



## ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 566. The department is currently protecting Highway 566 to Multi-Lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway and there is sufficient local road access to the subdivision, satisfying Section 15 of the Regulation. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 of the Regulation should they choose to do so.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal.</p>
<b><i>Public Utility</i></b>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
FortisAlberta	No objections. Easements are required for this development.
Telus Communications	<p>No objections. TELUS will require an easement/right of way to protect existing facilities on the abovementioned land.</p> <p>We ask that you place our requirement for a Utility Right of Way under the Conditions of Approval for this proposed subdivision.</p>
<b><i>Other External Agencies</i></b>	
Calgary Airport Authority	Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted. A separate review will be required should any development occur on the lands.
<b><i>Internal Departments</i></b>	
Capital and Engineering Services	<b><u>General</u></b>



- The owner will be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw C-8145-2021, as amended.
- The applicant shall provide for payment of the engineering services fees per the Master Rates Bylaw C-8145-2021, as amended.
- The application appears to propose a 4-lot shared access via a single existing mutual approach to TR262a. This is not typically acceptable because of shared maintenance and dispute issues. It is recommended that the applicant investigate a new public access road similar to the development immediately west (Butte Valley Estates) to avoid a 4-party driveway.
  - Further comment will be provided once the applicant confirms the access proposal for the development.
  - A development agreement will be required to facilitate road construction if that route is selected to avoid future challenges related to multi-party private access.
  - A legal review will be required should the applicant continue to propose a private 4 party access arrangement.
- The conditions noted below are intended to verify servicing of the proposed parcels and to confirm the existing parcels/homes will be serviced in perpetuity via private infrastructure contained on their respective lots.

**Geotechnical:**

- No significant geotechnical concerns exist aside from the large wetland(s) that appear to exist on the parcel. See comments below on PSTS investigations required to ensure servicing is suitable for site conditions.

**Transportation:**

- Access to this development doesn't appear to meet County requirements – mutual road approaches are not typically acceptable for more than two parcels. In this case, 4 parcels would be accessed from a single approach to TR262a. The applicant should be directed to consider public road access rather than a 4 way shared driveway. Should the preference remain a private driveway, the applicant should demonstrate what legal agreement(s) will facilitate long term access and maintenance amongst the parcels involved. That document will require review/comment by the County's legal counsel.
- The owner is to provide payment of the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The County shall calculate the total amount owing from the total gross acreage of the lands to be subdivided, as shown on the plan of survey. Based on the plan of subdivision, it is expected the levy will apply to Lots 1 and 4. This is because Lots 2 and 3 are existing residential parcels (and therefore exempt per bylaw).

**Sanitary/Waste Water:**

- The aerial photo and attached regional wetland inventory progress mapping indicate the presence of two wetlands/waterbodies on the subject lands. As the servicing of the proposed parcels is indicated by the applicant as private septic systems, the County requires Level 4 PSTS assessments to address long term affects of these disposal systems on
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surface and groundwater, per the Model Process Guidance and County servicing standards.

- The Owner is to provide a Level 1 Variation Assessment prepared by a qualified engineering professional confirming the existing sanitary systems for proposed Lots 3 and 2 maintain required clearance from proposed property lines, are contained within the contiguous developable acre, and are in good working order. It is understood servicing for Lot 2 was installed after the prior subdivision PL20190121.
- As part of the application, the Owner provided a Level 4 Private Sewage Treatment System Report prepared by Osprey Engineering Inc dated May 22, 2022. The PSTS recommends the use of a standard septic tank with the use of a secondary treatment mound.
  - As a condition of subdivision, the owner will be required to enter into a Site Improvements / Services Agreement for the installation of the PSTS.

#### **Water Supply and Waterworks:**

- The application indicates the proposed lots will obtain water via “water co-op connection” however the County’s East Balzac waterworks system runs across the property frontage. The applicant will be required to install and utilize municipal water servicing for the proposed lots.
- As a condition of subdivision, potable water is to be supplied to both new Lots via connection to the East Rocky View County Waterworks System. The Owner is to provide for:
  - Payment of the potable water connection rates captured in the Water and Wastewater Offsite Levy Bylaw C-8009-2020, as amended.
  - A drawings prepared by a qualified engineering professional confirming the location of proposed service connections, to the County’s satisfaction.
  - Signing of a limited scope Site Services Improvement Agreement for installation of the new water services required to service the proposed lots;

#### **Storm Water Management:**

- As noted above and attached, the site contains two wetlands and/or areas of ponding water with limited outlet(s) on the parcel. Two new additional parcels will increase stormwater run off and ponding which may affect adjacent landowners. The report below is intended to address the increase in impervious area and confirm post development drainage will not impact any adjacent landowner/infrastructure.
  - The applicant shall submit a limited scope Stormwater Management Report in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. The report will address pre and post development drainage conditions, manage impacts to adjacent parcels or drainage areas, and provide recommendations in accordance with the Nose Creek Watershed Management Plan.
    - Improvements may require a site services improvement agreement to enable construction of any drainage improvements arising.
    - Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.
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**Environmental:**

- As noted above, there appear to be existing wetlands on the parcel that may/will be affected by the proposed development. The applicant is advised that they are responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation prior to proceeding with construction.
- The Applicant submitted a Desktop Wetland Assessment prepared by Solstice Environmental Management dated June 28, 2022 that identified the wetland extents and setbacks.
  - As a condition of subdivision, the owner will be required to enter into a Site Improvements / Services Agreement to implement the recommendations of the Desktop Wetland Assessment.
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Development  
Compliance

No concerns. One alert on file:

- As per SISA Agreement under Approved Subdivision file PL20190121: Schedule C, Section 1.a ii; the PSTS shall be for the construction a shallow treatment field, treatment mound system or a suitable system recommended by a qualified installer.

As per Schedule D: PSTS and Stormwater Site Improvements must be completed within (6) months of the issuance of a DP or BP of the recommended system.

Fire Services &  
Emergency  
Management

No concerns.

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Circulation Period: February 10, 2022, to March 4, 2022.