



Administration's Recommended Amendments to Draft Bylaw C-8544-2024

Amendment # 1

Amend Point 4 under Section 1.3 Conceptual Scheme Goals:

- ~~4. Ensure the developer carefully assesses the capacity of the site to accommodate individual private sewage treatment systems (PSTS) in accordance with the requirements of the County Servicing Standards, 2013.~~ **Ensure the development be connected to the County East Rocky View Wastewater Transmission System.**

Amendment # 2

Amend the following point under 3.2.1 Country Residential Policy Area

~~Assess the capacity of the site to accommodate individual Private Sewage Treatment Systems and provide justification as to why connection to the County's municipal wastewater network or construct a decentralized communal wastewater system is not feasible.~~ **Evaluate the sewage strategy for the proposed development.**

Amendment # 3

Replace Section 3.4.2 Wastewater Services with the following new paragraphs.

3.4.2 WASTEWATER SERVICE

~~A Regional Sanitary Servicing Feasibility Memo, April 2022 was prepared to determine the anticipated costs and feasibility to either connect the Plan area with the East Balzac Wastewater System or construct a decentralized sewage treatment system to provide communal service for the project. The conclusions of these reports indicate the costs required to extend the County's municipal wastewater system to the Plan area would be extremely onerous given the relatively low density of the proposed development. Likewise, given the Plan area's specific site context and existing parcel configuration, it is not practical or feasible for the proposed subdivision to be serviced by a decentralized sewage system.~~

~~A Wastewater Assessment Report, April 2022 was prepared to assess the suitability of existing soil conditions underlying the subject lands which concluded the Plan area appears suitable for individual PSTS. Notwithstanding, the developer shall prepare a detailed Level IV PSTS Assessment Report, at the subdivision stage, to confirm that each new lot is capable of accommodating a PSTS in accordance with the requirements of the County Servicing Standards. Given the density of residential density proposed, the developer's acknowledges any PSTS installed within the Plan area must include a packaged treatment plant in accordance with the specifications of Policy 449: Requirements for Wastewater Treatment Systems.~~

~~3.4.2.1 Each residential lot shall be provided with a packaged private sewage treatment system that meets the requirements of Policy 449: Requirements for Wastewater Treatment Systems.~~

~~3.4.2.2 The developer shall prepare a Level IV PSTS Assessment Report at the subdivision stage to demonstrate each new residential lot has capacity to accommodate a PSTS in accordance with the requirements of the County Servicing Standards, 2013.~~



As per County Council Policy C-449, the County encourages the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so. As the proposed development exceeds 60 lots within 600 m and each lot is less than 4 acres, connection is required to a Regional Wastewater Treatment System or Decentralized Wastewater Treatment System.

A Regional Sanitary Servicing Feasibility Memo, April 2022 concluded that connection to the Rocky View County East Balzac Wastewater System is expensive and soil conditions cannot support a decentralized sewage treatment plant.

In order to meet Balzac East ASP and Policy C-449, this development proposes to connect with Rocky View County's East Rocky View Waste Water system. Connection points will be further determined at the future subdivision stage.

3.4.2.1 All residential lots falling within the Butte Hills Conceptual Scheme area shall connect to, and be serviced by, Rocky View County's East Rocky View Waste Water system.

3.4.2.2 Any and all upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery would apply in accordance with County Policy.

3.4.2.3 The Applicant will be required to confirm capacity needs / requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

3.4.2.4 The Applicant will be required to provide payment of the Rocky View County Water and Wastewater Off-Site Levy (Bylaw C-8009-2020), as amended.

3.4.2.5 The Applicant will be required to enter into a Capacity Allocation Agreement for servicing allocation to the lots created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study.

Amendment # 4

Amend Policy 3.5.4.4 under Section 3.5 Stormwater Management

~~3.5.4.4 The County shall apply the Infrastructure Cost Recovery Policy C-406 to this regional drainage / flood mitigation infrastructure improvement. The County would consider if the proposed stormwater services contribute to the regional drainage system and determine if it is eligible for cost recovery program.~~