

Groundwater Resources Information Technologies 3.0 Ltd.

August 1, 2026

Attention: Reanne Pohl
Mountain View County Office
1408 Township Road 320
Didsbury, AB T0M 0W0

RE: Addendum Letter to Level II Private Sewage Treatment System Assessment for Commercial Subdivision report dated November 23rd, 2021 (File No. 2021-1788), for Appin Developments subdivision located in NE-24-29-01W5M

At the request of the client, Appin Developments Inc., Groundwater Resources Information Technologies 3.0 Ltd. (GRIT3) is providing this addendum letter to address technical review comments provided in the April 25, 2022, Mountain View County Inter-Office Memorandum from Polash Miah to Tracey Connatty. A copy of the memo is attached for reference. Responses to each comment regarding the 2021 Private Sewage Treatment System (PSTS) report are detailed below:

SS1 – related to the 1,530 L/day effluent generation

Response: According to the Alberta Private Sewage Systems Standards of Practice (2021), the listed peak daily wastewater volume per day for Industrial and Commercial Buildings is 0.045 m³/day per employee. An additional 0.009 m³/day per employee is used for kitchen facilities, totaling 0.054 m³/day (54 L/day per employee).

The 2021 Phase I Groundwater Supply report completed for the Site at a similar time indicates the two wells closest to the Site had an average safe yield ~1.5 m³/day (1,500 L/day). As this rate was close to the 1,530 L/day rate used in standard mound size calculation tables it was a realistic baseline. The septic field sizes would be dictated by the availability of water on Site as estimated from existing well data.

SS2 – Land Use Bylaw for Business Park District (I-BP)

Response: Because the Business Park District (I-BP) under Mountain View County Bylaw No. 10/24 accommodates a highly diverse mix of permitted and discretionary uses, specific occupant types and precise tenant metrics are not yet established for individual lots. Wastewater generation configurations naturally fluctuate significantly between low-use warehouse space and intensive operations like commercial laundries or craft breweries.

When the wastewater volume is determined in future commercial/industrial development applications, the size of the required septic field should be considered in relation to the lot size before approving a development permit.

SS3 – Custom Systems

Response: It is agreed that individual lot variabilities and distinct tenant requirements necessitate independent engineering oversight. It is explicitly confirmed within the final recommendations of



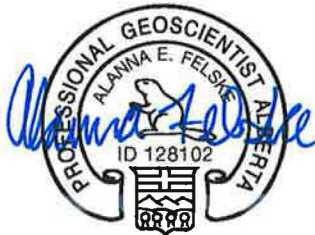
this letter that each single subdivision lot will require a custom-designed treatment and disposal system tailored to its specific commercial application, topographic position and localized soil profile.

SS4 – Primary and Secondary Treatment in Table 5

Response: To clarify the nomenclature used in the November 2021 PSTS report, the terms "Primary" and "Secondary" featured in the column label and caption of Table 5 refer strictly to the **Effluent Treatment Level** (the biological quality of the wastewater being processed) rather than a physical layout of multiple septic fields.

Should you have any questions, please do not hesitate to contact the undersigned.

Best Regards,



08/01/26

Alanna Felske, P.Geo
Hydrogeologist

//April 25, 2022 Mountain View County Inter-Office Memorandum
//Page 125 Mountain View County Bylaw No. 10/24 Land Use Bylaw

References

Safety Codes Council. 2021. Alberta Private Sewage Systems Standard of Practice 2021.



Inter-Office Memorandum

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To: Tracey Connatty
From: Polash Miah
Date: April 25, 2022
Subject: **PLRDSD20220043 - Redesignation and Subdivision (Phase 1) from Agricultural District (A) and Aggregate Extraction/Processing District (AEP) to Business Park District (I-BP); NE 24-29-1-5**

Hi Tracey,

Please see response below for the Environmental Site Assessment by Ghostpine Environmental Services Ltd. and Private Sewage Treatment System by Groundwater Resources Information Technologies Ltd.

Environmental Site Assessment

- F1 Include historical imagery in the report since this imagery provides important information for the review.
- F2 The ESA is over 3 years old. It would be good to have confirmation from the current landowner that there has been no changes to land use or that there have not been any other releases or spills. These reports don't have a particular timeline before expiration due to the nature of these types of assessments. If anything has occurred on the site after this assessment was completed then it would generally need an update or redo. To ensure the recommendation of not conducting a Phase 2 ESA is still warranted a confirmation from the landowner would be appropriate.
- E3 Although a Phase 2 ESA is not recommended, an environmental professional who specializes in Phase 2 work should be on site for the stripping of the areas identified as C, D and E as they were listed with a moderate concern. The professional will be able to identify if these soils are of concern easily with in-situ handheld devices and field experience.

Private Sewage Treatment System

- SS1 The representative field size was calculated was based on 1530l/d of effluent, however there is no information on how this number was derived. It should be stated in the report if this is for each large sized parcel within the development. In other words, would the representative field be typically required for each proposed lot?
- SS2 It is stated that the amount of effluent is based on the number of employees, however it should also depend on the lot use. For example, a brewery or a laundry would use a lot more water than a warehouse. Please see Land Use Bylaw for appropriate land use designation.
- SS3 Because there is a lot of variability in the existing site conditions and different lot uses/employees required to size a field, it should be stated in the recommendations that each lot will have to have a custom designed treatment and disposal system.
- SS4 Table 5 refers to Below Grade Septic Fields and it includes information for Primary and Secondary fields. Septic only refers to Primary fields, not Secondary fields.

14.1. I-BP Business Park District**Purpose**

To accommodate a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities. Any nuisance associated with such uses should generally not extend beyond the boundaries of the site.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Agriculture, Extensive - see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Animal Health Care Services	Agricultural Support Services
Automotive, Equipment and Vehicle Services	Alternative/Renewable Energy Development, Commercial
Commercial Retail Services, Major	Amusement and Entertainment Services
Commercial Retail Services, Minor	Auctioneering Services, Livestock
Cultural Facilities	Auctioneering Services, No Livestock
Day Care Services	Berming
Eating Establishment, Indoor	Cannabis Production Facility
Eating Establishment, Outdoor	Cannabis Retail Sales
Educational Services	Bulk Fuel Depot
Government Services	Cardlock Fuel Dispensing Facility
Hotel	Crematorium
Liquor Sales / Distribution Services	Communication Tower
Medical Treatment Services	Dwelling, Security Suite
Motel	Funeral Home
Office	Horticultural Use
Park	Horticultural Use, Medicinal
Personal and Health Care Services	Industrial Manufacturing / Processing, General
Professional, Business, Financial & Office Support Services	Industrial Storage and Warehousing
Protective and Emergency Services	Kernel, Commercial
Recycling Depot	Recreation Services, Indoor Participant
Service Station	Recreational Vehicle Storage Indoor
Shipping Container - see Table 4.2-2	Recreational Vehicle Storage Outdoor
Sign, On-Site Commercial	Riding Arena, Public
Utility Building	Semi-Public Use
Utility Services, Minor Infrastructure	Sign, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Services, Major Infrastructure
	Waste Management Facility, Minor
	Work Camp, Long Term
	Work/Lay Down Camp