

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY | COMMENTS |
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| <i>School Authority</i> | |
| Rocky View Schools | No response received. |
| Calgary Catholic School District | No concerns. |
| Public Francophone Education | No response received. |
| Catholic Francophone Education | No response received. |
| <i>Province of Alberta</i> | |
| Alberta Ministry of Environment and Protected Areas | No concerns. It appears there will be no impacts to crown-owned wetlands or waterbodies. The applicant should be made aware that disturbance to any crown-owned water bodies are approved by Lands Division. |
| Alberta Transportation | No concerns. |
| Alberta Sustainable Development (Public Lands) | No response received. |
| Alberta Culture and Community Spirit (Historical Resources) | No response received. |
| Energy Resources Conservation Board | No response received. |
| Alberta Health Services | From reviewing satellite imagery, it appears that there are wetlands on the property that may be impacted by the proposed future development. Under section 3 of the Public Lands Act, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetlands from development. If the wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed for the wetland and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the wetland. If the wetland is determined to be Crown claimable under section 3, it should be surveyed out from the parcel of land. An authorization is required under the Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland. An approval may also be required under the Water Act. |

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| <i>Public Utility</i> | |
| ATCO Gas | No concerns. |
| ATCO Pipelines | No concerns |
| AltaLink Management | No response received. |
| FortisAlberta | No concerns. |
| TELUS Communications | No response received. |
| TransAlta Utilities Ltd. | No response received. |
| Cochrane Lake Gas Co-op Ltd. | <ul style="list-style-type: none"> • The developer will be required to pay for an engineering review prior to Cochrane Lake Gas Co-op Ltd. verification of the ability to service the new parcels, • The developer will be required to pay for any costs to improve service to supply the newly created parcels. • The developer will be required to pay for installation of natural gas infrastructure within the new subdivision. |
| <i>Adjacent Municipality</i> | |
| Mountain View County | <p>The creation of these lots will generate more traffic on Twp 290. It is the closest hard surface road that provides access to Hwy 22 and Hwy 766. Operations anticipates that this will be road used as the main access for this proposed development.</p> <p>Mountain View County requests that if this development is approved that dust suppression on the Rocky View County Range Road 35 be applied to the intersection near Twp 290.</p> |
| <i>Internal Departments</i> | |
| Recreation, Parks, and Community Support | No concerns. |
| GIS Services | No response received. |
| Building Services | No response received. |
| Fire Services & Emergency Management | <p>NBC (AE) Div B 3.2.5.6. Access Route Design</p> <ol style="list-style-type: none"> 1) A portion of a roadway or yard provided as a required access route for fire department use shall <ol style="list-style-type: none"> a) Have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) Have a center-line radius not less than 12 m, |

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| Capital and Engineering Services | <p>c) Have an overhead clearance not less than 5 m,</p> <p>d) Have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</p> <p>e) Be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,</p> <p>f) Have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</p> <p>g) Be connected with a public thoroughfare.</p> |
| | <p>Geotechnical:</p> <ul style="list-style-type: none"> 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 slope stability assessment. As a condition of future subdivision, the applicant shall provide a geotechnical report conducted and stamped by a professional geotechnical engineer that is in accordance with section 300 of the servicing standards. |
| | <p>Transportation:</p> <ul style="list-style-type: none"> The applicant is proposing to construct an internal subdivision road to access nine of the proposed lots. The remainder lot will be accessed using an existing approach. The applicant will be required to enter into a road right of way construction agreement to construct the road to County standards and prepare all associated reports at future subdivision stage. As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw for the nine proposed lots. As part of the application, the applicant submitted a Traffic Impact Assessment (TIA) by JCB Engineering dated June 24, 2019 that was provided for a previous DP application. The report concluded that the recommendations from the 2011 TIA were still valid with the exception that Range Road 35 had to be reviewed to confirm if any upgrades are required. As part of the application, the applicant submitted a TIA updated prepared by Watt Consulting Group dated August 1, 2023. The report concluded that the resulting total daily traffic volume after development for Range Road 35 is expected to be 130 vpd and the environmental capacity of Range Road 35 is 500 vpd. Consequently, the existing Range Road 35 will be able to accommodate the resulting traffic post development. |
| | <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a section on wastewater servicing under Part 4 – Wastewater Systems. The servicing plan is not relevant to the proposed subdivision. |

