




lott creek
ESTATES

VIRTUAL INFORMATION SESSION FAQ

Held on January 31st, 2023





GENERAL PROJECT INQUIRIES

It was noted that the project has already been approved. Why was there not a presentation to affected residents prior to approval?

Development of the Lott Creek Estates community is subject to approval at a series of stages. The lands have already been approved for residential development of single and semi-detached dwellings not exceeding 150 units. The nature of that development including lot size and distribution, built form, road standards, servicing strategies and other details are still to be approved by Rocky View County, through current and future applications. At the time that Lott Creek Estates was approved for residential development, an open house was held at the Elbow Springs Golf Club on February 16th 2005, and subsequently on April 18th 2007 at which time 50 people attended, most of whom were noted as being from Lott Creek Grove.

Did the same investor group propose a similar project in 2005 but on land on the east side of 101st? I remember being at an information session regarding this. The most contentious issue was development on the City of Calgary land but using Lott Creek Drive for ingress and egress. If so, will the City of Calgary development be proposed in the future?

Lott Creek Estates does not contemplate development of any lands within the City of Calgary limits. If development of the referenced lands is pursued it would be part of a separate application and proposals for access would be considered by the City of Calgary and Rocky View County at that time.

The lands east of 101 Street are governed by the East Springbank Area Structure Plan Appendix 2: Discovery Ridge Community Plan. There is no reference to access from Lott Creek Drive within the ASP.

Has the Tsuut'ina Nation been consulted? In addition, has a study been done on the developments impact on animal habitats from their lands?*

Tsuut'ina Nation has been notified of the development. The project team has met with representatives from the Nation and efforts for continued consultation are ongoing. The Nation was consulted throughout the previous approvals of the ASP. There will not be a specific study of habitats within the Nation lands however efforts have been taken in the planning process to maintain a natural interface with the Nation lands.

Will Rocky View County maintain the community?

This will be confirmed at a later development stage however it is anticipated that the maintenance would align with that of existing Elbow Valley communities. A Homeowner's Association will likely be created to administer maintenance of the stormwater detention facilities and natural areas. ASP policy dictates that maintenance for walkways and municipal reserve should be established in agreement between the Municipality and a registered association, to be defined at the time of subdivision.

What was meant by future development off 101st?

Some lots within Lott Creek Estates would require 101 Street to be dedicated and constructed to provide access for parcels north or south of Lott Creek Drive. Details regarding construction of 101 Street will be confirmed at a later stage, however, it is anticipated the road would provide access to lots north and south of Lott Creek Drive only.

Will Lott Creek Estates be age restricted?

There is no intention to restrict the age of residents in this community at this time, however based on the location and average value of homes in the existing Elbow Valley community the Lott Creek Estates development is likely to attract a similarly aged residential pool to that within the community currently.

What is the name of the Developer that you are working on behalf of? Are they representing a consortium of the current landholders?

B&A is working on behalf of Emcor Developments who is the majority owner of lands within Lott Creek Estates.

Who will manage garbage collection in this community?

It is common to have a fee simple ownership with waste removal contracted by a qualified waste management operator. The residents association will be required to come together to pinpoint and hire such services. This is a similar situation to other residential areas in Elbow Valley.

The original Lott Creek development required the importation of fill to raise the platform elevation of the development. Is there a similar raised platform planned for this development?

Yes, the development will require importation of engineered fill to elevate the development.

What will the style be of the semi-detached homes along Lott Creek Drive?

Built form and architectural style of the future development will be determined at subsequent planning stages and will be driven by market demand. The semi-detached units are envisioned to be a villa-style development and will be in keeping with the character of the established Elbow Valley community with high quality materials and a style reflective of the surrounding natural environment.



What is the timeline to fully develop the land with all infrastructure and services? In addition, what is the estimated time for complete build-out?

The development timeline is based on the speed at which each stage of approvals with the County can be achieved. An optimistic timeline estimates approval by the end of 2023 or early 2024, with anticipated construction in late 2024 or early 2025 once subdivision is approved. Assuming approximately 15-20 homes built each year, a 5-6 year build-out is anticipated for Phase 1. A full completion of the project for all 150 units is anticipated to be 6-10 years. Construction management programs from Rocky View County will be implemented to maintain traffic, noise, and other potential issues.

Will this development impact Lott Creek Grove property values?

