

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	After review, the Calgary Catholic School District does not have any questions or concerns regarding the referenced circulation (PL20230065).
<i>Province of Alberta</i>	
Alberta Environment	Thank you for referring Subdivision Application PL20230065 to the Lands Division for comments. I have reviewed the proposal and have noted that Coalbed Creek may be impacted by the proposed subdivision and resulting development. It is recommended that the Creek be protected with an Environmental Reserve to maintain water quality and riparian vegetation.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objections.
ATCO Transmission	No objections.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
Telus Communications	No objections.
Cochrane Lake Gas Co-Op	No concerns.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No comments received.
Building Services	No Concerns or comments on split the 40 acre property.
Enforcement Services	No previous history and no concerns from Enforcement Services at this stage.

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Capital and Engineering Services	<p data-bbox="464 180 581 210">General:</p> <ul data-bbox="521 233 1479 464" style="list-style-type: none">• As per the application, the applicant is proposing to create a ± 8.09 hectare (20.0 acre) parcel with a ± 8.09 hectare (20.0 acre) remainder.• Prior to decision, the applicant is required to provide a Site Plan to confirm that all existing wells and private sewage treatment systems are located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009. <p data-bbox="464 485 656 514">Geotechnical:</p> <ul data-bbox="513 537 1487 701" style="list-style-type: none">• There are slopes of 15% or greater onsite. Should the proposed future dwelling be located within the steep slope area, the applicant will be required to submit a slope stability assessment conducted by a qualified professional geotechnical engineer.• Engineering has no requirements at this time. <p data-bbox="464 722 678 751">Transportation:</p> <ul data-bbox="521 774 1479 1373" style="list-style-type: none">• Access to the remainder parcel (Lot 2) is provided off Grand Valley Road.• The application proposes access to Lot 1 through the remainder (Lot 2) via the existing driveway which crosses Jumping Pound creek on site. Physical access directly to Lot 1 is constrained by the creek and would require an appropriate crossing as approved by Alberta Environment and Parks. An access easement would be required to be registered at the subdivision stage over Lot 2 for the benefit of Lot 1.• As a condition of subdivision The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards. In addition, the Owner shall also:<ul data-bbox="578 1178 1479 1373" style="list-style-type: none">a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;b) Provide an access right of way plan; andc) Prepare and register respective easements on each title, where required. <p data-bbox="464 1394 773 1423">Sanitary/Waste Water:</p> <ul data-bbox="513 1446 1471 1848" style="list-style-type: none">• As per the application, the remainder Lot 2 with the existing dwelling is serviced by a septic system.• The applicant provided a Site Plan to confirm that the private sewage treatment system is located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.• The applicant submitted a Level 2 PSTS Assessment for the Lot 1, prepared by Arletta Water Resources, dated September 2023. The assessment recommended that the site is suitable for a mounded treatment field utilizing secondary or greater treated effluent, and the septic field should be located near TH-1 on blocky clay loam soils.

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	<p data-bbox="464 180 894 212">Water Supply and Waterworks:</p> <ul data-bbox="521 233 1479 569" style="list-style-type: none"><li data-bbox="521 233 1479 264">• As per the application, the remainder Lot 2 is serviced by a water well.<li data-bbox="521 285 1479 411">• The applicant provided a Site Plan to confirm that the water well is located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.<li data-bbox="521 432 1479 569">• As a condition of subdivision, the Owner shall drill a new well and provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the proposed Lot 1 in accordance with County's servicing standards. <p data-bbox="464 590 634 621">Stormwater:</p> <ul data-bbox="521 642 1463 737" style="list-style-type: none"><li data-bbox="521 642 1463 705">• No stormwater implications are expected due to large resulting parcel sizes.<li data-bbox="521 716 1154 737">• Engineering has no requirements at this time. <p data-bbox="464 758 732 789">Site Developability:</p> <ul data-bbox="521 810 1479 1283" style="list-style-type: none"><li data-bbox="521 810 1430 842">• As per County GIS, a watercourse runs through the subject parcel.<li data-bbox="521 863 1463 926">• Any Alberta EPA approval for the watercourse disturbance will be the sole responsibility of the applicant/owner.<li data-bbox="521 947 1479 1041">• Applicant shall minimize the disturbance to riparian area in accordance with County Policy – 419 – Riparian Land Conservation and Management.<li data-bbox="521 1062 1463 1230">• For any future development within the Riparian Protection Area, the applicant shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area.<li data-bbox="521 1251 1154 1283">• Engineering has no requirements at this time. <p data-bbox="464 1304 773 1335">Payments and Levies:</p> <ul data-bbox="521 1356 1373 1461" style="list-style-type: none"><li data-bbox="521 1356 1373 1419">• Transportation off-site levy shall be deferred at this time as the resulting parcel sizes are more than 7.41 acres.<li data-bbox="521 1440 1154 1461">• Engineering has no requirements at this time.

Circulation Period: May 30, 2023, to June 20, 2023.