

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted planning circulation (PL20220098). As noted Municipal Reserves are still outstanding and comprise 10% of the parent parcel.
Public Utility	
ATCO Gas	ATCO Gas has no objection as it does not fall within our franchise area.
ATCO Transmission	ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com .
FortisAlberta	<p>Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.</p> <p>Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.</p>
Telus Communications	<p>Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to the new property as any new service will have to cross through another property first.</p> <p>Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.</p>
TransAlta Utilities Ltd.	No Concerns - No TA interest on property.
Cochrane Lake Gas Co-op Ltd.	Cochrane Lake Gas Co-op Ltd. has no concerns with this application.
Internal Departments	
Recreation, Parks and Community Support	Recreation recommends Cash in Lieu for the outstanding 10% MR.



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Building Services	No comments.
Fire Services & Emergency Management	As per the application. Fire services has 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	<p data-bbox="464 478 935 504"><u>Enforcement Services recommends:</u></p> <p data-bbox="561 541 1398 606">It appears the application creates a Panhandle to access the proposed lots.</p> <p data-bbox="561 644 1468 940">Section 16.13 of the County Plan states that Residential redesignation and subdivision applications should provide for development that:</p> <ul data-bbox="561 709 1468 940" style="list-style-type: none"> a. provides direct access to a road, while avoiding the use of panhandles; b. minimizes driveway length to highways/roads; c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and d. limits the number and type of access onto roads in accordance with County Policy. <p data-bbox="561 978 1338 1003">Enforcement Services is in agreement with the County Plan.</p>
Capital and Engineering Services	<p data-bbox="464 1031 581 1056">General:</p> <ul data-bbox="464 1083 1484 1209" style="list-style-type: none"> • As part of the application, the applicant provided a site plan which confirms that the remainder lot has an existing well and private sewage treatment system located within the boundaries of the lot. The site plan also confirmed that the proposed lot has an existing well within its boundaries. <p data-bbox="464 1230 659 1255">Geotechnical:</p> <ul data-bbox="464 1283 1468 1461" style="list-style-type: none"> • Steep slopes are present on the proposed remainder lot. Given the size of the lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a geotechnical assessment. • Engineering has no requirements at this time. <p data-bbox="464 1482 678 1507">Transportation:</p> <ul data-bbox="464 1535 1484 1913" style="list-style-type: none"> • The applicant is proposing two panhandles to access both lots. Both panhandles will be approximately 6 meters in width. As per the County servicing standards, the minimum allowable panhandle width is 12.5 meters. • Engineering will accept this variance as council has previously approved this subdivision layout at redesignation stage. As a condition of subdivision, the applicant/owner shall use the existing mutual approach off Range Road 53 in order to provide access to both proposed lots. The owner shall: <ul data-bbox="561 1839 1484 1913" style="list-style-type: none"> ○ Provide an access right of way plan; and ○ Prepare and register respective easements on each title as required

OR



AGENCY
COMMENTS

- A road acquisition agreement is registered on the title of the subject lands and its neighbouring land to the east by caveat (registration#051487408) over their panhandles with a combined +/- 25 meter width and 806 meter length.
 - As a condition of subdivision, the applicant shall enter into a DA with the County to construct a Country residential road in accordance with the County servicing standards

Development Agreement:

- The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
 - Construction of a Country Residential standard road for approximately 625 meters through the southern boundary of both the subject lands and its neighboring land to the east (lot 5, block 1), complete with cul-de-sac, in accordance with the County Servicing Standards, and any necessary easement agreements, including signage, approaches, any necessary easements and agreements;
 - Reclaim the existing approach and construct a new approach centered within the proposed road.
 - Preparation and Implementation of the recommendations of the Construction Management Plan;
 - Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;
 - Preparation and Implementation of the recommendations of the Geotechnical Report; and
 - Preparation and Implementation of the recommendations of the Stormwater Management Report
 - Obtaining approval for a road name by way of application to and consultation with the County.

Sanitary/Waste Water:

- As part of the application, the applicant confirmed that the remainder lot has an existing septic system.
 - As part of the application, the applicant provided a Level II Private Sewage Treatment System Assessment prepared by Arletta Water Resources dated April 2024. Two test pits were excavated. A restrictive layer was found in TH-1 within 1.8 meters of surface and therefore a mounded treatment field was recommended. No restrictive soils were found in TH-2 to a depth of 3 meters. The report concluded that the Site is suitable for a mounded treatment field utilizing primary, secondary or greater treated effluent.
 - As a condition of subdivision, the applicant will be required to enter into a Development Agreement (Site Improvements/Services
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AGENCY	COMMENTS
	<p data-bbox="607 262 1438 323">Agreement) with the County for the proposed northern lot for the installation of a treatment mound system.</p> <p data-bbox="464 359 894 390">Water Supply and Waterworks:</p> <ul data-bbox="513 413 1451 541" style="list-style-type: none"> As part of the application, the applicant confirmed that both proposed lots have existing wells within their respective boundaries. The applicant provided well driller's reports confirming a minimum pump rate of 1igpm for both existing wells. <p data-bbox="464 562 834 594">Storm Water Management:</p> <ul data-bbox="464 615 1459 743" style="list-style-type: none"> Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed new lot will result in a significant increase in imperviousness, therefore an SSIP is not required at this time. Engineering has no requirements at this time.

Circulation Period: January 17, 2024, to February 7, 2024.