As a team of professional planners and engineers we are unable to speak to the impacts of property value, however based on our experience with development, the completion of the Elbow Valley Community with this final plan area is likely to provide assurance and value to community members. Additionally, Lott Creek Grove residences backing onto the Elbow Springs Golf Club will continue to do so.

What is the anticipated cost of these homes?

Listing price of the future Lott Creek Estates homes cannot be determined at this time, as it will be subject to the approval of multiple applications and the market demand at the time of listing. Due to the shared

What is the typical lot size? (i.e., width and length)

A typical single-family lot as proposed would be approximately 15 m wide and 35-40 m deep, and a typical semi-detached lot would be approximately 12 m wide and 35-40 m deep.

Where can the proposal from 2005 be accessed? As it is the same ownership group, it would seem only logical that they would want to develop the City of Calgary portion as part of their investment.

The proposed development in 2005 for City of Calgary lands east of 101 Street was not approved and has no bearing on the proposed amendments to the Elbow Valley ASP or DC 119 District. If development is sought after for these lands an application would need to be submitted to the City of Calgary and circulated to Rocky View County for review.





TRANSPORTATION

On the legend there is an area designated as Emergency Access. Where is that on the land use map?

The proposed emergency access from the internal road network to Lott Creek Drive is located in the northeast corner of the interior road network between two proposed open spaces.

Will there be any changes or modifications to Lott Creek Drive to accommodate the increased traffic flow (i.e., road widening, speed limits, etc.)?

The existing Lott Creek Drive has been constructed as a collector street and the design has considered future development including the 150 lots anticipated within Lott Creek Estates. Even with the additional traffic generated by the proposed development, the daily volumes along Lott Creek Drive will be within an acceptable range for this classification of roadway. No additional upgrades or widening of Lott Creek Drive are needed to support the proposed development. The current speed limit of 40 km/hr is not expected to change because of this development.

Can you provide a copy of the Transportation Impact Assessment?

The TIA has not been finalized yet and is still in the review process. It can be shared once it has been approved by Rocky View County and Alberta Transportation. In the interim, an executive summary of the TIA will be provided.

Will speed calming measures on Lott Creek Drive be incorporated due to increased traffic?

We understand that speeding is a current issue along Lott Creek Drive adjacent to the golf course. As part of our TIA, curb extensions or possibly speed humps were recommended as something that could help to reduce speeds along Lott Creek Drive. The County will need to review these recommendations and decide if they would like to implement them based on feedback from other business units within RVC such as emergency services.

When was the assessment of the traffic flow conducted? Can a copy of the report be provided?

The traffic volumes for the TIA were collected pre-Covid (2019). The TIA has not been finalized yet and is still in the review process. It can be shared once it has been approved by Rocky View County and Alberta Transportation. In the interim, an executive summary of the TIA will be provided.

How will golfers crossing Lott Creek Drive to access the golf course be considered within the plan?

As with other golf courses that require golfers to cross public streets, they are typically signed with "zebra" pavement markings to ensure pedestrian safety. The County will need to decide on the appropriate pedestrian crossing control, but this can be addressed during the detailed design stage of the roadway.

Can the emergency roadway be used during construction to accommodate larger vehicles going to the sites?

Although this was not addressed in the TIA, our opinion is that Alberta Transportation would not permit trucks to use the emergency access for construction-related traffic.

The community has tried to implement 'traffic-calming measures' on Lott Creek Drive to prevent high-speed vehicle travel, but were denied due to emergency vehicle access and snow removal. How is this now acceptable?

It was not the intention of the Lott Creek Estates team to suggest that traffic-calming measures will be provided with the extension of Lott Creek Drive. Rather, the TIA recommended curb extensions and speed humps as appropriate traffic calming measures that could be implemented if the County determined it necessary or desirable. Ultimately, the County needs to decide if they would like to implement the recommendations.

The traffic study was completed in 2020 during COVID, which resulted in reduced traffic. Will this study be updated to reflect post-COVID traffic levels?

The Transportation Impact Assessment considered the impacts of COVID-19 on traffic flows in 2020 and opted to use traffic flows from the years prior to more accurately represent the anticipated traffic conditions.

Will there be an option to access Lott Creek Estates from 101 Street?

