



## ATTACHMENT 'C': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	No objection.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	No objection.
Alberta Health Services	No objection.
Alberta Transportation & Economic Corridors	<p>The requirements of Section 18 of the Subdivision and Development Regulation is not met.</p> <p>The future subdivision would not cause any significant concern for highway operations or future highway expansion.</p> <p>The requirements of Section 19 of the Regulation is not met.</p> <p>There is an adequate local road network and access is not from a highway.</p> <p>Pursuant to Section 20(1) of the Subdivision and Development Regulation, Alberta Transportation authorizes the subdivision authority to vary the requirements of Section 18 and/or Section 19 of the Regulation to accommodate the proposed subdivision, at the time of subdivision.</p>
<b><i>Public Utility</i></b>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
FortisAlberta	No objection.
TELUS Communications	No objection.



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Cochrane Lake Gas Co-op Ltd.	No objection.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	No objection.
Fire Services & Emergency Management	No objection.
Capital & Engineering Services	<p><b><u>Geotechnical:</u></b></p> <ul style="list-style-type: none"> <li>Steep slopes are present on the remainder lot. Given the size of the proposed lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a geotechnical assessment.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Transportation:</u></b></p> <ul style="list-style-type: none"> <li>Township Road 272 is identified as a Network B Road in the Long Range Transportation Network, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. <ul style="list-style-type: none"> <li>As a condition of Subdivision, the owner will be required to dedicate, by Plan of Survey a +/- 5.0 m strip of land as road ROW along the entire northern boundary of subject lands.</li> </ul> </li> <li>Access to the proposed new parcel is provided off Township Road 272.</li> <li>Access to the remainder parcel is provided by a shared driveway off Township Road 272.</li> <li>Currently, there is no access easement present on title for the shared driveway.</li> <li>As a condition of subdivision, the applicant shall prepare an access right of way plan and register an access easement on the shared driveway to provide legal access to the remainder parcel.</li> <li>The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, as the resulting parcels sizes are more than 7.41 acres.</li> </ul> <p><b><u>Sanitary/Waste Water:</u></b></p> <ul style="list-style-type: none"> <li>As per the application, the proposed new parcel is serviced by a septic field.</li> <li>The remainder lot is not required to demonstrate adequate servicing in accordance with Policy 411 as it is larger than 30 acres.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Water Supply And Waterworks:</u></b></p> <ul style="list-style-type: none"> <li>As per the application, the proposed new parcel is serviced by a water well.</li> <li>As a condition of subdivision, the applicant will be required to provide a water well driller's report confirming flow of 1 igpm or greater.</li> </ul>



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	<ul style="list-style-type: none"><li>• The remainder lot is not required to demonstrate adequate servicing in accordance with Policy 411 as it is larger than 30 acres.</li></ul> <p><b><u>Storm Water Management:</u></b></p> <ul style="list-style-type: none"><li>• Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed parcel will result in a significant increase in imperviousness, therefore an SSIP is not required at this time.</li><li>• Engineering has no requirements at this time</li></ul> <p><b><u>Environmental:</u></b></p> <ul style="list-style-type: none"><li>• Should the owner propose development that has a direct impact on any of the wetlands in the subjected lands, the applicant will be responsible for obtaining all required AEP approvals.</li></ul>

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Circulation Period: September 26, 2022, to October 27, 2022.