



*The Village at*  
Wolf Creek

# WATER & SEWER

How it works!

## Water Plant



- Located just off the #15 tee of Links course and adjacent to Highway 2A & #604
- Has underground storage supplied by the Red deer River Commission pipeline.
- The plant maintains a backup generator to keep water supplied to homes during weather related power outages.
- All water is maintained by level 2 operators and monitored daily.
- The Plant is a transfer plant which circulates water throughout the subdivision at about 55-58 PSI.
- Pressure is increased in summer to accommodate irrigation systems.

## Water Metering



- Water flows from the main line which is located in middle of road and then connects to your curb stop in front of your house.
- Each home has a accu-flo meter that is radio controlled. You will also have a filter before the meter. ( Please use a course filter when changing out)
- Flow amounts are taken once a month, your water rate is set by the Commission plus added costs for daily bleeds and monthly flushing required by department of environment.
- The commission monitors the plant on a weekly basis and our operators do weekly and monthly flushes and tests as per government regulations.

# WASTE WATER TREATMENT PLANT

- Our Plant is located half- way down #3 on the Links course.
- It has an outflow to the pond which is used for irrigation on the golf course.
- Our Plant currently is biologicaly controlled through the addition of enzymes to certain trains on a weekly basis.
- There are no chemicals added to the process as the biology eats up the excess sludge but leaves required nutrients in the water for irrigation purposes.
- There are five stages in which the process goes thru before it is moved to the irrigation pond.
- In the winter the pond becomes a holding pond.
- Current Delivery of sewer comes from the villages and the golf course RV Park.





# How your Sewer System works

- The Villages operates a low - pressure sewer system that his specifically designed for smaller developments with variations in elevations.
- Your system will either be a dry system which is completely encased with no sewer storage or a wet system in which your pump is inside a septic tank and stored before release.
- All pumps are e-one or Liberty grinder pumps that operate on a float system and grind sewer into slurry while it pumps it into the main line.
- The low-pressure volume moves the sewage towards our septic plant located on the Links front nine.
- From the plant the sewage is processed and released into the golf course irrigation pond.
- All repairs and maintenance for our development are handled by Thompsons Ditching. 403-782-5911

