

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objection.
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>The requirements of Section 18 of the <i>Matters Related to Subdivision and Development Regulation</i> (The 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.</p> <p>The requirements of Section 19 of the 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.</p>
Alberta Health Services	<p>The application indicates that the new lot will have potable water that will be provided via a Co-op Water Connection already in place. As the applicants have provided information from Rocky View Water Co-op Ltd., indicating that the water co-op has the capacity to service the two lots that are proposed to be developed, AHS does not have any concerns regarding the ability of the system to meet any increased water demand resulting from this proposed subdivision.</p> <p>The application indicates that the provision of wastewater services will be provided via an individual private sewage treatment system (PSTS). Any proposed private sewage disposal system must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>If any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p> <p>Overall, AHS-SHE has no concerns with the redesignation and subdivision application at this time, from a public health perspective.</p>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Transmission	No objections.
FortisAlberta	No objection.

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TELUS Communications	<p>TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.</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>
Rockyview Water Co-op Ltd.	No concerns.
Adjacent Municipality	
The City of Calgary	<p>While The City acknowledges that the subject lands are already fragmented, it is our opinion that this application is not in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>.</p> <p>The subject parcel is located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Generally, The City of Calgary is not supportive of subdivision applications, or land use redesignation applications to facilitate future subdivision applications, within the growth areas.</p> <p>Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. • The liability of existing on-site servicing for small parcels.

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	Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors will be maintained as un-fragmented as possible.
Internal Departments	
Recreation, Parks, and Community Support	No comment.
Building Services	No comments.
Fire Services & Emergency Management	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	No comments.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> The application is proposing to redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the creation of one ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder. The application shall be circulated to Alberta Transportation for review and comment since the proposed future subdivision is within the 1.6 km setback to Hwy 566. As the parcel is nearby City of Calgary, the application shall be circulated to City of Calgary for review and comment. <p>Geotechnical:</p> <ul style="list-style-type: none"> The subject lands do not include slopes greater than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Park Lane is a dead end road and there are more than 10 lots gain access off of Park Lane. As per County Servicing Standards, any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road. As per the application, the proposed northern lot gains access off of Mountain View Close from an existing single paved approach. The proposed southern lot will gain access off of Mountain View Close from a new paved approach. As a condition of future subdivision, the applicant will be required to repair/upgrade the existing paved approach and construct a new paved approach in accordance with the County Servicing Standards.

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	<ul style="list-style-type: none"> ○ Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance. • As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020. The TOL will be applied to proposed two lots. <ul style="list-style-type: none"> ○ Estimated TOL payment = Base Levy (\$4,595 per acre) = \$18,380 (using 4 acres) <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • At the time of future subdivision, the applicant shall submit a Level 3 PSTS Assessment to evaluate the suitability of the proposed two lots for the use of PSTS, as per the Model Process Guidelines. • As the proposed two lots are less than 4 acres in size and in accordance with County Policy 449, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the new lot and shall include the following: <ul style="list-style-type: none"> ○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards. ○ The system to be in accordance with the required Level 3 PSTS Assessment. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The applicant is proposing to connect Co-op water piped distribution system to serve the potable water to the proposed lots. • The applicant has provided a letter from the service provider (Rocky View Water Co-op Ltd.) confirming that potable water capacity is available. • As a condition of future subdivision, the applicant is to provide confirmation of the tie-in for connection to RVC Water Co-op for both future lots. This includes providing the following information: <ol style="list-style-type: none"> a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement; b) The payment of all necessary fees for the purchase of required capacity units for the proposed future subdivision; c) The allocation and reservation of the necessary capacity; d) The obligations of the Owner and/or utility to bring water lines to the future subdivision (i.e. whether the water utility is to construct the water line to the limits of the future subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.). <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, Applicant is required to provide a site-specific stormwater implementation plan (SSIP), prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed future subdivision in accordance with the Nose Creek Watershed Water Management Plan and County Servicing Standards. Should any lot-specific improvements be recommended in

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	<p>the site-specific Storm Water Implementation Plan, as a condition of future subdivision, the applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction of such improvements.</p> <p>Environmental:</p> <ul style="list-style-type: none">• As per GIS review, no environmentally sensitive areas are observed. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.• Engineering has no requirements at this time.

Circulation Period: January 2, 2024, to February 1, 2024.