101 Street would need to be developed in order to access certain lots within the possible Phase 3 development, however 101 Street will not provide a secondary connection to Highway 8 due to restrictions of land ownership, and Alberta Transportation restrictions. The proposed development cannot use 101 Street as an access because it does not currently cross the Elbow River and there is no connection to Highway 8. Due to the location of the future interchange of West Stoney Trail and Glenmore Trail, there is no opportunity for a future access to Highway 8 in the vicinity of 101 Street other than for emergency purposes.

Will Highway 8 westbound have improved left turn dedicated lights? Will the construction vehicles use the east end of the golf course access instead of Lott Creek Drive?

The TIA recommended a dedicated westbound left-turn phase for the intersection of Lott Creek Drive and Highway 8. In terms of east end access, this was considered but it is unlikely that Alberta Transportation would permit an access at this location for construction purposes.

I have concerns about the Highway 8 and the T intersection of Lott Creek Boulevard and Lott Creek Drive due to the existing traffic levels. I'm surprised the review indicated these intersections are not a concern with the additional cars projected with this development. Please elaborate.

The TIA assessed both of these intersections for existing conditions as well as a future (20-year) horizon. In both scenarios, the intersections are expected to operate at what we refer to as an acceptable level of service. The only recommendation provided in the TIA was to add a westbound to southbound left-turn phase at the Highway 8 / Lott Creek Boulevard intersection. The T-intersection at Lott Creek Drive and Lott Creek Boulevard is expected to operate satisfactorily with the additional traffic using the existing traffic control (stop signs).



The Transportation Impact Assessment (TIA) predates the construction of Swift Creek Villas.

The TIA for the Swift Creek Villas was obtained as part of the TIA for this project. The traffic expected to be generated by the Swift Creek Villas was added to the background traffic volumes.

Over the past few years, numerous cases of cars drag racing down the road have been left unresolved. Rocky View County has not taken any measures to address this issue.

Our role as part of this project is to identify the potential impacts of the proposed development and to suggest mitigation measures. The TIA recommends some traffic calming measures that could be considered however, it is up to the County to decide if they would like to implement these countermeasures.

Will there be a traffic light at the T-junction between Lott Creek Boulevard and Lott Creek Drive?

No, the current stop sign control has been reviewed and it will be sufficient for the long-term traffic volumes including the traffic from the proposed development.

There is a proposed emergency route from 101st Street. Is this being considered as an access road specifically for the Lott Creek Estates?

101 Street would need to be developed in order to access certain lots within the possible Phase 3 development, however 101 Street will not provide a secondary connection to Highway 8 due to restrictions of land ownership, and Alberta Transportation restrictions.

The proposed development cannot use 101 Street as an access because it does not currently cross the Elbow River and there is no connection to Highway 8. Due to the location of the future interchange of West Stoney Trail and Glenmore Trail, there is no opportunity for a future access to Highway 8 in the vicinity of 101 Street other than for emergency purposes.

Will Rocky View County be responsible for the roads within the development?

The County will be responsible for maintaining Lott Creek Drive. It is not known whether the roads internal to the development will be public or private. If they become public, they will also be maintained by the County.

Is building an access road parallel to 101st to Highway 8 being contemplated so the entire area has more than just a single ingress and egress from the community?

There is currently no crossing across the Elbow River to connect to 101st. 101st would need to be upgraded to access the future Phases. The additional width of Lott Creek Drive will help to accommodate increased volume.

Are you anticipating that construction traffic on Lott Creek Drive will occur for many years?

Construction is anticipated for late 2024 or early 2025. With approximately 15-20 homes built each year, a 5-6 year build-out is anticipated for Phase 1. A full completion of the project for all 150 units is anticipated to be 6-10 years. Construction management programs from Rocky View County will be implemented to mitigate traffic, noise, and other potential issues.





LAND USE

Does Phase 1 consist of the 150 dwelling units? If so, how many units are in Phase 2 and 3? In addition, what is the timeframe for Phase 2 and 3?

The total number of dwelling units within Phase 1, 2 and 3 inclusively, shall not exceed 150 units as per the Elbow Valley ASP and DC 119 Land Use District. Phase 1 is proposed to accommodate approximately 127 units.

Will Lott Creek Estates be a private residential community like Elbow Valley?

