

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies. 3. The proposed development is exempted from the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation. This exemption is subject to the provisions of Sections 11- 23 and Sections 55-59 of the Highways Development and Protection Act (Chapter H-8.5, RSA, 2004) and amendments thereto, and Sections 8-15, Sections 24-25, and Sections 35-36 of the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto. 4. No direct highway access or additional highway access is approved or considered approved by issuance of this exemption. 5. The proposed development shall be set back as shown on the submitted site plan. In no case shall a relaxation of the setback shown be permitted without prior approval of Alberta Transportation. 6. Alberta Transportation accepts no responsibility for the noise or other impacts of highway traffic upon any development or occupants thereof. Noise impacts and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner. 7. The landowner (or a designated representative) is responsible for obtaining any other necessary municipal, provincial, or federal approvals. 8. 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.

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Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No response received.
ATCO Pipelines	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
<i>Adjacent Municipality</i>	
M.D. of Bighorn	No response received.
<i>Internal Departments</i>	
Building Services	<p data-bbox="488 892 756 921">November 28, 2023</p> <p data-bbox="488 936 1471 999">The building Permit has been closed on our end and inspections completed. The work was completed as we requested.</p> <p data-bbox="488 1020 711 1050">August 18, 2023</p> <p data-bbox="488 1068 1511 1465">Separate building permits will be required for the both the single family dwelling and the detached garage to achieve compliance with the 2019 National Building Code- Alberta Edition. It appears as though the beams and column supporting the front porch entry of the house on the NE wall will require a fire resistance rating of at least 45 minutes and possible soffit protection depending on its construction. The garage wall on the NE side will also require the 45 minute fire resistance rating and possible eaves protection depending on its construction. Both of these buildings walls will have to comply with subsection 9.10.15. of the Building Code. Once a permit application has been submitted an on-site visit by a Safety Codes Officer from Rocky View County may be required to determine what code requirements are needed to be addressed to achieve compliance with the code.</p>
Fire Services & Emergency Management	<p data-bbox="488 1503 1490 1667">As a measure of Building and Occupant Fire Safety “Division B Part 2 of the National Fire Code – Alberta Edition” fire services would like to see an increased fire safety measure implemented to protect both property owners in the future. Our suggestion after review of the information was to have a dry sprinkler system installed on the buildings which are encroaching.</p>
Capital and Engineering Services	No concerns.

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