

Asset Management and Planning - New Development Policies	Date: June 30, 2010
Category: Water Main Extensions	Revised:
Subject: Limits of Water Main Extensions	Pages: 1 of 2

Background

A Developer wishing to provide water service to a parcel that does not have deeded frontage on a right-of-way containing a District water main will be responsible for installing a new water main extension to the parcel to be served. The length of the extension from the nearest main to the parcel to be served is defined within this policy.

Limits of Water Main Extensions

A water main extension is typically required when a parcel seeking a water service line does not have deeded frontage on a right-of-way containing a public water main. The water main shall be installed within a District right-of-way along a line approved by the District according to District design guidelines and established utility practice. The limits of the water main extension include a starting point at the nearest District water main and a terminus at a point within the right-of-way and adjacent to the parcel as defined below:

1. If a building exists on the parcel at the time of the main installation, the main shall terminate at a point even with the center of the building to be served.
2. If no building exists on the parcel at the time of the main installation, the main shall terminate at a point even with the center of the parcel to be served.

If extensions are proposed which, in the District's opinion, will result in lengthy dead-ends or an improperly developed water system with significant gaps between water mains, the District may require that a Developer install water mains in locations not specifically defined in this policy. Examples of when this requirement may be invoked include subdivisions with multiple entrances (e.g. the District may require a water main between the entrances), developments with parallel mains (e.g. the District may require mains within cross streets to "grid" the mains) or developments with proximity to other parcels (the District may require an extension to support looping of the system).

Exceptions to Main Extension Requirement

1. If a parcel has deeded frontage on a right-of-way containing a water main but the main does not extend to the parcel as required under this policy; and where both the District and Developer agree that there is no potential for further development or extension of the right-of-way beyond its existing limits, the District may allow an exception to the requirement of a water main extension to the limits noted in this policy. It may instead allow a water service line to extend from the existing water main – *through the existing right-of-way* - to the parcel seeking service. A request for an exception to the water main extension requirement must be made by the Developer and the decision to approve the exception will be at the sole discretion of the District. The District may require the owner of the parcel avoiding the extension to sign a Future Main Extension Agreement to ensure that if a water main extension is required in the future, the parcel owner will be responsible for paying for their proportionate share of the extension at that future time.
2. If a parcel seeking water service *does not* have deeded frontage on a right-of-way containing a water main and where both the District and Developer agree that a water main extension from an existing water main to a point as defined in this policy is either undesirable or infeasible, the District may allow an exception to the requirement of a water main extension to the limits noted in this policy. It may instead allow a water service line to extend from an existing water main - *through an easement of an abutting parcel* – to the parcel seeking service. A request for an exception to the water main extension requirement must be made by the Developer and the decision to approve the exception will be at the sole discretion of the District. The District may require the owner of the parcel avoiding the extension to sign a Future Main Extension Agreement to ensure that if a water main extension is required in the future, the parcel owner will be responsible for paying for their proportionate share of the extension at that future time. A copy of the private easement must be provided to the District prior to the installation of a service line under this exception.