Lott Creek Estates is anticipated to be developed with a fee simple ownership model, possibly utilizing a Homeowners Association to manage maintenance of open spaces and other shared space, similar to the model already in place for many Elbow Valley communities.

Approximately 90 single family homes are proposed. This could reduce the school capacity. Has this been considered? Will there be playgrounds built in the development for children to play?

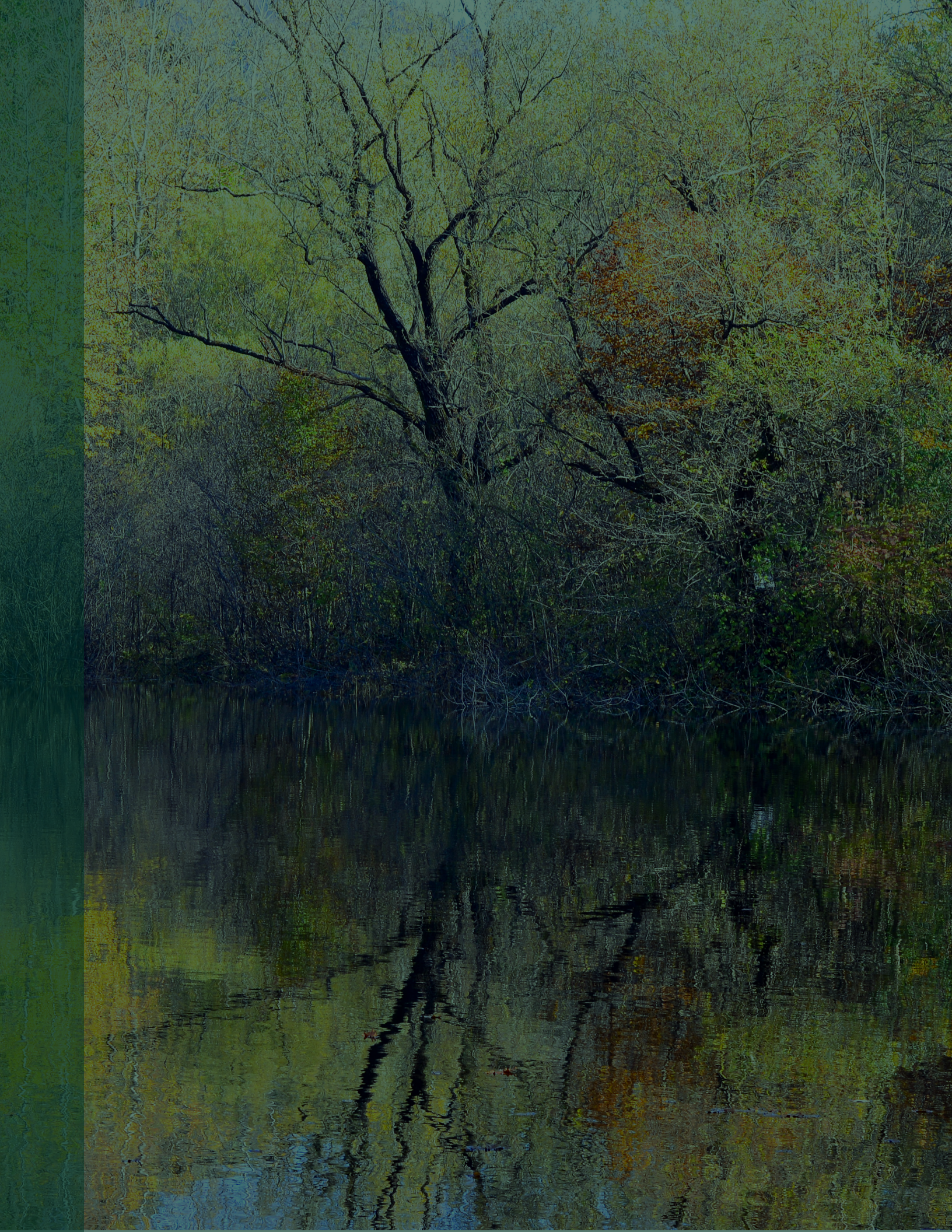
The application will be forwarded to Rocky View School District and subsequent boards for comment and direction in terms of forecasting school-aged population increase in the area and addressing capacity needs. It is our understanding that a school site has been anticipated in the Elbow Valley Community previously.

