

Model Process for Subdivision and Development Approval and Private Sewage

Planning and Development Services
Policy M5

Policy:	M5 – Model Process for Subdivision and Development Approval and Private Sewage
Policy Department(s):	Planning and Development Services
Adoption Date:	June 18, 2012
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Policy Purpose

To provide a framework for evaluating the suitability and viability of utilizing Private Sewage Treatment Systems in the consideration for approval of subdivision applications.

Policy Statement

To support its vision of being “First in building sustainable, prosperous and safe communities” and the operating principle of “being good stewards of our land, air, and water,” the County will require all subdivision applications proposing to utilize Private Sewage Treatment System(s) to follow the Model Process and prepare a site evaluation for consideration of approval of the subdivision application.

Definitions

“Model Process” means a set of guidelines developed by Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs for evaluating and assessing the suitability and viability of a site for the use of a private sewage treatment system.

“Private Sewage Treatment System” means a septic system used to treat sewage from a residence or business that is not connected to a centralized treatment system.

Policy Guidelines

1. The County will utilize the current Model Process to meet the requirements set out in the Municipal Government Act requiring the County to consider the suitability of a proposed subdivision or development site for private sewage treatment.
2. The County will require applicants for subdivision proposing to utilize Private Sewage Treatment Systems to conduct and submit site evaluations in accordance with the current Model Process with their application for subdivision. The County will require all approved Model Process site evaluations be registered on title of the associated parcels as a condition of subdivision approval.

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Attachments

N/A

References

Legal Authorities	Municipal Government Act, RSA 2000, c M-26
Related Plans, Bylaws, Policies, Etc.	Policy B1 – Policy Development
Other	<p><i>The Model Process for Subdivision Approval and Private Sewage: The Suitability and Viability of Subdivisions Relying on Private Sewage Systems</i>, Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs, February 4, 2011.</p> <p><i>Model Process Technical Resources: Updated Model Process Technical Resources to the Suitability and Viability of Subdivisions Relying on Private Sewage Systems (2011)</i>, Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs, February 1, 2011.</p> <p><i>Example Level Three Assessment of Site Suitability: For PSDS Proposed 6 Lot Subdivision SW XX-XXX-XX W4M Part of the Updated Model Process Technical Resources to Guide Municipal Consideration of Subdivision and Development Using Private Sewage Treatment Systems</i>, EBA Engineering Consultants Ltd (2003), Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs, 2004.</p> <p><i>Model Process Overview</i>. Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs.</p>

Revision History

Review Date	Description
June 6, 2026	Reviewed and Presented for Information
July 25, 2022	Reviewed and Amended CM20220725.008
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