



SUBDIVISION APPLICATION PACKAGE

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608
www.mdgreenview.ab.ca

1. **Complete and sign application:** Form A (Application); Form B (Water and Sewer Services Information) and Form C (Disclaimer and Right of Entry).
2. **Submit application fee(s)** as established by the Schedule of Fees Bylaw.
3. **Tentative Plan of Subdivision**, which is prepared by a professional surveyor and shows proposed accesses, physical features and developments on the subject land and other information registered on title.
4. **Approach Application Request** if an approach is required to the proposed subdivision, balance of the quarter, or to both. Submit a non-refundable application fee. An approach application request is attached to the subdivision application package. Fees are established by the Schedule of Fees Bylaw.
5. See the attached excerpts from Alberta Private Sewage Systems Standards of Practice, subdivision information and a partial list of Alberta land surveyors for information.

STEPS REQUIRED TO REGISTER A SUBDIVISION

- STEP 1:** Greenview receives the application and tentative plan of subdivision from applicant.
- STEP 2:** A development officer conducts a site inspection and letters are sent to referral agencies (Alberta Transportation, ATCO Electric, oil and gas companies, interested parties on title, etc.) and adjacent landowners. Referral agencies and adjacent landowners are given 30 days to respond with comments or concerns.
- STEP 3:** Greenview's Municipal Planning Commission (MPC) reviews the application. A decision is issued, and if no appeal is filed by the applicant or referral agencies, the decision is considered final. Conditions of subdivision approval must be fulfilled prior to endorsement of the survey plan.
- STEP 4** These conditions will, in part, address the following:
- Taxes must be current.
 - Applicable fees for access to the proposed lot and/or balance of the quarter to be constructed and/or upgraded by Greenview must be paid.
 - The sewage system must meet or be upgraded to Alberta Private Sewage Systems standards.
 - Road widening may be required to accommodate future road upgrade. If road widening is required, an agreement must be signed by all parties. Greenview is responsible for registering the road plan at no cost to the applicant.
- STEP 5:** The applicant consults an Alberta land surveyor, who submits a subdivision plan to Greenview to endorse. Endorsement fees as established by the Schedule of Fees must be paid. If the subdivision requires a developer's agreement, all conditions of the agreement must be met prior to endorsement.
- STEP 6:** The endorsed subdivision plan is returned to the surveyor, who registers the plan with Alberta Land Titles. The plan must be registered within 12 months of endorsement. A time extension may be granted at the sole discretion of Greenview upon receipt of a time extension request and applicable fee.

NOTE: It takes approximately 3 months or longer to complete a subdivision due to the factors outlined above.

For further information, please contact the Planning & Development department:

FCSS Building | 4707 - 50 St. P.O. Box 1079, Valleyview, AB T0H 3N0 | 780.524.7600 | Planning@mdgreenview.ab.ca

SUBDIVISION INFORMATION

DEFINITION

Subdivision means the division of a parcel of land to obtain separate title(s) to part(s) of the parcel. Subdivision of land into parcels (or lots) is an integral part of the land development process, and is subject to both provincial regulations and municipal bylaws and policies. In order to subdivide a parcel, the assigned land use district must permit the parcel sizes and densities proposed. If the current land use designation does not allow the proposed subdivision, a land use amendment must be completed prior to (or along with) the subdivision application.

PRELIMINARY DISCUSSIONS WITH THE MUNICIPALITY

Landowners (or their representatives) considering a subdivision are encouraged to contact planning and development staff prior to making an application. The purpose of this initial consultation is to provide the applicant with specific information on application process requirements and provide opportunity for the applicant to receive preliminary feedback from Greenview including review of the proposed plan.

A pre-application meeting is required for any of the following types of developments:

- Multi-lot subdivisions
- Multi-family residential
- Commercial / Industrial
- Recreation

The applicant is responsible for contacting the Planning and Development department for the scheduling and coordination of the pre-application meeting.

REVIEW OF SUBDIVISION APPLICATION

Greenview's planning and development department reviews every application to evaluate site suitability and conformity with local and provincial planning legislation.

