

Ross Haven – Proposed Sewer Project Information

Last Revised: August 16, 2021

Provincial / Federal Government

1. What are the current requirements for dealing with sewer in a Summer Village around a body of water? Is the provincial or federal government considering changes to this?
2. Confirm grants available to the village, or Lagoon Commission, and requirements for those grants to be provided.

Engineering

1. The proposed system will have maintenance on the lines, check valves, and pumps. In addition, homeowners will need to invest money to tie into the system. If everyone tied into the system, the homeowner investment will likely exceed \$2,270,000 (227 lots at \$10,000 each). What is the total cost of the system, broken out into homeowner and village costs? Please include and breakout forecasted annual maintenance, based on experiences from other villages.
2. With the total cost of the system in mind, has alternate systems been considered?
 - a. Drainage based system. What would a ballpark cost be for a drainage-based system? Would this system have any investment required by each homeowner?
 - b. Other systems?
3. Has the head pressure from the top of the hill to Parkins Avenue been considered? Will a pump installed in a homeowner's tank be able to exceed the head pressure? Will several homeowners' pumps need to pump in order to exceed the head pressure?
4. Will a lift station be required in the future?
5. Was an engineering review completed by an alternate engineer?
6. If the system does not work as intended, does the engineering firm have insurance to cover the additional costs needed to make the solution workable?
7. What warranty period exists with respect to the engineering?
8. Was installation of water lines at the same time considered? What would those expected costs be?

Homeowner Portion

1. At what point is the equipment a homeowner's responsibility versus others?
2. Are there any limitations to what types of tanks are needed to be used with this system?
 - a. Plastic tanks?
 - b. Minimum tank capacity?
 - c. Minimum number of access points to the tank?
3. In winter months, if the system is not used frequently by a homeowner, does the pump need to be pulled?
4. How often does the pump need to be cleaned or serviced?
5. How many check valves are recommended to be installed and where? What is the maintenance and frequency for these check valves?
6. If there are more than one check valve to ensure no backups, how do you know if one check valve has failed?
7. Can items such as dental floss, sanitary napkins (not supposed to be in the system) or other items cause a check valve to fail?
8. Does homeowner insurance cover sewer backup from this type of system? Are there limitations to this coverage?

9. In the event of a power failure, what are the impacts (if any) on the system.
10. How often is it recommended that the septic tank be pumped out to remove built up solids.
11. Will there be a mechanism or checks in place to ensure that homeowners septic tanks are not leaking?
12. What is the lifespan or replacement schedule of the homeowner components?
13. If a lot is sold or transferred to new owners, will the village place a lien on property forcing future owners to tie into the system?

Sewer Main Questions

1. After the system is installed, who is the owner of the system – the village or the lagoon commission?
2. If there is a leak in the system, that is NOT the responsibility of the homeowner, who is responsible for this?
3. Does the owner require insurance to cover potential future issues? If so, what is the cost of insurance.
4. What are the maintenance requirements and costs of the sewer main components? Valves, clamps, pipe, etc.
5. What is the lifespan or replacement schedule of various components?
6. Is there an opportunity for the system to be run like a utility? For example, the utility company gets the grant money and other funding, installs the sewer main, is responsible for it, etc. Homeowners only pay if they choose to join.

Lagoon

1. Currently, all residents are paying an annual amount of \$175 for the Water / Sewer fund. Is that money being collected for future use? If so, how much money has been saved. If this money is being spent, what is it spent on?
2. What communities, villages, or other municipalities are currently using the lagoon?
3. Are dumping fees expected to increase?
4. How long will the lagoon fees remain the same? What variables will cause the lagoon fees to increase?
5. Will the lagoon run out of capacity? If so, when is it expected to need more capacity?
6. As more people tie into the system, more fluids may enter the lagoon than are entering from septic trucks. For example, homeowners may not be as concerned about water conservation, or perhaps grey water that is handled differently may be diverted into this system. Has this been considered when reviewing lagoon capacity?
7. Can anything be done to minimize future cost increases? Are there alternate ways to treat the sewage that could minimize required expansion?

Benchmarking

1. Please identify the villages that have tied into the system and the following data from each:
 - a. Number of lots within village
 - b. Number who have tied in. Provide comments as to this number compared to the number of lots.
 - c. List known issues from the sewer main or from homeowners. We have heard rumors of pumps needing to be replaced numerous times, basements filled with sewer, and problems with the sewer main lines within our neighboring villages.
2. Provide list of similar municipalities that have this system. Provide similar data as identified in the previous point.

Newspaper Articles

Here are some articles pertaining to similar systems in Alberta.

1. Mameo Beach Ongoing Issues

- a) <https://www.cbc.ca/news/canada/edmonton/mameo-beach-pigeon-lake-1.5288409>
- b) <https://www.cbc.ca/news/canada/edmonton/ma-me-o-beach-new-sewage-system-1.5113583>
- c) <https://www.pipestoneflyer.ca/local-news/ma-me-o-beach-residents-concerned-over-continuous-waste-sewage-system-issues/>
- d) <https://edmontonjournal.com/opinion/letters/tuesdays-letters-dont-exaggerate-progress-at-pigeon-lake>
- e) <https://esemag.com/wastewater/village-shuts-down-wastewater-system-winter/>

Others?