



District of Lantzville

Incorporated June 2003

Policy No.: 3007-3

Date of Implementation: November 6, 2006

Dates Amended: June 13, 2018

Council Resolutions: C144-06, C18-104

Water Supply and Connection Policy

Purpose

To clarify Lantzville's current available water supply in addition to establishing a policy that will define the criteria in which Council will provide and/or accept the provision of additional water supply as well as consider requests for new water connections.

Policy

The District of Lantzville currently has 2 bylaws that will affect the distribution and use of water within the municipality including the Water System Bylaw, and the District of Lantzville Subdivision and Development Bylaw No. 55, 2005, as amended.

Until adequate water supply for the community is developed, the District will limit new development to existing lots currently serviced with water system connections. Any new subdivision proposals are to develop a new water source adequate for the proposed development to standards satisfactory to the District of Lantzville and dedicate that source and related infrastructure to the municipality. The applicant will have to demonstrate that the new source and system will not impact the current system. This last statement has been addressed by way of Schedule C – Standards for Water Distribution Systems of "District of Lantzville Subdivision and Development Bylaw No. 55, 2005".

The District will continue to work with residents, landowners, development applicants and neighboring jurisdictions to develop additional water supply options.

Procedures

The following procedures are to be followed when an application for water service is submitted.

With the District's existing water supply the following procedure will apply:

1. No new water connections or extensions to the municipal system are permitted until adequate water supply for the District is developed.
2. Individual wells may be developed subject to the bylaws of the District.
3. Water supply may be accessed beyond the boundary of a designated Comprehensive Development Plan Area in accordance with the Subdivision and Development Bylaw No. 55, 2005, as amended.

Upon securing an additional water supply the following procedures will apply:

1. No new water connections or extensions will be permitted until the District has adopted bylaws addressing the following:
 - Development Cost Charges (DCCs)
 - Water Connection Fees
 - Water Parcel Tax
 - Water User Fees
2. Upon payment of all applicable fees and charges to the District, connections and or extensions will be allocated provided that the subject property is located within the Urban Containment Boundary identified in the OCP or the request is a health-related issue.
3. Any water line extensions to the existing water distribution system must be paid for by those properties benefiting from the water distribution extension.
4. Prior to authorizing additional connections and/or extensions the District may at any time and at its sole discretion, reassess the District's water supply to ascertain if adequate supply, storage and distribution capacity exists for those properties contained within the Water Service Area identified in the OCP.

Upon Receiving an application for water service or main extension the following procedure for allocation, in priority, will apply:

1. Existing parcels with a house that have insufficient supply for domestic use;
2. Existing parcels with a house where due to water quality issues the existing supply is unsafe for domestic use;
3. Existing parcels where a house cannot be built due to a lack of suitable domestic water supply;
4. Village Primary Commercial Core
5. "Infill" subdivisions of property fronting an existing waterline;
6. Subdivisions immediately adjacent to the end of an existing waterline.

Council may, at its discretion, allocate all or a portion of the 50 water connections to new development. The allocation of the water connections to new development will be in consideration of the developer providing community amenities as negotiated, and approved by Council. This does not apply to new development of one to two lots.

In accordance with District of Lantzville Subdivision and Development Bylaw No. 55, 2005, Schedule C – Standards for Water Distribution Systems, section 5, the District requires that prior to subdivision approval, the developer/owner construct and develop a separate water system to deliver water services to all of the development parcels, which separate water system shall upon completion to the satisfaction of the municipality's Director of Public Works be turned over to the District for incorporation into the municipal water system.

Despite the aforementioned, the Director of Public Works has the ability to restrict the creation of new water connections in the interest of the public and the efficient operation of the municipal water system.

Despite the aforementioned, the Council of the District of Lantzville has the ability, by resolution of Council, to connect individual properties to the municipal water distribution system in extenuating circumstances.