Site suitability issues:

- Adjacent land use compatibility
- Adequate water supply and sewer systems
- Legal and physical access via road approach
- Proximity to existing wellsites and pipelines
- Existing or proposed utility services
- Environmental considerations
- Potential flooding or erosion issues

Legislation compliance with:

- Municipal Government Act (MGA)
- Alberta Subdivision & Development Regulations
- Related provincial land use policies
- Greenview's Land Use Bylaw (LUB)
- Greenview's Municipal Development Plan (MDP)
- Greenview's Development Guidelines & Municipal Servicing Standards
- Existing area structure plans (ASPs) if applicable

The applicant may be required to submit the following additional studies based on the complexity of the proposed subdivision:

- Area structure plan (ASP)
- Heritage site assessment
- Sanitary sewer analysis
- Surveyed grading plan
- Traffic Impact Assessment (TIA)
- Wetland assessment
- Hydrological report
- Geotechnical report
- Stormwater Management Plan (SWMP)
- Environmental and/or biophysical assessments

CIRCULATION

The application will be circulated to Greenview departments and other affected agencies for comments and recommendations. Greenview utilizes these comments to evaluate the application and establish conditions of approval. The applicant is responsible for addressing any concerns or issues that the agencies identify. Planning and development staff is available to review the responses with the applicant.

DECISION

Greenview's subdivision approval authority is Municipal Planning Commission (MPC). Decisions on subdivision applications are made at a monthly meeting. Applicants and/or their representatives may attend these public meetings and make a presentation if desired. Municipal Planning Commission then makes a decision to conditionally approve, refuse or table the application. A written notice of the decision will be issued to the applicant.

APPEAL

If your application is not approved or you disagree with a condition, you may appeal to the Secretary of the Subdivision and Development Appeal Board at the Greenview office within 14 days of receipt of the written decision. Only you, the municipality, school boards or the provincial government can appeal a subdivision. Adjacent landowners are notified of subdivision applications and are invited to comment but cannot appeal decisions.

ENDORSEMENT

The surveyor submits the survey plan to Greenview. An endorsement fee is also paid at this time. Greenview endorses the document only if all conditions of subdivision approval have been met. You have one year from the date of decision to have the survey plan endorsed by Greenview. If you cannot meet this timeline, please contact the planning and development staff for an extension. An extension may be granted at the sole discretion of Greenview.

REGISTRATION

Once Greenview has endorsed the survey plan, it is returned to the surveyor, who registers the plan with Alberta Land Titles. The endorsed documents must be registered at Alberta Land Titles within one year of the endorsement date. Once the plan is registered, a Certificate of Title is issued for each newly created parcel. The transfer of titled lots cannot occur until the plan is registered.


TENTATIVE PLAN OF SUBDIVISION REQUIREMENTS

PLEASE SUBMIT THIS CHECKLIST TO YOUR SURVEYOR

GREENVIEW WILL **NOT** ACCEPT SUBDIVISION APPLICATIONS WITHOUT A TENTATIVE PLAN THAT ADDRESSES THE REQUIREMENTS BELOW

TENTATIVE PLAN CHECKLIST:

- North arrow;
- Legend;
- 1:5000 scale; 1:2000 scale for multi-lot subdivisions (4 or more lots);
- Clear identification of the subject lands, showing the entire existing parcel with the proposed subdivided parcel(s) shown within;
- Location, dimensions, area and boundaries of all parcel(s);
- Location and legal land description (Lot / Block / Plan) of all existing and proposed lots;
- Location of all buildings and structures (e.g. houses, shops, barns, oil and gas facilities, etc.);
- Location of all water wells, dugouts, and any other water supply facilities;
- Description of type and location of any private sewage disposal system, point of surface discharge, and **distance to the source of potable water supply, waters course(s), residence(s) and existing and proposed property lines**; and provincial setback requirements associated with these systems to indicate if these setbacks will have an influence on the boundaries of the proposed parcel(s);
- Location of all utility and rights-of-way, easements and identification of their ownership;
- Location of utility poles;
- Location of any highway, road, lease road, or rail line within or adjacent to the parcel(s) to be subdivided;
- Location of any steep (> 10%) sloped areas, water bodies, watercourses and drainage ditches within or adjacent to the land to be subdivided;
- Location of any treed areas or brush;
- Location of any gas and oil wells and pipelines. The applicable Alberta Energy Regulator (AER) setbacks from a gas or oil well and battery sites are to be included, as per AER Directive 056;
- Location of any existing, known or proposed sour gas facilities, sewage lagoon and solid waste disposal facilities within or adjacent to the land to be subdivided together with the applicable setbacks;
- Location of existing and proposed access to the proposed parcel(s) and the remainder of the titled area by using the following symbols:

 EXISTING APPROACH

 PROPOSED NEW APPROACH

 MUTUAL APPROACH
Describe: Existing or Proposed

- Information relative to the instruments mentioned on the title.



