

RURAL WATER AND SEWER SERVICING (RWSS)

# HOMEOWNER CONNECTION GUIDE

March 2023

[rmwb.ca/rwss](https://rmwb.ca/rwss)



REGIONAL MUNICIPALITY  
OF WOOD BUFFALO

**Rural Water and Sewer Servicing (RWSS) is underway in your community. This guide will help you understand the process of connecting to the system.**

## What is RWSS?

The RWSS project is being implemented by the Regional Municipality of Wood Buffalo, which was approved by Council in 2014. Once complete, the project will deliver piped water and sewer to homes in Anzac, Conklin, Gregoire Lake Estates and Janvier. Sapræ Creek Estates will have a new sewer system.

Connections to the municipal system are now available in Conklin, Janvier and Sapræ Creek Estates.

## Why should I connect?



Say goodbye to water delivery and septic pick-ups! Once connected to the municipal system, water delivery trucks and septic pick-ups will no longer be required at your property.



Connecting your home to piped water and sewer services increases the value of your property. Plus, connect within five years of connections being available at your property and the Municipality will cover a significant portion of the cost!



Instead of paying one lump-sum payment to connect, we're offering payment plans with 0% interest spread out over a period of 25 years through your bi-monthly utility bill.



Our team of connection specialists are here to guide you through the process.

## What is the cost if I choose not to connect to the RWSS system?

The cost for you to connect will significantly increase after the five-year window comes to an end. Connecting your home to the RWSS system will cost between \$30,000 and \$75,000 as opposed to the lower cost of \$10,000 to \$16,000 that is available now.

Additionally, the Municipality will not be subsidizing trucked water and sewer services for homes and no longer coordinating these services either. These services will become your responsibility as a homeowner and can cost hundreds of dollars monthly.

## I have more questions!

Connect with us through Pulse, and a connection specialist will follow up with you to answer your questions and assist with your application.

**780-743-7000 or 1-800-973-9663 (toll-free)**

# Application

## STEP 1

Choose a contractor from the Alberta Municipal Affairs Private Sewage System Installer Certification List.

Find a list of **local contractors** certified by Alberta Municipal Affairs at [rmwb.ca/rwss](http://rmwb.ca/rwss).

Ask the contractor for a quote to connect your home and discuss what this work will entail.

## STEP 2

Fill out the application forms.

- Service Connection Application Form
- Service Connection Funding Agreement
- Service Connection Assignment of Payment Form
- Quote from a certified Contractor

These forms can be found at [rmwb.ca/rwss](http://rmwb.ca/rwss). You can also pick them up at the contact office in your community.

If you would prefer to allow your certified contractor to lead this process, you may write a letter/ email to your contractor, and state that you allow them to act on your behalf during the application process

## STEP 3

Email the completed application to [rwss.applications@rmwb.ca](mailto:rwss.applications@rmwb.ca). You can also submit your application to the contact office in your community.

For assistance with completing the forms, please call PULSE at 780-743-7000 or 1-800-973-9663. A team of connection specialists is ready to help you through the application process!

## STEP 4

Submit payment for your \$200 application fee. There are a few options for submitting payments:

- Online at [pay.rmwb.ca](http://pay.rmwb.ca).
- Dropping off a cheque at the contact office in your community.
- **Mailing a cheque to:**  
Regional Municipality of Wood Buffalo  
9909 Franklin Avenue  
Fort McMurray, AB  
T9H 2K4

# Hiring a certified contractor

Choose a certified contractor from the Alberta Municipal Affairs Private Sewage System Installer Certification List. The contractor must be certified by Alberta Municipal Affairs to qualify for the RWSS program.

Find a list of local contractors certified by Alberta Municipal Affairs at [rmwb.ca/rwss](http://rmwb.ca/rwss).

To make sure the work is completed properly:

- Get a quote from a contractor certified by Alberta Municipal Affairs.
- Quotes that don't follow the design specifications or guidelines won't be accepted and if this happens, you may choose to get another quote from the same contractor or a different contractor.
- Enter a written contract that includes:
  - A detailed scope of work.
  - Project timeline.
  - Expected date of completion.
  - A two-year warranty on the completed work, the as-built information and maintenance manuals with supplier/manufacture contact information.
- Confirm the contractor has the necessary insurance.

