

**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

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**AGENCY****COMMENTS**

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***School Authority***Calgary Catholic  
School District

No objections.

***Province of Alberta***Alberta Health  
Services

No concerns.

Alberta  
Transportation and  
Economic Corridors

The requirements of Section 18 of the *Matters Related to Subdivision and Development Regulation* (The Regulation) would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation at the time of future subdivision.

The requirements of Section 19 would be met, therefore no variance of Section 19 of the Regulation would be required at the time of subdivision.

An access easement agreement on title, or a change to the existing physical access to the proposed lot and remnant may be required, this would provide both legal and physical access from the existing service road.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the *Matters Related to Subdivision and Development Regulation* may be required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision may no longer be valid.

***Public Utility***

ATCO Gas

No objections.

ATCO Transmission

No objections.

FortisAlberta

FortisAlberta does not have any concerns with this proposed redesignation however will require a Utility Right of Way agreement signed prior to any approvals for the proposed subdivision as this future subdivision will impact our facilities.

TELUS  
Communications

No objection.

Cochrane Lake Gas  
Co-op Ltd.

No concerns.

AGENCY	COMMENTS
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	No comments.
Building Services	No comments.
Fire Services & Emergency Management	No concerns. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Enforcement Services	<p>Section 16.13 of the County Plan states that:</p> <p>Residential redesignation and subdivision applications should provide for development that:</p> <ul style="list-style-type: none"> <li>a. provides direct access to a road, while avoiding the use of panhandles:</li> <li>b. minimizes driveway length to highways/roads:</li> <li>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</li> <li>d. limits the number and type of access onto roads in accordance with County Policy.</li> </ul> <p>Enforcement Services agrees with the County Plan.</p>
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Based on the review of site contours on GIS, site slopes are less than 15%.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• Access to both lots is provided by an approach with approximately 5 meters of width. As a condition of future subdivision, the Applicant will be required to upgrade the existing approach to a mutual gravel standard with 7 meters of width in accordance with the County's servicing standards. <ul style="list-style-type: none"> <li>○ Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;</li> <li>○ Provide an access right of way plan; and</li> <li>○ Prepare and register respective easements on each title, where required.</li> </ul> </li> <li>• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw as the remainder parcel is more than 7.41 acres and the proposed parcel has an existing dwelling.</li> </ul>

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AGENCY	COMMENTS
	<p data-bbox="488 180 797 212"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="488 233 1495 327" style="list-style-type: none"><li>• As part of the application, the applicant provided a drawing confirming that the existing septic systems are located within the boundaries of each lot. Engineering has no further requirements.</li></ul> <p data-bbox="488 348 919 380"><b>Water Supply and Waterworks:</b></p> <ul data-bbox="488 401 1495 558" style="list-style-type: none"><li>• As part of the application, the applicant provided a drawing confirming that the existing wells are located within the boundaries of each lot, in accordance with the County servicing standards. The applicant provided well driller reports confirming minimum pump rates of 1 igpm for both existing wells. Engineering has no further requirements.</li></ul> <p data-bbox="488 579 854 611"><b>Storm Water Management:</b></p> <ul data-bbox="488 632 1495 800" style="list-style-type: none"><li>• Given the size of the subject land(s) and that both lots are already developed, engineering does not anticipate that the future development of the proposed parcel will result in an increase in imperviousness, therefore an SSIP is not required at this time.</li><li>• Engineering has no requirements at this time.</li></ul> <p data-bbox="488 821 675 852"><b>Environment:</b></p> <ul data-bbox="488 873 1170 936" style="list-style-type: none"><li>• No environmental constraints are present on site.</li><li>• Engineering has no comments at this time.</li></ul>

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