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| | <ul style="list-style-type: none">• As a condition of future subdivision, the applicant/owner is to provide a Level 4 PSTS Assessment in accordance with the County servicing standards, Alberta Private Sewage Systems SOP and the Model Process Reference Document for all of the nine proposed lots. The report shall also describe the existing system type and maintenance requirements and include a sketch showing its location and size and whether it meets all setback requirements in accordance with the Alberta Sewage Systems SOP. |
| | <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">• As part of the application, the applicant provided a pumping test prepared by Solstice Environmental Management dated October 11, 2020. A 48 hour pump test was conducted on a supply well in the southwest corner of the subject lands. Water levels were also measured in the supply well and two observation wells on the subject lands and two wells located in the neighboring properties. A 20 year safe yield of 135.4 m³/day (49,455 m³/year) is calculated for the supply well which is well above the license application volume of 4,134 m³/year. The expected drawdown in the aquifer due to pumping of the well is not expected to hinder the wells performance and it would not impact the ability of the neighboring wells and observation wells to supply water. The proposed remainder lot will continue to utilize its own separate groundwater well. As a condition of future subdivision, the applicant will be required to provide an updated report analyzing the effects on the existing active wells in the subject lands similar to the analysis done for the neighboring wells.• As part of the application, the applicant provided a letter outlining expected water demands for the nine proposed lots prepared by Groundwater Resources Information Technologies Ltd. dated July 4, 2023. The applicant is proposing to utilize the supply well to service all proposed nine lots due to its high yield. As per the report, the total annual water demand for nine proposed lots would be approximately 3739 m³/year which is below the total licensable amount of 4134 m³/year. The report also confirmed that minimal effects on neighboring users would be expected.• As part of the application, the applicant provided a cover letter stating that a water co-op is not required since the water is deemed “high quality groundwater” and there are fewer than 15 households operating from a single well. As a condition of future subdivision, the applicant will be required to conduct an assessment in accordance with Appendix E of Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems prepared and stamped by a qualified professional that proves that the groundwater is a high quality groundwater. The report will need to be reviewed and approved by EPEA.<ul style="list-style-type: none">○ If the Groundwater from the supply well is not concluded to be high quality groundwater, as a condition of future subdivision, the applicant will be required to obtain an EPEA permit.• As part of the application, the applicant provided a drawing illustrating the proposed water system. As a condition of future subdivision, the applicant will be required to enter into a utility right of way with the County to allow the County access to the water system if required. |

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| | <ul style="list-style-type: none">• As a condition of future subdivision, the applicant will be required to enter into a development agreement with the County to construct the proposed water supply system in accordance with the County servicing standards and the satisfaction of a County approved piped water supplier.• As part of the application, the owner stated that the proposed water system will be privately owned by her and her son. As a condition of future subdivision, the applicant will be required to enter into a special improvements services agreement with the County to ensure that the future water system is being operated by a licensed operator in accordance with all relevant guidelines.• As part of the application, the applicant submitted a certificate under the water act to divert 4,134 cubic meters of water annually for recreational and commercial purposes. As a condition of future subdivision, the applicant will be required to obtain an updated water act license to divert the water for residential purposes. <p>Storm Water Management:</p> <ul style="list-style-type: none">• As part of the application, the applicant submitted a conceptual stormwater management report prepared by Jubilee Engineering Consultants Ltd. dated October 05, 2023. The report concluded that the wet ponds will have controlled discharge to below pre-development rate of 7.5 L/s/ha. Run-off from the lots will be conveyed via swales and ditches to the wet ponds located on the southwest corner and north side of the subject lands. Emergency spill routes have also been identified. The applicant is required to address the following as a condition of future subdivision:<ul style="list-style-type: none">○ The owner shall enter into a development agreement with the County to construct the improvements indicated in the report○ The owner is required to obtain any necessary Alberta Environment licensing documentation for the stormwater infrastructure system○ The owner is required to register any required easements and / or utility right-of-ways○ The applicant may be required to dedicate a portion of the land as PUL as the proposed subdivision will result in 10 total lots. <p>Environmental:</p> <ul style="list-style-type: none">• As part of the application, the applicant submitted a Biophysical Impact Assessment by Stantec Consulting Ltd., dated August 2011. The report delineated vegetation communities, identified rare plants, wetlands, birds and wildlife present on the site and analyzed potential environmental impacts of the proposed development. The BIA also presented mitigation strategies to help prevent harmful environmental impacts to the current subject lands.<ul style="list-style-type: none">○ The proposed development appears to be impacting wetlands. As a condition of future subdivision, the applicant will be required to provide a Wetland Impact Assessment.• As part of the application, the applicant submitted a Phase I Environmental Site Assessment prepared by Stantec Consulting Ltd., dated September 1, 2011. The report concluded that evidence of potential environmental concerns associated with the Site exist. Based on the findings of this report, |

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| Agriculture & Environment Services | <p>it is recommended that an intrusive investigation be conducted for due diligence purposes on Site in the area of the crude oil well lease and the septic tank to determine if the surrounding soil and/or groundwater has been impacted by the operation.</p> <ul style="list-style-type: none">• As part of the application, the applicant provided a Gap analysis of the 2011 Stantec report prepared by Summit dated August 16, 2023. Based on the review, the boundaries of the area being assessed no longer includes the existing septic tank/field since that area will fall within the remainder lot and there are no intentions to disturb the septic field. The oil and gas wellsite is located on the adjacent land to the west and has since been abandoned. Access to that site is from the west and does not overlap with the subject lands. Engineering has no further requirements. <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practice.</p> |

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