
County of Wetaskiwin No. 10

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Frequently Asked Questions (FAQ'S)

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Costing/Funding

Q: What costs are included within the local improvement levy?

The local improvement levy covers 1/3 of the off-lot costs of the system, as well as any on-lot costs proposed as part of the plan, which would include the pump package and lines into the tank on each property.

Q: Are there any fees associated with hooking into the system once it has been constructed? Are residents mandated to hook into the system?

A: There are no hook-up fees and no obligation for residents to hook into the system once it has been constructed. Once residents who choose to be hooked in and receiving service, there is a \$30 per lot, per month fee for service, and residents will receive a utility bill every two (2) months.

Q: What is the approximate cost of a pump package? Is there a warranty with the package?

A: Pump packages typically cost between \$3,000 and \$4,000 and are included as part of the local improvement levy; the local improvement plans have estimated \$4,000 per pump. The pump packages come with a two (2) year warranty and have a typical life span of ten (10) to fifteen (15) years, dependent on use.

Q: Are there installation costs associated with installing the pump package?

A: Depending on the current infrastructure in place in each lot, installation costs may range anywhere from \$2,000-\$5,000. If a septic tank is also required, costs could range anywhere from \$8,000 to \$12,000. A list of certified installers will be provided to all residents. However, residents are not obligated to choose an installer from this list and may make their own arrangements.

Q: Is the County considering providing any capital funding for the proposed local improvements?

A: At this time, the position of County Council is that if a project only benefits a certain area, then any costs outside of acquired grant funding will be covered by the residents of that area through an approved local improvement tax. Therefore, the County is not considering providing any capital funding at this time.

Infrastructure/Installation

Q: What happens if there is landscaping and/or property damage from the installation? Who is responsible?

A: Contractors used for the construction of the system or installation of the on-lot infrastructure would be mandated to work with landowners to ensure that any damage or alterations to landscaping or property are promptly fixed. The County can and will use penalty clauses and retention of bonding to guarantee this.

Q: Is the County considering prohibiting septic tanks and/or septic fields in the future if a local improvement is not approved?

A: At this time, the County is not considering that.

Q: Who is responsible for ongoing maintenance?

A: For any of the off-lot infrastructure, the County is responsible for ongoing maintenance. For on-lot infrastructure, the property owner is responsible for ongoing maintenance.

Q: What is the minimum size of septic tank needed for this system?

A: For those local improvements being proposed with a Septic Tank Effluent Pump (STEP) system, the minimum tank size is 1,000 imperial gallons. For those local improvements being proposed with a Grinder system, the minimum tank size is 500 imperial gallons.

Q: Have there been any issues with these systems installed in other subdivisions or Summer Villages?

A: The County has not seen any significant issues in the systems that have been installed in County subdivisions. Some problems have been reported in Ma-Me-O-Beach as a result of the system being unable to be built and secured properly below the frost line, which are being actively addressed and will not impact these proposed systems.

Q: Are there any permits or inspections required for the installation of the pump package?

A: The County will provide a list of certified installers that have been vetted by the County and MPE, which will ensure that all appropriate Safety Code Permits are obtained, if necessary. However, landowners will be free to use another installer if they wish. Once the package is installed, the landowner will contact the County's Utilities Department for an inspection, at no cost.

Process

Q: If the local improvement goes ahead, can a landowner opt out if they are not in support?

A: Landowners cannot opt out of an approve local improvement and will be responsible for their share of the cost. However, there is no obligation for landowners to actually hook into the system if/when it is approved and built.

Q: The County is proposing local improvements for seven (7) different subdivisions. Does the choice of any one (1) subdivision to go ahead or not go ahead with their local improvement impact any of the other six (6) subdivisions?

A: No. Each subdivision's local improvement plan is designed to be able to tie into the larger regional system independently of the other subdivisions.

Q: If a lot has more than one owner on title, are signatures required from each owner?

A: No. Only one person on title needs to sign the petition for their lot, if they are in favour of the project.

Q: If an individual owns more than one lot in a local improvement area, do they have the option to sign for each lot?

A: Yes. Signatures are collected on a per lot basis, so if an individual is on title on more than one lot, they can (if they choose to) sign the petition for each lot.