

# West Memorial Sanitary Trunk Catchment Area

## Planning, development and building limitations in Calgary's northwest

New Applications as of October 31, 2013

Released: Sept. 1, 2015

Application Type	Potential for Approval <sup>1</sup>	Milestones for the return to normal processing <sup>3,4</sup>
Land Use Amendment Outline Plan	<b>MAY BE APPROVED</b>	<b>Currently Accepting</b>
Subdivision	<b>NO APPROVAL</b> <b>Unless:</b> <ul style="list-style-type: none"> <li>✓ Proposed subdivision is for one to two lots split to accommodate two singles, a semi-detached or a duplex<sup>2</sup>, or</li> <li>✓ Sanitary Study demonstrates no net increase to sanitary system, or</li> <li>✓ Applicant proposes an interim or alternative solution, to the satisfaction of Water Services</li> </ul>	<b>Currently Accepting (February, 2015)</b>
Condominium	<b>MAY BE APPROVED</b>	<b>Currently Accepting</b>
Development Permit	<b>NO APPROVAL</b> <b>Unless:</b> <ul style="list-style-type: none"> <li>✓ No net increase to sanitary system (example: deck or addition to single detached dwelling)</li> <li>✓ Sanitary Study demonstrates no net increase to sanitary system, or</li> <li>✓ Applicant proposes an interim or alternative solution, to the satisfaction of Water Services</li> </ul>	<b>Permitted Use Applications to be accepted January, 2016</b>
		<b>Discretionary Use Applications to be accepted October, 2015</b>
Tenancy Change Change of Use	<b>MAY BE APPROVED</b>	<b>Currently Accepting</b>
Building Permit	<b>NO APPROVAL</b> <b>Unless:</b> <ul style="list-style-type: none"> <li>✓ No new net flow (example: residential basement development)</li> </ul>	<b>Applications to be accepted February, 2016</b>

<sup>1</sup> Refers to approval from a sanitary servicing perspective. All applications are subject to normal planning/building review process and the final decision rests with the applicable approving authority. <sup>2</sup> The subsequent development and building permit applications for the two singles, a semi-detached or a duplex maybe approved from a sanitary perspective. <sup>3</sup> These milestones are based on the WMST anticipated upgrade completion in May 2016. Application processing may be subject to delays if the WMST upgrade is not completed on schedule. By filing an application prior to the WMST upgrade completion, the applicant is accepting the risk associated with potential WMST upgrade delays. This document is intended for information purposes and maybe subject to change without notice. <sup>4</sup>For complex projects where the development process and construction timeline would span multiple years, a project specific timeline may be considered to inform when various applications will be accepted by the City.

## Applications in Progress as of October 31, 2013

Released: November 20, 2013

Application Types in Process		Potential for Approval*
Subdivision application in process as of October 31, 2013 but no decision		<b>NO APPROVAL</b> <b>Unless:</b> <ul style="list-style-type: none"> <li>✓ Proposed subdivision is for one to two lots split to accommodate two singles, a semi-detached or a duplex**, or</li> <li>✓ Sanitary Study demonstrates no net increase to sanitary system, or</li> <li>✓ Applicant proposes an interim or alternative solution, to the satisfaction of Water Services.</li> </ul>
Subdivision application approved as of October 31, 2013 but not registered, and	a)	<ul style="list-style-type: none"> <li>✓ The City has granted permission to start underground construction</li> <li>✓ underground construction has already started</li> <li>✓ building grade plan is not approved</li> </ul>
	b)	<ul style="list-style-type: none"> <li>✓ underground construction has <u>not</u> started</li> <li>✓ permission for underground construction has <u>not</u> been granted</li> </ul>
Development Permit in process as of October 31, 2013 but no decision		<b>NO APPROVAL</b> <b>Unless:</b> <ul style="list-style-type: none"> <li>✓ No net increase to sanitary system (example: deck or addition to single detached dwelling)</li> <li>✓ Sanitary Study demonstrates no net increase to sanitary system, or</li> <li>✓ Applicant proposes an interim or alternative solution, to the satisfaction of Water Services.</li> </ul>
Building permit has been submitted as of October 31, 2013		<b>MAY BE APPROVED</b> The Building Permit application may <b>continue</b> to be reviewed for approval
Building permit has not been submitted but, as of October 31, 2013: <ul style="list-style-type: none"> <li>✓ building grade plan is approved</li> <li>✓ no Development Permit is required</li> </ul>		<b>MAY BE APPROVED</b> A Building Permit application may <b>continue</b> to be reviewed for approval, even if it hasn't been submitted

\* Refers to approval from a sanitary servicing perspective. All applications are subject to normal planning/building review process and the final decision rests with the applicable approving authority. \*\* The subsequent development and building permit applications for the two singles, a semi-detached or a duplex maybe approved from a sanitary perspective.

## Sanitary Service Study Guideline

Released: November 20, 2013

If you believe your proposed development will not add new net flow into the sanitary system, you can consider contracting a qualified professional engineer to complete a sanitary service study on your behalf.

Your engineer will need to use the guidelines established by Water Services to complete the assessment properly. Once your study is completed, submit it to Water Services for review. Those applications deemed acceptable to Water Services, will proceed as per the normal planning/building review process.

A copy of the **Sanitary Servicing Study Guidelines** can be found online at [calgary.ca/dba](http://calgary.ca/dba).

## Interim or Alternative Sanitary Solutions

In some cases, you may consider adopting an interim or an alternative sanitary solution that meets The City satisfaction, in order to move your application and development forward.

<p><b>Water Services accept the following proposals as potential interim or alternative solutions*:</b></p> <ul style="list-style-type: none"><li>✓ Trucking sewage offsite</li><li>✓ Diversion to another sanitary catchment or sub-catchment</li><li>✓ Water Reuse**</li></ul>	<p><b>YES</b> <b>Dependant on review by</b> <b>Water Services</b></p>
<p><b>Water Services will <u>not</u> consider the following proposals as sanitary solutions:</b></p> <ul style="list-style-type: none"><li>× Off peak pumping into the West Memorial Sanitary Catchment Area</li><li>× Seepage septic solutions</li><li>× Septic solutions for an individual home sewage treatment system</li></ul>	<p><b>NO</b></p>

Additional interim or alternative solutions not listed above maybe considered at the request of industry.

\*All options must adhere to the Wastewater and Storm Drainage Regulation

\*\*This option will require significant analysis and regulatory approvals