SUBDIVISION APPLICATION - FORM A

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608
www.mdgreenview.ab.ca

FOR ADMINISTRATIVE USE

APPLICATION NO.	
FORM A AS COMPLETED	
FEES SUBMITTED	RECEIPT NO.
ROLL NO.	

THIS FORM MUST BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED LANDOWNER(S) OR BY AN AUTHORIZED AGENT ACTING ON HIS/HER (THEIR) BEHALF.

1. Name of registered owner(s) of land to be subdivided:

Address: _____
 (Name(s) in Block Capitals) Phone Number: _____ Work: _____
 Rural Address: _____ Email: _____

2. AGENT ACTING ON BEHALF OF REGISTERED OWNER:

Address: _____
 (Name(s) in Block Capitals) Phone Number: _____ Work: _____
 Email: _____

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All/part of the _____ ¼ Sec. _____ Twp. _____ Range: _____ West of _____ Meridian
 Being all / parts of Reg. Plan No. _____ Block _____ Lot _____ C. of T. No. _____
 Area of the above parcel of land to be subdivided _____ HA _____ AC

4. LOCATION OF LAND TO BE SUBDIVIDED

a. Is the land situated immediately adjacent to the municipal boundary? Yes No
 If "yes", the adjoining municipality is _____
 b. Is the land situated within 1.6 km (1600 m) of the right-of-way of a Highway? Yes No
 If "yes", the Highway is No. _____
 c. Does the proposed parcel contain or is it bounded by a river, stream, lake, other body of water, drainage ditch or canal?
 Yes No If "yes" state its name _____
 d. Is the proposed parcel located within 1.5 km of a sour gas facility? Yes No
 e. You must provide the [Abandon Wellbore Search](#) information to identify all well locations or confirming the absence of any abandoned wells as per ERCB Directive 079 (see attached info). Date Search Complete: _____

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED Describe:

a. Existing use of land _____ b. Proposed use of land _____
 c. The designated use of land as classified under Municipal District No. 16's Land Use Bylaw is _____

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) _____
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) _____
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings, historical or otherwise, and any structures on the land and whether they are to be demolished or moved

8. PLEASE COMPLETE WATER & SEWER SERVICE INFORMATION – FORM B

9. REGISTERED OWNER(S) OR AGENT ACTING ON BEHALF OF REGISTERED OWNER(S):

I / WE _____ hereby certify that
 (full name is block capitals)
 I am / are the registered owner(s), or I am the agent authorized to act on behalf of the registered owner, and that the information given on this form is full and complete and is, to the best of my / our knowledge, a true statement of the facts relating to his/her application for subdivision.
 SIGNED: _____ Date: _____

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.



WATER & SEWER INFORMATION – FORM B

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0

T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608

www.mdgreenview.ab.ca

Please note below the type of water supply and sewage disposal that is either **Existing** or **Proposed** for the lots indicated on the sketch accompanying your application. *(The location of these facilities must be accurately indicated on the sketch.)*

Please indicate if water and sewer services are existing or proposed by entering the initial as follows:

E – for Existing or **P – for Proposed** in the appropriate box.

TYPE OF WATER SUPPLY	1 st Parcel	2 nd Parcel	Balance of Quarter
Dugout			
Well			
Cistern & Hauling			
Municipal Service			
Other <i>(Please specify)</i>			

TYPE OF SEWAGE DISPOSAL	1 st Parcel	2 nd Parcel	Balance of Quarter
Open Discharge/Pump-out			
Septic Tank/Holding Tank			
Tile Field/Evaporation Mound			
Sewage Lagoon			
Municipal Service			
Other <i>(Please specify)</i>			



DISCLAIMER AND RIGHT OF ENTRY – FORM C

Municipal District of Greenview

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T: 780.524.7600; F: 780.524.4307; Toll-Free 1.866.524.7608
www.mdgreenview.ab.ca

DISCLAIMER:

THE OWNER(S) HEREBY ACKNOWLEDGE(S) THAT THE TENTATIVE PLAN PROVIDED IS FOR PURPOSES OF PROCESSING A SUBDIVISION APPLICATION. ACCORDINGLY, THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16 IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLAN OR FOR ANY INFORMATION CONTAINED HEREIN.

