

Water and Sanitary Services for Redevelopment Projects

Purpose:

The intent of this policy is to provide safe, reliable, and adequate water and sanitary service connections for proposed developments.

Definition:

Development for the purpose of this policy, is the construction of a replacement building on a site that is currently serviced.

Policy Statement(s):

Based on The City of Red Deer water pressures and the past record of complaints regarding performance of existing property service connections, The City normally requires a minimum 25 mm water and 150 mm sanitary connection. In addition, where the existing services are more than 25 years old, The City recommends that new services be installed to match the service life of the new building.

The Developer will be advised of the following options:

1. Replace the existing service with the recommended minimum size. To encourage the philosophy of new service connections to match a replacement building's service life, The City will share in the cost of the minimum size service on a 50/50 basis. Any incremental costs due to a larger service size requirement will be 100% Developer responsibility.
2. Reuse the existing service. Upon a request by the Developer to reuse old or substandard services, The City will undertake a service inspection to determine the condition of the existing service. The cost of this inspection will be the responsibility of the applicant and is specified in The City of Red Deer Utility By-law. Subject to a satisfactory report from the Public Works Department and receipt of a letter from the applicant confirming that he is accepting all responsibility and liability relative to potential service failure or inadequate service capacity, The City of Red Deer will permit the reuse of the existing water or sewer service.

**Water and Sanitary Services for
Redevelopment Projects****Authority/Responsibility to Implement:**

The City Manager will ensure the policy requirements are met and updated as required.

Document History:

Approved: September 9, 1986
Revised: March 9, 1998
Administrative Revision (new template): March 9, 2010