Has the developer reduced the size of the lots from the original size? Additionally, has the developer discussed the size of the lots with Rocky View County and are they in agreement with the size?

The original approved lot sizes were established assuming that the entire Lott Creek Estates plan area would be developable for residential subdivision. Further technical assessments have determined that a significant amount of land must be used to manage stormwater by allocating space for dry and wet ponds. Additionally, the original lot sizes did not account for the amount of land required for dedication of municipal reserve. For the developer to maintain the maximum number of lots permitted by the ASP and Land Use Bylaw (150 dwelling units) the lots must be permitted at a smaller size. The review of this proposal by the County is still underway, however the proposed sizes do align with the current Land Use Bylaw standards.

In Lott Creek Grove, there is a mix of single-family and villa lots backing south. Is there a reason why the villa lots only have north back yards backing onto Lott Creek Drive?

This is due to the lotting and market driving factor for slightly larger single-family lots with views of the natural landscape. This could potentially adapt at the subdivision stage.





ENVIRONMENT

The wildlife flow assessment does not align with the observations of residents. Can a copy of the wildlife assessment be made available for review?

There are 2 important factors to consider when evaluating the potential for impacts to wildlife and wildlife movement corridors as a result of a proposed development; 1. the scale at which we discuss wildlife movements and 2. the risk of wildlife habituation and human conflicts.

i. Scale of Wildlife Corridors: When regulators and biologists talk about wildlife corridors and wildlife movements they are commonly talking about relatively large-scale areas that can be used by a range of species to move between habitats in the broader landscape; a landscape broader than just the Project Site itself. Wildlife corridors commonly consist of a broad area or strip of natural habitat that connects populations of wildlife otherwise separated by cultivated land, roads, or developments. River valleys are natural conduits for wildlife moving between regional habitats, as is the case with the Bow and Elbow Valleys, as well as tributaries such as Lott Creek.

Given the regional context in which we define corridors and discuss wildlife movements, the assessment of potential impacts to wildlife movements is completed on a broader scale than just the Project Site itself. When you look at the landscape surrounding the Project Site, for example on Google Earth, there are large areas of natural habitat available for wildlife to use to travel around the existing developments that make up the communities of Elbow Valley and Lott Creek. These wildlife habitats and corridors are along the Elbow River, Lott Creek and on Tsuut'ina lands. The Project Site is contained within the existing area of developed land and will not create a physical barrier preventing wildlife from moving past the Lott Creek community as a whole and the Project Site specifically. Restrictions to human access to lands south of the development will further reduce the potential for disturbing wildlife using adjacent south habitats.

If wildlife movements were to be considered on a local basis only, it is true that the proposed development will alter local wildlife movements and habitat use within the Site. However, the natural patterns of wildlife movement past the developed landscape will be adequately sustained with these broader regional wildlife corridors conserved and not altered by the proposed development.

ii. Wildlife Habituation. The second factor to consider is that some wildlife has a high tolerance for human land use and activities and can become habituated, altering their natural behaviours, and frequenting areas like golf courses and residential areas to access localized artificial food sources and habitats. Habituation can leave wildlife susceptible to conflicts, for example deer feeding on residential gardens, bears accessing bird seed and garbage, conflicts with pets, and/or vehicle collisions. Ideally wildlife habituation is discouraged to avoid such conflicts by deterring wildlife from developed areas. As biologists, we can conclude that the security of wildlife populations is best supported when wildlife is deterred from using development landscapes and are free to access expansive natural habitats, such as those to the south of the Project Site, where wildlife-human conflicts are more readily avoided.

The Biophysical Impact Assessment is currently being reviewed by the County and City of Calgary, once deemed complete by this review the fulsome report will be made available. In the interim, an executive summary of the report will be provided on the project website.





The opinion on wildlife requires a more in-depth analysis.

Biologists and regulators consider the potential impacts of a development on wildlife populations and movements to be relevant within a more regional context. If a few deer or other habituated wildlife are deterred from using the local area of the Project Site but continue to have free access to expansive habitat areas to the south and along the Elbow River, then a significant impact on wildlife is not predicted. As an example; if theoretically this development were to overlap with known critical habitat for wildlife, such as the primary breeding grounds for a SARA-listed species, then there would be a significant impact. This is certainly not the case for the project site, which has been subject to multiple historical disturbance events resulting marginalized local habitat conditions.