Right of Entry is required for the purposes of a site inspection of the proposed subdivision application to be conducted by an authorized person of the Municipal District of Greenview No. 16.

The Municipal Government Act, M-26.1, Section 653 states: “(2) If a subdivision application includes a form on which the applicant for subdivision approval may or may not consent to the municipality or its delegate carrying out an inspection, at a reasonable time, of the land that is the subject of the application and if the applicant signs a consent to the inspection, a notice of inspection is not required to be given under section 542(1)”

I hereby give consent for an authorized person of **Municipal District of Greenview No. 16** to enter upon the land that is subject to a subdivision application for the purposes of making a site inspection in order to evaluate the proposed subdivision.

All / part of the _____ ¼ Sec. _____ Twp. _____ Range _____ West of _____ Meridian

Being all / parts of Reg. Plan No. _____ Block _____ Lot _____ C.O.T. No. _____

PRINT OWNER'S NAME _____

OWNER'S SIGNATURE: _____

DATE: _____

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the Municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.



PRIVATE APPROACH APPLICATION

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

4806 36 Avenue, PO Box 1079 Valleyview, AB T0H 3N0

Phone: 780.524.7600

www.mdgreenview.ab.ca

Information Checklist

This application is only considered complete once the following information has been provided to our office. The landowner must complete the requirements on the checklist. All requests submitted on this application will be reviewed and submitted for consideration and/or priority rating.

Checklist:

- Non-refundable application fee as per the Fee Schedule Bylaw**
- Farmland and residential approach construction fees as per the Fee Schedule Bylaw**
 - New Gravel Approach
 - New Asphalt Approach
 - Relocation/Upgrade Gravel Approach
 - Relocation/Upgrade Asphalt Approach
- Completed private approach application**
 - A completed approach application includes entirely filled forms, signatures of registered landowner(s), all applicable fees and any other information deemed necessary to make an informed decision.
- Location sketch**
 - Include existing and/or proposed approach locations.

Please submit your application by mail or in person to the above address or by email to:

planning@mdgreenview.ab.ca.

Declaration

I/We hereby declare that the information submitted is, to the best of my/our knowledge, factual and correct. I/We understand that by signing this declaration, I/we give consent for an authorized person of MUNICIPAL DISTRICT OF GREENVIEW NO. 16 to enter upon the land that is subject to an approach application for the purposes of conducting a site inspection in order to evaluate the proposed approach.

NOTE: ALL registered landowners MUST sign the application.

_____	_____	_____	_____
Applicant Signature	Date	Registered Landowner Signature	Date
_____	_____	_____	_____
Applicant Signature	Date	Registered Landowner Signature	Date

The personal information collected on this form is being collected under the authority of Sections 33 and 39(1)(a)(b) of the Alberta Freedom of Information and Protection of Privacy Act, and Section 301.1 of the Municipal Government Act. The information will be used to process your application(s). Your name, contact telephone number and address may be used to carry out current and/or future construction, operating programs, services or activities of the municipality. If you have any questions about the collection, use or disclosure of the personal information provided, please contact the Freedom of Information and Protection of Privacy Coordinator at 780.524.7600.

PRIVATE APPROACH APPLICATION

I/We understand that this application will only be processed if submitted in complete form and accompanied by the applicable fees. A completed application includes entirely filled forms, signatures, location sketch, fees and any other information deemed necessary to make an informed decision.

Landowner Information	
Registered landowner: _____	
Complete mailing address: _____	
Primary phone: _____	Other phone: _____
Email: _____	<i>(By providing an email address, you authorize Planning and Development to contact you via email)</i>

Land Information	
All/Part of _____ LSD/QTR	SEC _____ TWP _____ RGE _____ WEST OF _____ M
Registered plan _____	Block _____ Lot _____
Property size _____	Hectares (ha) &/or _____ Acres
Rural address _____	
First approach on quarter? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Approach Information	
Farmland Options	Residential Options
New: <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Relocation/Upgrade: <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Temporary: <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Removal (approval by Director I&P): <input type="checkbox"/>	New <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Relocation/Upgrade: <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Temporary: <input type="checkbox"/> Gravel <input type="checkbox"/> Asphalt Removal (approval by Director I&P): <input type="checkbox"/>

Reason for Requesting an Approach
*Please continue to next page to provide location sketch.

