wastewater Connections for New Development Policy	POLICY NUMBER: EVD-06
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WASTEWATER CONNECTIONS FOR NEW DEVELOPMENT POLICY

Purpose

The purpose of this policy is to provide guidelines for subdivision approval for new lots and units created that require sewer connections to the wastewater utility which have not previously been paid for or been included in the Local Improvement Plans 2016-01 and 2017-01.

Definitions

“REU” Residential Equivalent Unit, means the nature of the use or impact is equivalent or calculated comparable to a single-family residence.

“Serviced Area” the area that is included in Phase 1 and Phase 2 of the South St. Andrews Wastewater Utility.

“Service Sharing Agreement” The agreement entered between the RM of St. Andrews and the City of Winnipeg dated May 19, 2021, outlining the maximum number of connections permitted to discharge wastewater that goes to the City of Winnipeg treatment plant.

Policy Guidelines

- 1) All subdivisions approvals in the Serviced Area will be required to enter into a development agreement with the RM and include timelines for development phases and a three (3) year construction timeline for purchasers to complete construction on a home and apply for a sewer connection permit.
- 2) Approved residential subdivisions creating less than ten (10) lots or new units in the Serviced Area, shall be permitted to connect to the wastewater utility at the time of building and applying for a sewer connection permit.
- 3) Residential subdivisions that are creating ten (10) or more lots or new units in the Serviced Area will require council consideration of current wastewater capacity at the time of the application to determine if approval for connection to the wastewater utility will be granted.
- 4) All applications shall be reviewed with conceptual view of the surrounding area, development potential and proposed phasing which may create less than ten (10) connections that would preclude Council's decision ability.

- 5) Applications in all other zones that are creating any REU for new lots or new units in the Serviced Area, will require council consideration of the current wastewater capacity at the time of the application to determine if approval for connection to the wastewater utility will be granted.
- 6) Industrial Use connections will not be permitted.
- 7) Applications may still be approved by Council with the installation of compatible holding tanks only, until such time as capacity may increase due to a new or amended Service Sharing Agreement.
- 8) All new development in the Serviced Area shall be required to design and install the necessary municipal wastewater infrastructure required for connection regardless of if they are given approval by Council for the connection of the proposed properties.

Scope

This policy applies to all Municipal departments and units.

Procedure

- 1) Following the receipt of a new zoning by-law application that creates ten (10) or more new lots or units or REU's in the Serviced Area, the RM shall provide to Council the current number of connected properties, REU's, and the current volume recorded at the Sewer Meter for wastewater leaving the RM.
- 2) All Subdivisions shall require the developer to enter into a Development Agreement that identifies a three (3) year building timeline for completion of a dwelling from the initial transfer of Title to the first purchaser of the lot. Building timelines may be altered for some developments and will be outlined in the Development Agreement. In some circumstances a one (1) year extension may be authorized at the discretion of the Chief Administrative Officer of the Municipality. Further extensions may be considered on a case by case basis.
- 3) Failure to comply to the three (3) year building timeline shall cause penalties to be issued to the property owner and added to municipal taxes annually. The penalty amount shall be identified in the Development Agreement.
- 4) Any new lots or units created requiring interim use of holding tanks only, shall have priority to connect to the wastewater system when expanded capacity becomes available.