Deer are commonly observed crossing the proposed development from the golf course to Lott Creek at dusk. The development would appear to significantly restrict this access. How will this be accommodated?

This incidental use of the land by a herd of deer does not make the area critically important for the deer population as a whole, rather it leaves these individuals susceptible to conflicts with residents. Deer are highly adapted to human environments and may choose to travel through development areas. In this case, deer populations will continue to have free access to the abundant natural habitat areas to the south of the Site, and along the Elbow River where they can avoid conflict with residents.





SERVICING

The sewage treatment contract with the City of Calgary was entered into to protect the watershed and treat sewage elsewhere. The contract has hit maximum residential units for sewage treatment with the development of Swift Creek Villas. Is the contract being renegotiated for these new units?

As per the Elbow Valley ASP the County must apply for wastewater servicing from the City of Calgary as the primary servicing option. This would require amendment of the Master Servicing Agreement between the County and the City as the Lott Creek Estates lands are not within the current service area of the agreement. The proposed amendments have been circulated to the City of Calgary with a request for servicing and conversations between the City, the County and the applicant are ongoing.

Is it common for a development to be approved prior to having a settled wastewater solution?

General planning process involves a series of stages. An Area Structure Plan is conceived at a high level, and typically proposes one or more possible scenarios for servicing connection. Area Structure Plans are intended to guide development of a large area, over a long period of time. Some assumptions that originally guided the servicing scenarios likely change over that time and when more detailed planning stages are commenced, technical work and ground-truthing of high-level scenarios may result in changes. In terms of the development of the Lott Creek Estates lands, it has been approved at the ASP level and will undergo detailed review within subsequent planning stages to finalize servicing strategies.

In 2013, Lott Creek Grove and the Elbow Springs golf course were directly affected by the Elbow River flood. During the evacuation, a major issue was emergency access. Will the access around/through the golf course be gated?

The current intention is to upgrade the emergency access from 101st Street to Hwy 8. When the Province releases the new Bow and Elbow River Flood Hazard Study, the elevations of the access route relative to the defined floodway / flood fringe elevations will need to be reviewed to evaluate if this emergency access route can be placed above the flood elevations.

How will the development access water?

The first option would be to connect to the City of Calgary water. If this is not feasible then we would approach Westridge Utilities and request to tie-in to their system.

If the city does not allow the development have access to the sewage system, how will sewage be handled?

A standalone wastewater treatment system would be used.





If the developer does not obtain access to existing water licence, how will the developer obtain water for the development?

The current intention is to connect to an existing water system, either the City of Calgary System or the Westridge Utilities system. If neither of these options proves feasible, the development would investigate the possibility of acquiring a water licence and developing its own treatment and distribution facility.

Lott Creek Grove has some residents with sump pumps that operate 24/7. Will the development affect our groundwater?

A geotechnical engineer has been engaged to assess the Lott Creek Estates lands and address groundwater issues, if any are found. A summary of this report will be made available on the website once complete.

Ground water test holes in Lott Creek Grove show numerous water sources underground. Can we have access to the drill hole tests conducted in the proposed development?

This study was not conducted by this team. It has been submitted to the County previously during other stages of the project and would require to be requested from County representatives prior to sharing publicly. A geotechnical engineer has been engaged to assess the Lott Creek Estates lands, and the results of that report can be shared once complete and reviewed by the County.





FLOOD

When will the provincial flood study update be released to the public?

The timing for official release of the Provincial flood study is unknown, the study was recently being reviewed by various municipal bodies.

Is the flood information accurate? Some images show the area to have flooded in 2013.

The reference of no flooding was made to spills from the Elbow River over highway 8. In 2013 no spills over Highway 8 at the crossing with Lott Creek Boulevard occurred. That fact triggered a change in the design flood for the 1:100 year event for Lott Creek. The original design flow was 108 m³/s (including 80 m³/s from a spill from Elbow River) and the final design flow is 28 m³/s. Other areas were flooded in 2013 from the Elbow River spilling into the area east of the Twin Bridges of Highway 8. That flooding is being accounted for in the analysis and the maps shows that during the 1:100 year event the area where the development is proposed would be flooded. However, the flooding is expected to be shallow with low flow velocities. That makes the area developable providing it is flood proofed. The proposed lots were confirmed (informally) by Alberta Environment to be in the flood fringe, which is the portion of flood prone areas that can be developed.

