

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	Ephemeral water bodies on private land would not be considered crown claimable, so no authorization under the Public Lands Act are required. Ephemeral water bodies are still subject to the Water Act however; therefore, a separate Water Act approval may also be required for impact to a waterbody, even if it is not claimable under the Public Lands Act.
Alberta Transportation	<p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are not met. Based on review of the proposal, the department is satisfied that the Highway has sufficient capacity to accommodate the proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act. 2. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted. 3. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any adjacent residential development or occupants thereof. 4. The existing access, as shown on the attached plan, shall be removed as a condition of subdivision approval. Access shall be provided via the municipal road. A permit is required from Alberta Transportation to remove this access.
Alberta Health Services	No concerns.
Alberta Energy Regulator (AER)	No concerns.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.

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FortisAlberta	Easements required.
TELUS Communications	No concerns.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comments.
Capital and Engineering Services	<p data-bbox="488 541 607 571">General:</p> <ul data-bbox="537 596 1495 693" style="list-style-type: none"> <li data-bbox="537 596 1495 693">• The application will need to be circulated to Alberta Transportation and Economic Corridors (ATEC) for review and comment since the development is adjacent to Highway 772. <p data-bbox="488 709 683 739">Geotechnical:</p> <ul data-bbox="537 764 1487 861" style="list-style-type: none"> <li data-bbox="537 764 1487 823">• Based on the review of site contours on GIS, site slopes are less than 15%. <li data-bbox="537 831 1170 861">• Engineering has no requirements at this time. <p data-bbox="488 877 704 907">Transportation:</p> <ul data-bbox="537 932 1511 1335" style="list-style-type: none"> <li data-bbox="537 932 1511 1163">• Range Road 22 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 data-bbox="634 1033 1511 1163" style="list-style-type: none"> <li data-bbox="634 1033 1511 1163">○ As a condition of Subdivision, the owner will be required to enter into a Road Widening Agreement, to be registered by Caveat respecting the future acquisition of a +/- 2.5 m strip of land as road ROW along the entire eastern boundary of subject lands. <li data-bbox="537 1171 1455 1230">• As part of the application, the applicant proposed four single gravel approaches off Range Road 22 to the four proposed lots. <li data-bbox="537 1239 1503 1335">• As a condition of subdivision, the applicant will be required to construct four single gravel approaches to provide access to all four lots on the subject land in accordance with the County's servicing standards. <p data-bbox="581 1352 630 1381">OR</p> <p data-bbox="581 1419 1511 1516">The applicant shall construct new mutual gravel approaches on Range Road 22, in accordance with the County Servicing Standards, in order to provide access to all four lots.</p> <ul data-bbox="537 1541 1511 1902" style="list-style-type: none"> <li data-bbox="537 1541 1495 1671">• Alberta Transportation provided comments for this application on June 15, 2022. As per their comments, the existing approach off Highway 772 should be removed and no additional highway access will be permitted. <li data-bbox="537 1680 1479 1818">• As a condition of subdivision, the applicant will be required to remove and reclaim the existing approach off Highway 772. <ul data-bbox="634 1759 1511 1818" style="list-style-type: none"> <li data-bbox="634 1759 1511 1818">○ The applicant/owner shall contact AT for final acceptance of the reclamation <li data-bbox="537 1843 1479 1902">• As a condition of subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of

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	<p>approval. The TOL will be applied to the proposed three lots. The TOL does not apply to the lot with an existing house.</p> <ul style="list-style-type: none"> ○ Estimated TOL payment = Base Levy (\$4,595 per acre) = \$62,951.5 (using 13.7 acres) <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant/owner submitted a Level III PSTS Assessment and a Level IV PSTS Assessment conducted by Almor Testing Services Ltd. dated September 30, 2021 and December 05, 2023, respectively. The reports concluded that the seasonal wetland located to the east of the subdivision appears to be a drainage course for the surrounding lots and its water level is controlled utilizing a culvert which drains the wetland to south of Highway 772. In addition, the wetland has a horizontal separation of more than 90 meters away from the proposed septic field locations therefore effect on the surface water is not a concern. All proposed lots are suitable for convention system with a septic tank and primary treatment field systems except for the southern most lot which will require a treatment mound system. The existing septic field meets all separation requirements. <ul style="list-style-type: none"> ○ As a condition of subdivision, the applicant will be required to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed most southern lot for the installation of a treatment mound system. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The applicant/owner submitted a Phase 1 Groundwater Supply Assessment conducted by Groundwater Resources Information Technologies Ltd. dated September 16, 2021 that determined that water would likely be able to be supplied at rates definid in the Water Act without causing adverse effects to existing licensed groundwater users in the area. • As part of the application, the applicant confirmed that the lot 3 has an existing water well. • As a condition to subdivision, the applicant is required to drill a new well in each proposed lot and provide a Phase II Aquifer Testing Report that includes Well Driller's reports confirming that the flows exceed or are equivalent to 1 igpm in accordance with County's servicing standards. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the County Servicing Standards. Implementation of the stormwater management plan shall include the following: <ul style="list-style-type: none"> ○ If the recommendations of the Stormwater Management Plan require improvements, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of any improvements as per the SSIP accepted by the county, which shall be registered on title; ○ Registration of any required easements and/or utility right-of-ways;

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	<ul style="list-style-type: none">○ Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none">● As part of the application, the applicant submitted a Wetland Assessment and Impact Report prepared by Omnia Ecological Services dated October 24, 2023. The report indicated that there are no wildlife and plant species observed on the subject lands. The wetland along the eastern boundary of the site was classified as an ephemeral wetland which is not permanent and crown claimable and therefore no compensation is required. The final projected extent of disturbance to the wetland was estimated to be 9.6% of the wetland and some mitigation measures were recommended. It is the applicant/owner's responsibility to obtain all required EPEA and/or Water Act authorizations and permits in accordance with their requirements.○ As a condition of subdivision, the applicant will be required to enter into a Site Improvements/Services Agreement with the County for all four lots to follow the recommendations of the Wetland Assessment and Impact Report prepared by Omnia Ecological Services dated October 24, 2023 which includes the requirement to obtain water act approval for disturbing the ephemeral wetland

Circulation Period: May 26, 2022, to June 16, 2022.