

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Transportation	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Energy Resources Conservation Board	No response received.
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Gas	No response received.
ATCO Pipelines	No objections.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No objections.
TransAlta Utilities Ltd.	No response received.
<i>Adjacent Municipality</i>	
The City of Calgary	The City of Calgary Administration has no concern with this application if the following request is considered.

AGENCY	COMMENTS
	<p>The subject parcel is located within an identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. As such, we request a minimum parcel size restriction of ± 1.49 hectares (± 3.68 acres) in the Direct Control guidelines to prevent subdivision of this parcel that is located within the Calgary future urban growth corridor.</p>
Other External Agencies	
EnCana Corporation	No response received.
Internal Departments	
Recreation, Parks, and Community Support	As municipal reserves are not required until subdivision stage, Recreation & Parks & Community Services has no comment at this time.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p>General:</p> <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 • The applicant has indicated the immediate use of the existing house for the purpose of a “Community Centre/hub” following the approval of the change of land use. Engineering suggests that the applicant contact Building Services to understand the requirements for a change of occupancy use from the residential building to an Assembly occupancy. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The existing site topography consists of a gentle slope from north to south of the property not exceeding slopes of 15% • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Prior to issuance of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended, for the total gross acreage of the lands proposed to be developed as per the approved Bylaw. • The applicant provided a Traffic Review Report, dated February 2020 prepared by Scheffer Andrew Ltd. As per the report the site’s largest gathering is expected to be Friday’s from 1 pm to 3 pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12 pm

AGENCY	COMMENTS
Agriculture & Environment Services	<p>to 3 pm and 5pm to 7pm. The report concluded that there will be minimal impact on the operation of the adjacent roadways/network and therefore no road improvements will be required.</p> <ul style="list-style-type: none"> • As per the Traffic Review Report, the subject site has direct access onto Park Lane with a 3.7 m wide gravel approach. Prior to issuance of future development permit, the applicant shall upgrade the gravel approach • to a single paved approach standards in accordance with County's servicing standards. • Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the applicant, the subject parcel is serviced by an existing holding tank. • Sanitary service is to remain as existing for the proposed development by means of a holding tank which will be maintained by the site owner, as such. • Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The subject parcel is serviced by an existing well. • As per the applicant, the proposed development will be serviced by an existing groundwater well. It should be noted that the existing groundwater well is intended for domestic use for the property, any other uses will require approval from Alberta Environment. • Prior to issuance of future DP, the applicant is required to address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012. • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As per the application, the existing site topography indicates a general north to south flow for stormwater runoff. • At the time of future development permit application, the applicant will be required to provide a site specific stormwater management plan in accordance with County's servicing standards to address the drainage for the construction of the parking lot as proposed. • Engineering has no requirements at this time <p>Environmental:</p> <ul style="list-style-type: none"> • There are no environmental constraints have been identified. • Engineering has no requirements at this time <p>No response received.</p>