Lott Creek flooded in 2005 and inundated the lands under consideration. Were those flood levels considered to be a 1:100 year event? How does your flood mitigation plan prevent a similar event. Do you know if any insurers would provide overland flood insurance to the future residents?

That is correct. Subject lands were flooded in 2005 by flood water from Lott Creek. Based on modeling exercises, the 2005 flood is believed to have been of similar magnitude to a 1:100 year event, but unfortunately no flow records exist for Lott Creek. In any case, the proposed development will be made flood-proofed for the 1:100 year flood event for both, Lott Creek and Elbow River.

By regulation, the development must be flood-proofed for the 1:100 year flood event. The site will be graded so the lowest entrances of houses and roads are above the 1:100 flood levels.

The project team indicates there was not any flooding of the development area in 2013, although there was extensive flooding to the driving range and the development area.

Flooding that occurred in 2013 was a result of the Elbow River, over top the bank downstream of the twin bridges of Highway 8, and not from spills over Highway 8 as the previous flood mapping assumed. It is not the intention of the Lott Creek Estates team to claim no flooding occurred in 2013, but rather the means by which it occurred, and extent of flooding did not align with the predictions of previous flood modeling.

Were both the 2005 and 2013 floods analyzed?

Both floods were considered in the Flood Risk Assessment.

Could you please review how there can be development in the Floodway? Will there be water displacement and impact the province's mapping? This area flooded in 2005 from Lott Creek and 2013 from the Elbow River.

There will be no development in the Floodway. Based on an informal response from Alberta Environment and Parks, the proposed lots are in the newly delineated Flood Fringe and therefore developable area.

The current flood fringe map does not have the housing and fill that has been added up stream in Elbow Valley since 1995. What if both the creek and river flood at the same time?

The most recent study (from which we obtained model files from the province) was done based on surveys and lidar data collected in 2014 and 2015. The new flood fringe and floodway delineation being completed by Alberta Environment and Parks has considered the lay of the land in 2014/2015. The flood assessment also takes a conservative approach, considering the possible implications of both Lott Creek and Elbow River flood potential simultaneously.





GOLF COURSE

*****Please note, discussions regarding the golf course are ongoing and the answers provided for each of the following questions will be updated if required.*****

Lots 1,2,3, and 4 appear to be part of the golf course. Was that land purchased from the golf course? If so, when was that and what was paid for that piece?

The referenced lands are not under the ownership of the Emcor. These lots have been included as part of the Lott Creek Estates plan area since the 2005 approval, and received DC 119 land use for residential development. The lots are however not yet subdivided from the golf course and conversations regarding their development potential are ongoing.

On the land use map, Phase 2 appears to extend over the water along the side of the 1st hole of the golf course. Was this land purchased? Did the golf course approve of the change to this part of the golf course?

The water body noted as being a part of the Elbow Springs Golf Club is within the legal parcel of Lott Creek Estate's Phase 2. Possible agreements between that landowner and the Golf Club regarding that waterbody are unknown at this time however we can confirm that waterbody is within the legal parcel of Phase 2.

Does Phase 2 extend over the water and part of the first hole of the Springs nine?

Please see previous question for answer.

Will the golf course parking lot land be required for this project?

Detailed design of Lott Creek Drive has not been completed at this time, only a high level concept for discussion has been prepared. Once detailed design begins, discussions with Elbow Springs Golf Club will take place to coordinate the re-aligned Lott Creek Drive and the limited space between the existing tee box/greens on the south side and the parking lot on the north side. However, it is known that the parking lot lands are not required for the project beyond the 10 m road allowance.

If connecting to the City of Calgary sewage system is not possible, where will the standalone sewage treatment plant be located within the proposed development? Will this reduce the number of available lots?

The project is proceeding under the assumption that the City of Calgary connection will be granted.

Do you have permission from the golf course to potentially locate a sewer treatment on the golf course?

The option has been discussed and has been considered viable. The project is planned to be built within the property limits or negotiated minor limits adjustments if necessary.



VIRTUAL INFORMATION SESSION FAQ

Held on January 31st, 2023

To connect with a project representative, please contact

Darby Henshaw
dhenshaw@bastudios.ca

To stay updated, please visit the project website

lottcreekestates.com