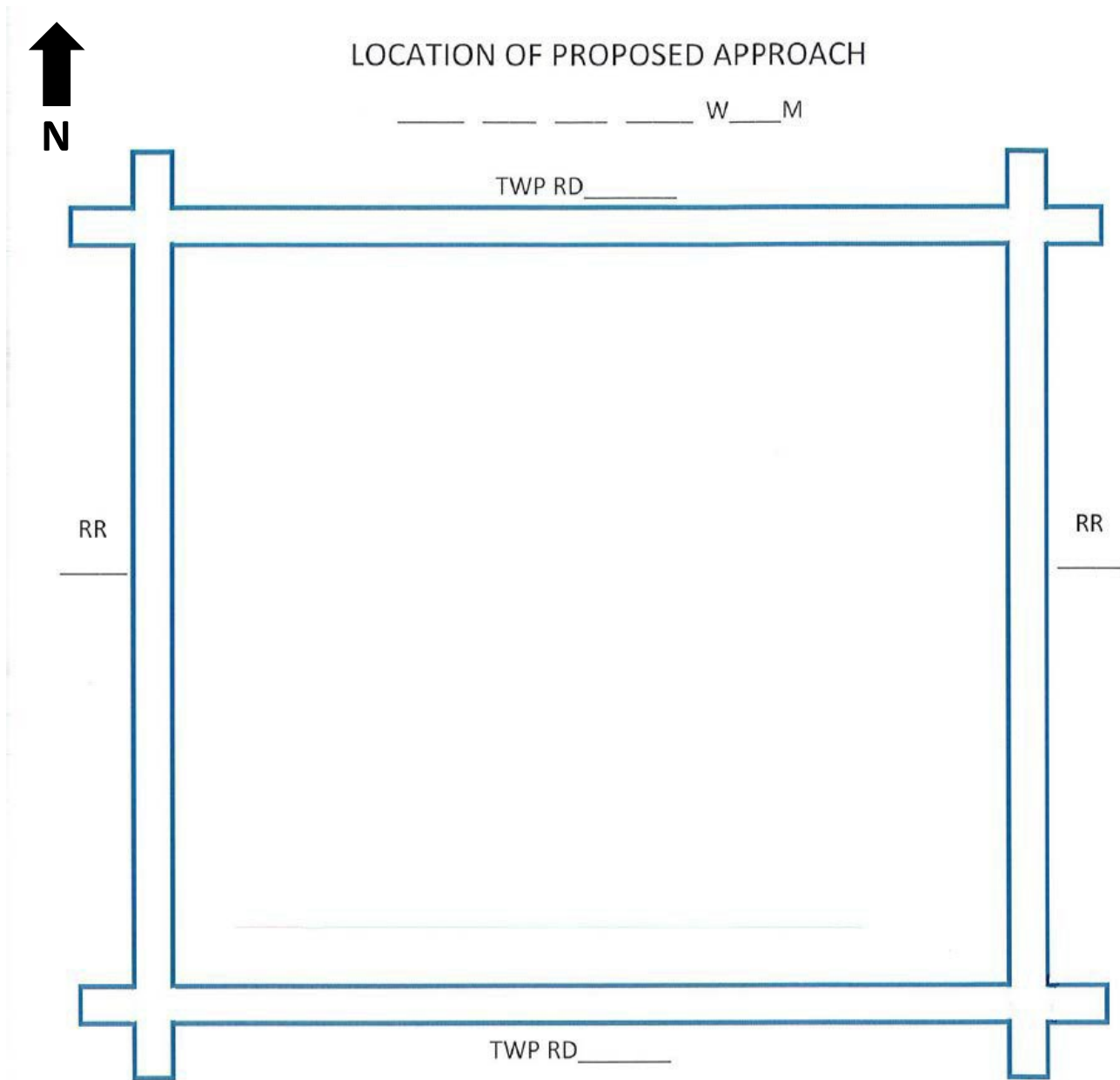
FOR ADMINISTRATIVE USE:			
Application No.: _____	Development Officer: _____	Ward: _____	
Application Fee: \$ _____	Receipt No: _____	Date Paid: _____	
Construction Fee: \$ _____	Receipt No: _____	Date Paid: _____	
Date reviewed by DO: _____	<input type="checkbox"/> Approved by DO		<input type="checkbox"/> Refused by DO
DO: Related to development permit or subdivision application?	<input type="checkbox"/> Yes <input type="checkbox"/> No	App # _____	
DO: Attached aerial map of location showing current and proposed approaches?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
DO: Notified applicant of approval for construction as schedule permits?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

PRIVATE APPROACH APPLICATION

Indicate the following information on the Location Sketch Plan:

- All proposed and existing approach locations
- Boundaries of the affected parcel including dimensions
- All roads adjacent to the parcel
- All drainage courses
- Location of existing approach(es)
- Location of proposed approach, measured from the closest property corner

The landowner is required to indicate proposed location of the proposed approach by the way of placing flagged stakes at both sides of the intended approach. If required, flagging and stakes can be obtained through the Operations department.