## • Dry system



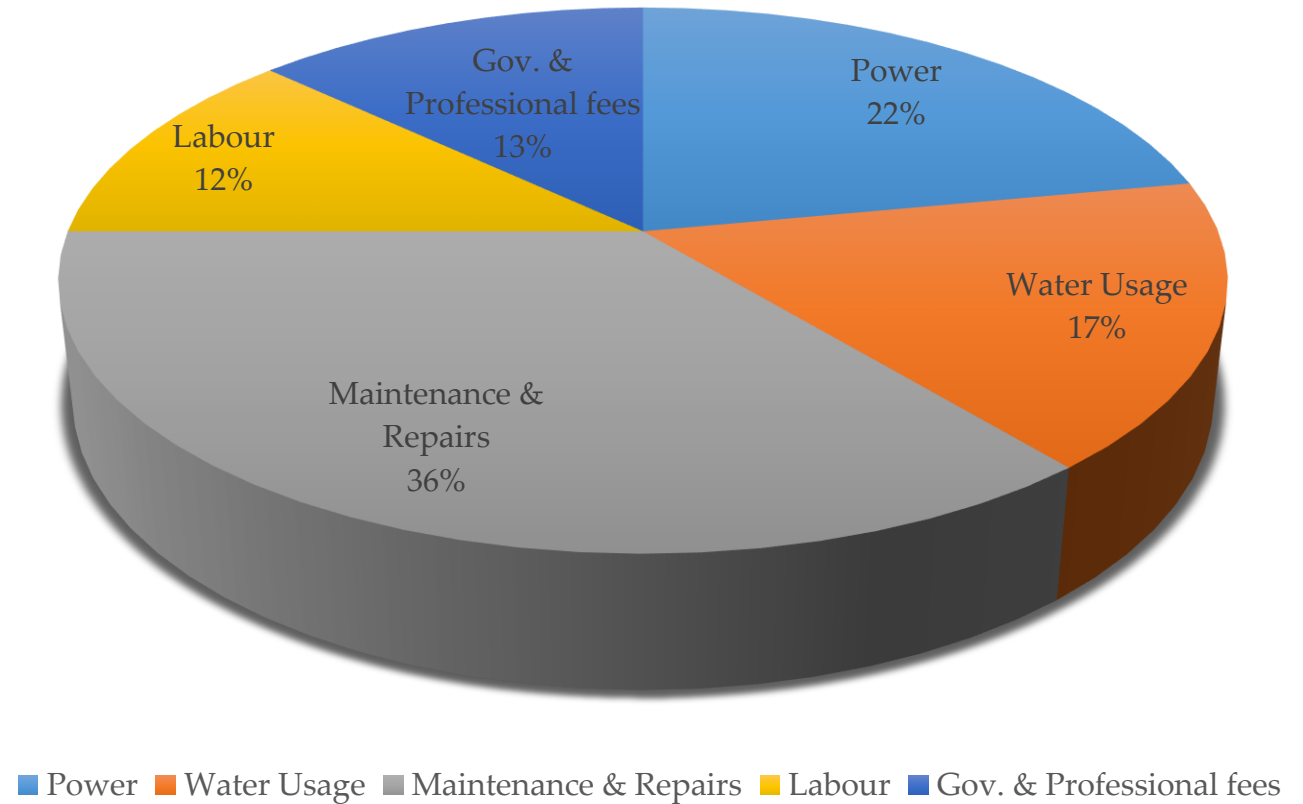
## • Wet system



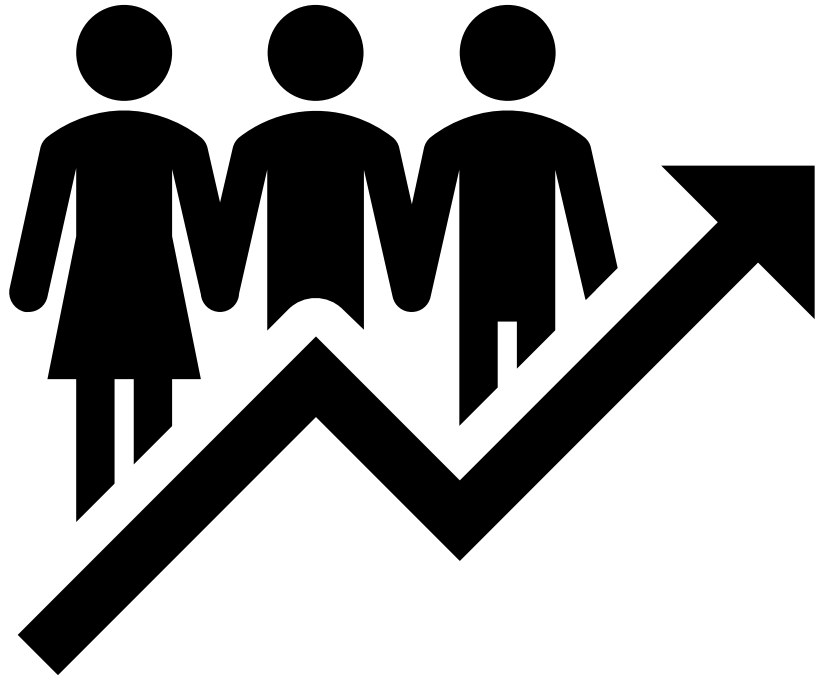
## Where your costs go to!

- The village developer maintains and owns two plants one for Water and the other for wastewater.
- Most of your costs are directed by the amount of water you use, which in turn controls the amount of waste which is set at 80% of the flow.
- Operation and Maintenance is a key factor in maintaining the plants, the fee is set based on estimated cost per plant on a monthly basis, we are currently near the breakeven point in operation, the developer has subsidized additional costs in the past.
- Operation and maintenance are required by law set by the dept. of Environment. This is to maintain the lifecycle of the plants including future upgrades. Eventually any surplus must go towards a capital fund.

### Operational Costs



# The Future



- The utility company is currently owned by the developer and operated by the developer.
- In most cases as a development builds out the exit strategy for the utility can take several different directions. These decisions are made by the developer and the county of Ponoka.
- Some counties will take over operations of the utilities once development has reached at least 85% buildout.
- In some case's the developer will approach the home-owners to take over the utility thru the operation of a HOA.
- Finally a third option is with a third- party operator that will own or lease the utility .
- You can view more details on the villages on our website [www.wolfcreekvillage.ca](http://www.wolfcreekvillage.ca)