

**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

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**AGENCY****COMMENTS**

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

No objection. Municipal Reserves will be considered at the subdivision stage.

***Province of Alberta***Alberta  
Transportation and  
Economic Corridors

The requirements of Section 18 of the *Matters Related to Subdivision and Development Regulation* are not met. The department anticipates minimal impact on the highway from this 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.

The requirements of Section 19 of the *Matters Related to Subdivision and Development 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.

***Public Utility***

ATCO Gas

No objection.

ATCO Transmission

No objection.

FortisAlberta

No concerns. Please contact 310-WIRE for any electrical services.

TELUS  
Communications

No objection.

Cochrane Lake Gas  
Co-op Ltd.

No concerns.

***Internal Departments***Recreation, Parks,  
and Community  
Support

Recreation will comment at the subdivision stage as Municipal Reserves are considered at that time.

Building Services

No comments at this time.

Fire Services &  
Emergency  
Management

No concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.

Enforcement  
Services

No concerns.

AGENCY	COMMENTS
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant is required to enter into a Deferred Services Agreement with the County requiring the owner to tie into municipal services when they become available.</li> <li>• The application will need to be circulated to Alberta Transportation and Economic Corridors (ATEC) for review and comment since the development is in close proximity to both Highways 22 and 567.</li> <li>• The applicant is not required to demonstrate adequate servicing for the proposed remainder lot, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the resulting parcel is greater than 30 acres in size.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Some steep slopes are present on the future remainder lot. However, sufficient space exists for a permanent structure on flatter slopes.</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 the proposed lot is provided by an approach off Weedon Trail.</li> <li>• Access to the remainder lot would be required as a condition of future subdivision.</li> <li>• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, as the resulting parcels sizes are more than 7.41 acres.</li> <li>• Weedon Trail is identified as a Network A Road in the Long Range Transportation Network, requiring 36 m Road Right of Way (ROW). The current right of way is 30 m. <ul style="list-style-type: none"> <li>○ As a condition of future subdivision, the owner will be required to dedicate, by caveat a +/- 3 m strip of land along the entire northern boundary of subject lands.</li> </ul> </li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• As part of the application, the applicant provided a drawing confirming that the existing septic system is located within the boundaries of the proposed new lot.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• As part of the application, the applicant provided a drawing confirming that the existing groundwater well is located within the boundaries of the proposed new lot.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• Given the size of the subject land(s), no significant increase in imperviousness is expected, therefore an SSIP is not required at this time.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Environment:</b></p> <ul style="list-style-type: none"> <li>• As per County GIS, there are no wetlands or water courses on the subject lands.</li> <li>• Engineering has no further requirements at this time.</li> </ul>

Circulation Period: October 30, 2023, to November 30, 2023.