

Edgemont Park Estates Septic Information

Edgemont Park Estates has **created its own septic utility** (The Utility) to manage the individual lot sewage collection and waste water treatment.

Waste water treatment regulations are governed by the Government of Saskatchewan, specifically the Ministry of Health. The requirements are contained in the Saskatchewan Onsite Wastewater Disposal Guide:

<https://www.saskatchewan.ca/residents/environment-public-health-and-safety/environmental-health/plumbing-sewage>

In order to obtain a building permit for new home construction, it is necessary to obtain an **Onsite Waste Treatment System (OWTS) permit**. The OWTS permit is provided by the Saskatchewan Health Authority.

The Saskatchewan Health Authority, the Rural Municipality of Corman Park, and Edgemont Park Estates have determined that **the following OWTS is to be installed on each lot:**

A performance based on-site Septic System capable of discharging effluent with a nitrate concentration of 9 mg/L or less is required in accordance with the terms of the Septic System Feasibility Report completed by Imagine Contracting dated June 10, 2017 and Final Cumulative Nitrate Impact Assessment Desktop Study completed by SNC Lavalin Ltd. dated March 16, 2018 and updated August 13, 2019.

This system **must meet or exceed the following:**

- **NSF-40 Certification**
- **NSF-245 Certification**
- **NSF-350 Certification**, capable of discharging effluent with a nitrate concentration of 9 mg/L or less, which exceeds drinking water limitations.

The Saskatchewan Health Authority requires a **detailed site evaluation report**, as well as **detailed OWTS design report** for each individual lot.

In order to expedite the process of obtaining a OWTS permit **and to reduce costs**, The Utility has prepared a preliminary report for each lot. The preliminary report is provided to the purchaser **at time of purchase of the lot.**

The preliminary report will identify:

- the **required type** of OWTS;
- the specific **placement** of OWTS on the purchased lot;
- the **maximum number of bedrooms** within the home on the purchased lot;
- the approximate distribution **system footprint**; and
- whether the installed system will require installation **above-grade or below-grade**, based on the site's soil conditions.

The lot purchaser has the option to use The Utility consultant to prepare the lot evaluation final report and the detailed OWTS design report, or the purchaser can use an alternate **Certified** contractor of their choice.

IMPORTANT NOTE: an OWTS **cannot be installed directly over test pits/soil sample locations**. Using test/sample data previously collected will ensure that space which could be used for OWTS installation is not disturbed by additional excavation.

All lot owners will be **bound by The Utility and the following rules:**

1. The Utility **must pre-approve** each OWTS permit application.
2. All OWTS **must be permitted by the Saskatchewan Health Authority**.
3. OWTS must be **designed and installed** by a **Certified** installer.
4. The homeowner shall provide proof of an **annual OWTS inspection completed** by a **Certified** contractor.
5. Any OWTS **defects or deficiencies shall be disclosed** to The Utility and **shall be corrected forthwith**.
6. In the event that the homeowner does not remedy OWTS defects in a timely manner, The Utility shall be permitted to access the property, with 24 hours of notice provided, and **The Utility shall correct the defects and charge the correction costs to the homeowner**. In such case, the homeowner shall pay all correction costs within 14 days of completion of the work, as well as a \$1,000 penalty. If the homeowner fails to pay for the correction costs, enforcement measures will be taken against the homeowner which may include:
 - adding the amount owing to the property tax roll, as per the provisions within *The Municipality Act* and agreement with RM of Corman Park;
 - legal proceedings;
 - builder lien; and
 - other such action as The Utility considers appropriate.
7. All homeowners **shall pay an annual fee of \$50.00** to The Utility. Such fee amount is to be reviewed and assessed annually by the non-profit Utility. Annual Utility operations and costs shall be disclosed to the homeowners.