ALBERTA LAND SURVEYORS

You are responsible for contacting a land surveyor registered with Alberta Land Surveyors' Association.

Disclaimer: The following is a partial list of Alberta Land Surveyors around Greenview. It is subject to change without notice. Greenview provides this list as a tool for applicants and landowners considering subdivision. Please contact the firm directly for more information. For the most current and up-to-date information and additional Alberta Land Surveyors, please consult Alberta Land Surveyors' Association (www.alsa.ab.ca/directories).

Company Name	Location and Website	Contact Information
Beirsto & Associates Engineering	Grande Prairie www.baseng.ca	780.532.4919 855.879.5973 office@baseng.ca
Borderline Surveys Ltd.	Clairmont www.borderlinesurveys.ca	780.538.1955
Challenger Geomatics	Sherwood Park www.challengergeomatics.com	780.424.5511 pheil@challengergeomatics.com
Compass Geomatics	Grande Prairie www.compassgeomatics.ca	587.202.7607 403.356.0111 John.Benere@compassgeomatics.ca
GeoVerra Inc	Grande Prairie www.geoverra.com	780.481.3399 ABinfo@geoverra.com
Global Raymac Surveys	Grande Prairie www.globalraymac.ca	780.532.2343 888.532.2343 egibbs@globalraymac.ca
Haggerty Surveys Ltd	Grande Prairie www.haggertysurveys.ca	780.933.7145
Helix Engineering and Surveys	Grande Prairie www.helixeng.ca	780.532.5731 info@helixeng.ca
McElhanney	Grande Prairie www.mcelhanney.com	Tel: 780.532.0633 info@mcelhanney.com
McElhanney	Hinton www.mcelhanney.com	780.865.7200 info@mcelhanney.com
Midwest Surveys	Grande Prairie www.midwestsurveys.com	780.832.4801 866.832.4802 gp@midwestsurveys.com
Velocity Group	Grande Prairie www.velocitygroup.ca	587.259.8888 wayne@velocitygroup.ca

ALBERTA MUNICIPAL AFFAIRS APPROVED ACCREDITED AGENCIES

After obtaining a *development permit* from Greenview, you may require other permits such as building, electrical, plumbing, gas and sewage permits from an agency such as those listed below.

Remember: A development permit from Greenview is **not** a building permit. Greenview does **NOT** issue building, electrical, plumbing, gas or sewage permits.

What type of work requires a permit?

The Safety Codes Act requires that all contractors and homeowners in Alberta obtain permits prior to commencing work on buildings covered by the Alberta Building Code or work governed by the Canadian Electrical Code, the Alberta Gas Code or the Alberta Plumbing Code.

Benefits of obtaining a permit:

Obtaining a permit confirms that installation will conform to the safety standards that have been adopted under the Safety Codes Act; and that inspection(s) will be provided by certified safety codes officers.

Further information is available at Alberta Municipal Affairs: www.municipalaffairs.gov.ab.ca

AGENCY NAME
SUPERIOR SAFETY CODES (Building, Electric, Plumbing, Gas, Sewage) 14613 – 134 Avenue Edmonton AB T5L 4S9 Phone: 1.866.999.4777 www.superiorsafetycodes.com E-mail: info@superiorsafetycodes.com
THE INSPECTIONS GROUP INC. (Building, Electrical, Gas, Plumbing, Sewage) 12010-111 Avenue Edmonton AB T5G 0E6 Phone: 1.866.554.5048 www.inspectionsgroup.com E-mail: questions@inspectionsgroup.com

Question: What are the separation distance requirements for sewage treatment systems regulated by the Private Sewage Disposal Systems Regulation?