Please note the following when selecting a contractor:

- The contract is between the homeowner and the contractor only.
- Upgrades to existing plumbing and electrical systems are not included in the RWSS Service Connection Plan. The homeowner is responsible for any upgrades that might be required.
- It is important to discuss with the contractor the location of the pipes on your property and the plan to restore the landscaping and area once your home is connected.
- All work must be carried out in accordance with the requirements of the Occupational Health and Safety Act (2021) , RWSS Service Connections Guidelines and other applicable standards and regulations.

## Can my contractor take care of the entire process - from application to construction?

We understand that this process might be overwhelming. We have a dedicated team of connection specialists that can support you through this process.

If you would prefer to allow your certified contractor to lead this process, you may write a letter/ email to your contractor, and state that you allow them to act on your behalf during the application and construction process. Please be aware of any risks involved with sharing your personal information.

**More detailed information on the RWSS program, including design specifications, requirements and permits, is available in Contractor Resources at [rmwb.ca/rwss](http://rmwb.ca/rwss).**

# Payment

## What is the price to connect?

In Janvier and Conklin, the cost to connect to the water and sewer system is \$16,000.

In Sapræe Creek, where homes are already connected to the water system, the cost is \$10,000 to connect to the new sewer system.

Homeowners will pay a non-refundable application fee of \$200 at the time of application. A down payment to your contractor is not required, since the Municipality will be covering the full cost of service connection directly.

Once the system is constructed and final inspection by a Safety Codes Officer is completed, the remaining total will be:

- \$15,800 for homes in Janvier and Conklin
- \$9,800 for homes in Sapræe Creek Estates

Please note, you will be responsible for any additional costs beyond the program limits, such as selecting an oversized tank, locating the tank to fit future construction and any upgrades to existing plumbing and electrical systems.

## Are there payment options?

The Service Connection Fee may be paid in one lump-sum payment at the time of installation or added to your bi-monthly utility bills and spread out over a period of 25 years.

## How will connecting to the system change my utility bills?

Your bi-monthly utility bills will have the following changes once connected to RWSS:

Rural Water Sewer Connection fee* <small>*If you choose the program payment plan (bi-monthly payments over a period of 25 years)</small>	This rate varies by hamlet: <ul style="list-style-type: none"><li>• Sapræe Creek Estates: \$65</li><li>• Anzac, Conklin, Gregoire Lake Estates, Janvier: \$105</li></ul>
Fixed Water fee	\$48.94
Water Consumption fee (Based on how much water you consume and is measured from your water meter.)	\$0.97/m <sup>3</sup>
Fixed Sewer fee	\$25.10
Sewer Consumption fee (Calculated using the same amount of water you consumed, but at a lower variable rate)	\$0.57/m <sup>3</sup>

The rural rates are lower than the rates in Fort McMurray. All rural and urban rates are included in the Fees, Rates and Charges Bylaw and typically updated annually.

Please note that these rates come into effect April 1, 2023.

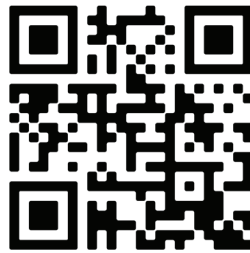
# Maintaining the system

Once connected to the system, you are responsible for the costs associated with the main line(s) between your home and the municipal connection point on the property boundary line.

Keep a copy of the as-built information, maintenance manual and supplier list. This should all be provided by your contractor.

Make sure water meters are not blocked by trees, shrubs or other landscaping.

**For full program information, please see  
the Rural Area Water and Wastewater  
Service Connection Bylaw (009/20).**



*This document is for general purposes only. The RMWB does not represent that the information herein meets all applicable legislative, regulatory, policy, or other requirements. The information is only general in nature and shall not be considered, in any way, to be a substitute for or modification to, amendment or binding interpretation of municipal codes or standards for water service, sewer service connections, or any other applicable bylaw, law, regulation, directive or policy, whether municipal, provincial, or federal. The Homeowner Service Connection Guide is subject to change, without notice.*