


DEPARTMENT: Public Works	
	TOPIC: 574 Green Haven View – Servicing Options Report
REPORT PRESENTED BY: Patrick Antle, Engineering Technologist	

PURPOSE

To provide Council with the Servicing Options Report prepared by ISL Engineering for the subject property. The report details 5 potential options that the homeowner may choose to pursue further, subject to their preference and needs.

BACKGROUND

A Development Permit application for the construction of a Single Family Dwelling with attached Oversized Garage on the subject parcel was submitted and conditionally approved on September 7, 2022. The Development Permit submission included all of the typical development permit application requirements, and this application also included the required stamped plot plan, executed building grade slip/form and a signed declaration of understanding for wastewater servicing to ensure that a tertiary/mechanical septic system is installed. To date, the conditions of the DP have not been finalized due to the installation of holding tanks rather than the required tertiary/mechanical septic system.

In September of 2024, a new Development Permit application was submitted for the subject parcel for a Personal Use Accessory Building and Lot Grading associated with the excavation and construction of an outdoor pool. Upon review of this application, the County was informed that 2 x 5000 gal on-site wastewater holdings tanks were installed instead of the required tertiary/mechanical treatment system. As such, the applicants submitted a Site Specific Amendment for Councils consideration. This Development Permit is currently deemed as incomplete until the non-compliant wastewater system that was installed on the subject parcel is addressed.

Following the public hearing, Council made a motion to postpone the decision regarding the Site Specific Amendment to allow the Public Works department to investigate. The subsequent section provides details of the investigation.

DISCUSSION

Consultation with Developer – Similar Situation

Council as noted during the meeting dated November 12, 2025, requested that Public Works follow up with representatives associated with another development. This matter dates back to the early 2000s, during which time the site was reportedly rehabilitated and a septic system installed, following excavation in the area designated for the septic field.

Public Works did attempt to contact the relevant parties; however, due to the passage of more than 20 years, Public Works was unable to locate any related documentation or information that could be shared. Also, for consideration, during this timeframe the guidelines and requirements have been updated several times within the *Alberta Private Sewage Systems Standards of Practice*.

County staff were unable to locate reports or documentation detailing remediation work for the past development mentioned previously. It is suspected that these were lost in the 2013 flood event.

Report Prepared by Third Party Engineering Consultant

Therefore, council directed that the report be commissioned through one of Foothills County's engineering consultants holding a Master Service Agreement (MSA) with Foothills County. As noted in the Council motion, Public Works proceeded accordingly.

ISL Engineering was the successful proponent from the Request for Proposals (RFP) process and was engaged to complete the work under the applicable MSA.

The report was provided to both Foothills County and the homeowner and was commissioned to explore potential options for providing an approved septic system that complies with both the requirements of the Green Haven development, provincial standards, and the applicable conditions as outlined in the agreement signed by the homeowner, or their representatives.

The purpose of the report was not to deliver a final solution or detailed system design, but rather to identify potential septic system options.

Disturbed Soils in the Backyard

Questions were raised regarding the condition of disturbed soils within the backyard and whether those soils could be reconditioned to previously acceptable state for the construction of septic system. Independently, both ISL and Foothills County contacted qualified geotechnical engineering professionals to discuss this matter.

The conclusion from both inquiries was that the existing soils which had been previously disturbed could be re-established for installation of a septic field system. A geotechnical engineer would need to be engaged to provide an appropriate methodology to recondition the disturbed soils to a condition acceptable for a compliant septic design.

Conclusion

Based upon the findings of the ISL Engineering report, there five are viable options which allow for a compliant septic system to be installed.

REQUEST OF COUNCIL

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for a Site Specific Amendment to Section 13.4.6.4 – *Utility Servicing Criteria* of the Residential Community District to allow for the existing non-compliant on-site wastewater holdings tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being, Ptn. SE 27-20-29 W4M; Plan 2210304, Block 8, Lot 18, subject to the following:

1. Final Site Specific Amendment application fees to be submitted;

OPTION #2 REFUSAL

Council may choose to refuse the application for a Site Specific Amendment to Section 13.4.6.4 – *Utility Servicing Criteria* of the Residential Community District to allow for the existing non-compliant on-site wastewater holdings tanks to remain instead of installing the required tertiary treatment system on the subject parcel, being, Ptn. SE 27-20-29 W4M; Plan 2210304, Block 8, Lot 18, for the following reasons:

In consideration of the Green Haven Estates Area Structure Plan and the previously approved servicing strategy, Council is of the opinion that the Site Specific Amendment to the land use district, and existing non-compliant wastewater holding tanks do not meet the intent of Policy 4.9.1.5 of the Green Haven Estates ASP or the servicing strategy that was approved for these lands.

APPENDICES

- Servicing Options Report – ISL Engineering