Answer: The minimum separation distances from the current 2015 Standard of Practice (SOP) are as follows:

Distance From/To	Property Line	Water Source or Water Well	Municipal Water Well	Water Course * Article 2.1.2.4	** Building	Building with Basement, Cellar or Crawl Space	Building without Basement, Cellar or Crawl Space	Building with permanent foundation without basement, cellar or crawl space	Building without permanent foundation	Septic Tanks and/or Packaged Sewage Treatment Plants
Holding Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Septic Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Packaged Sewage Treatment Plants	Refer to 2015 SOP 5.2.2	-	-	-	-	-	-	-	-	-
Sand Filters	1 m (3.25 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Gravel Filters	3 m (10 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	Refer to 2015 SOP 5.4.2.1.1(d) and 5.4.2.1.2	-	-	-	-	-
Effluent Tanks	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Settling Tanks	Refer to 2015 SOP 6.2.2. (1),(2),(3), and (4)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
Lift Stations Refer to 2015 SOP 6.3.2.1.2	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)					
Treatment Fields	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	-	5 m (17 ft)	1 m (3.25 ft)	5 m (17 ft) Refer to 2015 SOP 8.2.2.1.1(h)
Treatment Mounds	3 m (10 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	10 m (33 ft)	-		3 m (10 ft) Refer to 2015 SOP 8.4.2.1(e)
Drip Dispersal and Irrigation	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	Refer to 2015 SOP 8.5.2.1(e)	-	Refer to 2015 SOP 8.5.2.1(g)	1 m (3.25 ft)	Refer to 2015 SOP 8.5.2.1(h)
LFH At-grade Treatment Systems	Refer to 2015 SOP 8.6.2.1.1(d) and 8.6.2.1.1(e)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	10 m (33 ft)	-	-	-	-	Refer to 2015 SOP 8.6.2.1.1(f)
Open Discharge Systems	90 m (300 ft)	50 m (165 ft)	100 m (330 ft)	* 45 m (150 ft)	45 m (150 ft)	-	-	-	-	-
Lagoon serving a single family dwelling or duplex	30 m (100 ft)	100 m (330 ft)	100 m (330 ft)	90 m (300 ft)	45 m (150 ft)	-	-	-	-	-

<i>Distance From/To</i>	<i>Property Line</i>	<i>Water Source or Water Well</i>	<i>Municipal Water Well</i>	<i>Water Course * Article 2.1.2.4</i>	<i>** Building</i>	<i>Building with Basement, Cellar or Crawl Space</i>	<i>Building without Basement, Cellar or Crawl Space</i>	<i>Building with permanent foundation without basement, cellar or crawl space</i>	<i>Building without permanent foundation</i>	<i>Septic Tanks and/or Packaged Sewage Treatment Plants</i>
<i>Lagoon serving other than a single family dwelling or duplex</i>	30 m (100 ft) 90 m (300 ft) from a numbered primary or secondary road	100 m (330 ft)	-	90 m (300 ft)	90 m (300 ft)	-	-	-	-	-
<i>Privies-Earthen</i>	5 m (17 ft)	15 m (50 ft)	-	* 15 m (50 ft)	Refer to 2015 SOP 10.1.2.1	-	-	-	-	-
<i>Privies-Tank</i>	Refer to 2015 SOP 10.1.2.1	10 m (33 ft)	-	10 m (33 ft)	Refer to 2015 SOP 10.1.2.1	-	-	-	-	-

Please reference the Alberta Private Sewage Systems Standard of Practice 2015 for complete design, installation, and material requirements.

*** Article 2.1.2.4 Separation from Specific Surface Waters**

- 1) The soil-based treatment component of an on-site wastewater treatment system shall be located not less than 90 m (300 ft.) from the shore of a lake, river, stream, or creek.
- 2) Notwithstanding the requirements of Sentence (1), where a principal building or other development feature is situated between the soil-based treatment component and a lake, river, stream, or creek, such that a failure of the system causing effluent on the ground surface will be obvious and create an undesirable impact own the owner, the distance may be reduced to the minimum distance requirements set out in this Standard for the particular type of treatment system being used.

**** Building** means any structure used or intended for supporting or sheltering any use or occupancy that is subject to the Alberta Building Code requirements.

References:

- Private Sewage Disposal Systems Regulation AR 229/97 with amendments up to and including Alberta Regulation 196/2015.
- Alberta Private Sewage Systems Standard of Practice 2015



April 27, 2016
Field Technical Services
Telephone 1-866-421-6929
E-mail: safety.services@gov.ab.ca