

## WHEATLAND COUNTY

<b>PLANNING POLICY SECTION 7.17 – WATER SERVICING</b>	<b>WATER SERVICING</b> Page 1/4
Effective Date: September 15, 2020	Revised:

### PURPOSE

To provide guidance on the minimum water servicing requirements for residential, commercial, industrial, and institutional development.

#### Philosophy:

The policy primarily pertains to the minimum water servicing requirements relative to various development applications. An adequate supply of potable water is necessary to sustain new development. As such, the County requires proof that an adequate supply of potable water is available for a proposed development.

A person who owns or occupies land that adjoins a natural water body (e.g. river, stream, lake, etc.) or where groundwater exists, is allowed to divert of up to 1,250 cubic meters of water annually for normal domestic household use without the need for a water license subject to the stipulations under the Water Act. For all other purposes including communal, commercial, industrial, and institutional uses, approvals from Alberta Environment & Parks are required to withdraw water from either groundwater or surface water sources.

Notwithstanding the philosophy of this policy, all applications for country residential and un-serviced hamlet subdivisions, as well as commercial, industrial, and institutional uses shall submit the required information as stated in the policy with a complete subdivision application, or where an Area Structure Plan (ASP) is required, to be submitted as part of the ASP.

The principles contained within this policy may be used as a reference to assist the subdivision authority in determining the water servicing requirements for agricultural subdivision applications.

### POLICY

#### A. Subdivision

1. For applications where the total number of lots, including the proposed lot(s), does not exceed five (5) lots in a quarter section, and groundwater sources are used, the County requires the Applicant to submit a Groundwater Supply Evaluation

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(Level 1) Report to determine the production potentials of the aquifers underlying the subject parcel and surrounding areas.

2. For subdivision applications resulting in six (6) or more lots in a quarter section, the County requirements are as follows:
  - a. The proposed development must connect to an existing County water system, if available.
  - b. No individual water wells are allowed to service individual lots.
  - c. The Applicant shall submit to the County the estimated water demand for the proposed development to determine if there is available capacity on the existing water system.
  - d. If a piped water system from the County or a Water Co-op is not available, the proposed development shall be serviced with its own communal piped water system and satisfy the following requirements:
    - i. Where the proposed water supply is from a groundwater aquifer, the Applicant shall provide the following to the satisfaction of Wheatland County and Alberta Environment & Parks:
      - Conduct water well drilling and Aquifer test (Level 2 Evaluation Report) following the guidelines from Alberta Environment & Parks.
      - Complete engineering drawings for the proposed water supply, treatment, storage, and distribution system stamped by a qualified professional who is a member in good standing with APEGA.
      - Approval of a well license and the communal water system from Alberta Environment & Parks.

Where the proposed water supply is via surface water diversion, the Applicant shall provide the following to the satisfaction of Wheatland County and Alberta Environment & Parks:

      - Complete engineering drawings for the proposed water supply, treatment, storage, and distribution system stamped by a qualified professional who is a member in good standing with APEGA.
      - Approval of a water diversion license and communal water system from Alberta Environment & Parks.
    - ii. The Developer shall commit to organize a community association who will eventually take ownership of the communal water system and hire a licensed water operator to operate and maintain the system.
3. For commercial, industrial, and institutional development applications, the County requirements are as follows:
  - a. The proposed development must connect to an existing County water system, if available.

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- b. The Applicant shall submit to the County the estimated water demand for the proposed development to determine if there is available capacity on the existing water system.
- c. If a piped water system from the County or a Water Co-op is not available, the proposed development shall provide its own water system with the following options:
  - i. Where the proposed water supply is from a groundwater aquifer, the Applicant shall provide the following to the satisfaction of the County and Alberta Environment & Parks:
    - A water well drilling and Aquifer Test (Level 2 Evaluation) Report following the guidelines from Alberta Environment & Parks.
    - Complete engineering drawings for the proposed water supply, treatment, storage, and distribution system stamped by a qualified professional who is a member in good standing with APEGA.
    - Approval of a well license and the communal water system from Alberta Environment & Parks.
  - Where the proposed water supply is via surface water diversion, the Applicant shall provide the following to the satisfaction of the County and Alberta Environment & Parks:
    - Complete engineering drawings for the proposed water supply, treatment, storage, and distribution system stamped by a qualified professional who is a member in good standing with APEGA.
    - Approval of water diversion license and communal water system from Alberta Environment & Parks.
4. Assessments may not be required for the following applications unless it is deemed there is a significant potential for adverse safety/health/environmental effects that warrant an appropriate assessment:
  - a. The proposal is to separate an existing dwelling(s) with an existing water supply from the parcel.

### **B. For Development Agreement**

Development Agreement applications shall be subject to the requirements stated under Section A. 2.

## **DOCUMENT OWNER**

Community & Development Services