

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted Subdivision circulation (PL20220177). As noted the proposal is citing Section 663 of the MGA.
<i>Province of Alberta</i>	
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
Cochrane Lake Gas Co-op	No comments received.
FortisAlberta	<p>Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.</p>
Telus Communications	No objections.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	Since MR is not required, Recreation has no comment at this time.
Fire Services & Emergency Management	No comments.
Enforcement Services	There is no history and no concerns from enforcement services at this time

AGENCY	COMMENTS
Capital and Engineering Services	<p>General Comment:</p> <ul style="list-style-type: none"> As per the application, the applicant is proposing to subdivide a parcel to create a ± 32.37 hectare (± 80 acre) parcel with a ± 32.37 hectare (± 80 acre) remainder. <p>Development Agreement:</p> <ul style="list-style-type: none"> The proposed parcel does not have access to a developed road allowance. Beaupre Creek Road is considered developed to roughly 800 meters south of the subject lands. As a condition of subdivision, the Applicant/Owner shall enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i>, in accordance with the approved Tentative Plan. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements. <p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none"> Engineering has no requirements. <p>Transportation (Access and Road Network):</p> <ul style="list-style-type: none"> The proposed parcel does not have access to a developed road allowance. Beaupre Creek Road is considered developed to roughly 800 meters south of the subject lands. Approaches will need to be built as part of the development agreement. <p>Site Servicing:</p> <ul style="list-style-type: none"> The Applicant is not required to demonstrate adequate servicing for either lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agricultural general land use district and are greater than 30 acres in size. <p>Stormwater</p> <ul style="list-style-type: none"> Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed parcel will result in a significant increase in imperviousness, therefore an SSIP is not required at this time. Engineering has no requirements at this time. <p>Payment and Levies</p> <ul style="list-style-type: none"> As this is a "first parcel out of a previously unsubdivided parcel" the TOL shall be deferred at this time.

Circulation Period: December 20, 2022, to January 26, 2023.