



ROCKY VIEW COUNTY

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time, we do not have any concerns with the information as provided. AHS-EPH recommends that the Applicant confirm that the existing water system will be able to meet any increased water demand resulting from this proposed development.
<i>Other External Agencies</i>	
Canada Post	Canada Post will service these addresses in an existing community mailbox site. Please advise when there is approved addressing.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Recreation, Parks and Community Support department has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
Information Services	Please ensure the applicant is submitting a road naming application for the new subdivision, I've attached some documentation you can forward.
Planning and Development Services (Engineering)	General <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As a condition of future subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. As a condition of future subdivision, the applicant/owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County. As a condition of future subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> respecting provision of the following:



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	<ul style="list-style-type: none"> ○ Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council, as amended, all to the satisfaction of the County; ○ Construction of a new intersection at the location of the site with West Meadows Estates Rd. in accordance with the final approved TIA and the Rocky View County Servicing Standards; ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ○ Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council, as amended; ○ Construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan. ○ Implementation of the Construction Management Plan; ○ Implementation of the Erosion and Sedimentation Control Plan; ○ Installation of power, natural gas, and telephone lines <ul style="list-style-type: none"> ● As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater and storm water servicing when such services become available. <p>Geotechnical:</p> <ul style="list-style-type: none"> ● The applicant/owner provided a geotechnical engineering report conducted by McIntosh Lalani Engineering Ltd. dated October 26, 2018. ● As a condition of future subdivision, the applicant shall provide a revised geotechnical report conducted and stamped by a professional geotechnical engineer that provides recommendations on a road structure design and provides a site specific CBR value used in the road structure design, in accordance with the County Servicing Standards. ● As a condition of future subdivision, the applicant/owner will be required to provide a revised geotechnical report conducted and stamped by a qualified professional geotechnical engineer that provides recommendations and direction on the design and construction of the storm water infrastructure (i.e. pond liner), if warranted by the Site-Specific Stormwater Implementation Plan.



AGENCY

COMMENTS

Transportation:

- As part of the redesignation application, the applicant/owner submitted a trip generation letter titled "Development of Portion of SE of 2-24-3-w5m" conducted by Watt Consulting dated September 20, 2019. The letter concluded that the development does not trigger any upgrades to the local infrastructure and that further analysis (i.e.: a TIA) is not warranted.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential Two District (R-2). The TOL will be applied to the proposed lots of the subject lands.

Sanitary/Waste Water:

- The applicant/owner indicated that the proposed development will be serviced via packaged sewage treatment systems with mounds. At time of future subdivision, the applicant/owner will be required to submit a Level 4 PSTS Assessment, conducted by a qualified professional, which will confirm the appropriate type of PSTS and drain field required for sewage disposal. Piped sewer services is not available to the proposed development since the subject land is not located within the service area of the Master Service Agreement (between the City of Calgary and Rocky View County) for sewer collection services.
- As a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 1-8, and shall be:
 - For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards; and
 - The system be in accordance with the Level 4 PSTS Assessment accepted by the County.
- At time of future subdivision, the applicant/owner shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield that are existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.

Water Supply And Waterworks:

- The applicant/owner indicated that the lots will be serviced via piped services from Westridge and provided a letter signed by Westridge Utilities Inc. dated December 18, 2019 confirming that capacity has been reserved for the proposed lots.
- As a condition of future subdivision, the applicant/owner will be required to:
 - Provide confirmation from a County approved water supplier that capacity has been purchased.



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	<ul style="list-style-type: none"> Secure infrastructure requirements between the developer and water supplier. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant submitted a Conceptual Stormwater Management Plan conducted by Osprey Engineering Inc., dated June 29, 2020, that meets the Report on Drainage Strategies for Springbank and the County Servicing Standards and recommends the use of a stormwater pond to manage stormwater flows resulting from the development. As a condition to future subdivision, the applicant/owner will be required to provide a detailed Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with the Report on Drainage Strategies for Springbank and the County Servicing Standards, to the satisfaction of the County. As a condition to future subdivision, the applicant/owner will be required to enter into a Development Agreement for the construction of any stormwater infrastructure required as a result of the proposed development and recommended in the final detailed SSIP accepted by the County. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. As a condition to future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed storm water management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. Please note that there are long lead times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations have been obtained by the time of subdivision endorsement. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.
Utility Services	<p>Confirmation required from the proposed water supplier (Westridge Utilities) that there is sufficient capacity available and an agreement to supply water to the proposed development.</p> <p>It is unclear from this application how the proposed development is to be serviced by wastewater. As a result, a complete assessment of the application cannot be made.</p>
Circulation Period:	<p>Agency – December 20, 2019 – January 16, 2020</p> <p>Adjacent – February 27, 2020 – March 19, 2020</p>
Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.	