

**WRITTEN  
SUBMISSION**

April 9, 2026

File No.: 169002 1.5

Brittany Smith, Planning and Development Officer  
Wiaan Kruger, Development/Road Technologist  
Heather Heminway, Director of Planning

**RE: Servicing of Heritage Estates Development**

With respect to the upcoming Council meeting regarding the proposed Land Use Amendment for the Heritage Estates Area Structure Plan (ASP), we would like to summarize the following letters which were provided regarding servicing at the ASP stage:

- Scheffer Andrew Ltd. prepared a July 23, 2025 Letter in support of the ASP, which indicated that the sanitary and potable water servicing of Heritage Estates could be provided through Heritage Crossing's systems which are operated by Bluestem. The letter also provided four potential options for the Heritage Estates stormwater outfall (labelled as Options 1 – 4).
- Heritage Crossing's engineering consultant Lee Maher provided an August 22, 2025 letter confirming the above sanitary and potable water servicing capacities and indicating that stormwater outfall Options 3 and 4 appeared to be viable by August 22, 2025 due to construction that took place after July 23, 2025.
- Scheffer Andrew Ltd. prepared an August 25, 2025 letter agreeing with the Lee Maher letter, that stormwater Options 3 and 4 were the most viable stormwater outfall options for Heritage Estates at that time. In addition, the letter includes the following statement indicating the developer of Heritage Estates understood that cost sharing will be applicable to the sanitary and water connections *"The developer of Heritage Estates has acknowledged the above request for cost recovery, and will endeavour to enter into a financial agreement that is proportional to the scale of their development and in accordance with the Foothills County by-laws, with the opportunity for cost recovery to both parties on any future developments in the area."*

At the time of the ASP, the Heritage Estates storm pond was conceptually planned to discharge at a rate of 4.69 L/s/ha which is equal to 28.7 L/s over its 6.12 ha catchment area. The ASP indicated that the pond would either discharge north through the Heritage Crossing storm system, or east through coordination with the adjacent landowner (Heritage Views draft ASP), both options to a ravine that flows north under Dunbow Road.

On April 8<sup>th</sup> of 2026, County staff provided us with the April 29, 2025 Issued For Construction drawings for Heritage Estates for our review of the design capacity of the minor piped system within Heritage Crossing. Review of the storm sewer design sheet on drawing number 'BA' shows that the storm system has excess capacity between Heritage Estates and the Heritage Crossing Pond, that varies by pipe segment and is between 9 L/s and 55 L/s.

With this information, we have completed a conceptual sizing of the Heritage Estates (HE) storm pond using the 24 hour 1:100 year rainfall event and the minimum available excess pipe capacity of 9 L/s as a constraint. The required storage for the conceptual sizing is compared to the required storage with the 28.7 L/s (4.69 L/s/ha) discharge rate that was considered at the ASP stage in the table below.

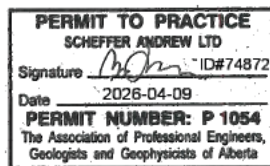
	Discharge as proposed in ASP	Discharge based on available Pipe Capacity in Heritage Crossing
HE Pond Catchment (ha)	6.12	6.12
HE Assumed Imperviousness (%)	60	60
HE Pond Discharge Rate (L/s/ha)	4.69	1.47
HE Discharge Rate (L/s)	28.7 L/s	9 L/s
HE Pond Active Storage Required (m3)	2,387	3,550

It is acknowledged that the required volumes above may increase slightly after statistical analysis is completed at the detailed design stage. However, we have completed a preliminary pond design that confirms that the Heritage Estates Pond footprint can provide approximately 4,600 m3 of active storage which provides significant flexibility. This preliminary pond design confirms that the storage volume required for the proposed Heritage Estates storm pond to discharge at 9 L/s into the Heritage Crossing storm system can be provided within the pond parcel footprint that is shown in the Heritage Estates Area Structure Plan, and that is represented by the proposed Land Use Amendment.

The Heritage Estates storm pond is therefore proposed to discharge north into the existing Heritage Crossing storm system with a connection at existing Manhole 11 or 34. The discharge from the pond is proposed to be controlled to 9 L/s and flow through the existing piped system to the existing Heritage Crossing storm pond, through a modified control structure, and through the existing outlet pipe. It is anticipated that only minor modifications to the orifice plate within the Heritage Crossing Pond's control structure will be required to accommodate the additional 9 L/s flow from the proposed Heritage Estates storm pond, and that these modifications could be completed by Heritage Estates at the time of construction.

Yours truly,

**Scheffer Andrew Ltd.**



**Ross Thurmeier, P.Eng.**  
Senior Engineer  
403-244-9710  
r.thurmeier@schefferandrew.com

Encl:

cc:

**From:** [Brittany Smith](#)  
**To:** [Legislative Services](#)  
**Subject:** FW: NW 32-21-29 W4M: Plan 1706 Lk Block 3  
**Date:** April 13, 2026 10:03:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Morning,

Please see new submission from an area landowner for Wednesday's 1:30pm hearing.

Kind regards,

**Brittany Smith**  
**Foothills County**  
**Planning & Development Officer**

[brittany.smith@foothillscountyab.ca](mailto:brittany.smith@foothillscountyab.ca)

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**From:** Gildo Giusti [REDACTED]  
**Sent:** April 13, 2026 9:31 AM  
**To:** Brittany Smith <Brittany.Smith@FoothillsCountyAB.ca>  
**Subject:** NW 32-21-29 W4M: Plan 1706 Lk Block 3

Good morning Brittany, hope all is well on your end. I wanted to bring to light a couple concerns I have with my neighbours Proposed Redesignation. I wanted to ensure the Emergency Access he's proposed is registered. If and when my development comes to fruition I'd like to ensure that's in place. Lastly, I have not given anyone (ABE) permission to discharge his storm through my property and into the ravine at this point. If you'd like to chat in person I'm happy to do so. Unfortunately, Wednesday I'm travelling overseas to see a family member who isn't well.

Sincerely,

**Gildo Giusti, BA**  
**President**  
**GIUSTI GROUP OF COMPANIES**



**50** CELEBRATING  
**YEARS**

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