

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No Objections.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	<p>Lands Division has no concerns with this redesignation application PL20230027 at SW-01-28-01-W5; Roll: 08501009. It appears there will be no impacts to crown-owned wetlands or bodies of water, nor will public access be impacted to crown-owned bodies of water as a result of the redesignation application. However, there may be implications under the Water Act or the Public Lands Act during development of these redesignated future subdivided parcels, as it appears there are wetlands on site.</p> <p>General info as follows:</p> <p>Disturbance to any crown-owned water bodies are approved by Lands Division. Under section 3 of the Public Lands Act, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. For determination if a body of water is crown-owned, please contact the water boundaries unit (Water.Boundaries@gov.ab.ca). An authorization is required under the Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland or bed and shore of a crown claimable river or lake. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information. A Water Act approval may also be required for impact to a waterbody, whether or not it is claimable under the Public Lands Act.</p> <p>The following links are provided for information:</p> <ol style="list-style-type: none"> 1. Information on Water Boundaries in Alberta 2. General Information on Wetlands in Alberta 3. Alberta Wetland Policy 4. Alberta Wetland Policy Implementation 5. Guide for Assessing Permanence of Wetland Basins
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p>

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Alberta Health Services	<p>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.</p> <p>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.</p> <p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 2.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of 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> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
	<p>I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we have no concerns with the proposal, based on the information provided, but provide the following information for consideration:</p>
	<p>1. Water Wells</p>
	<p>If individual water wells are proposed for the development, AHS-EPH would like to remind the Applicant that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states:</p>
	<p>A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <ul style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,

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	<p>c) 30 metres of a leaching cesspool,</p> <p>d) 50 metres of sewage effluent on the ground surface,</p> <p>e) 100 metres of a sewage lagoon, or</p> <p>f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).</p> <p>2. Private Sewage Disposal Systems</p> <p>Any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with 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.</p>
Public Utility	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
FortisAlberta	No objections.
Telus Communications	No objections.
Rockyview Gas Co-op Ltd.	No objections.
Other External Agencies	
TC Energy	No concerns.
Internal Departments	
Recreation, Parks and Community Support	No comment.
Building Services	No comments, no concerns.
Fire Services & Emergency Management	No comment.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> As per the application, the applicant is proposing to redesignate a portion of the subject lands from Agricultural, General District (A-GEN) to

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	<p>Residential, Rural District (R-RUR) in order to facilitate future subdivision.</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, steep slopes 15% or greater are observed. However, sufficient space exists for a permanent structure on flatter slopes. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant indicated that each of these proposed lots will be directly accessed by Township Road 280 and approaches will be created adjacent to the existing dwelling unit taken out of this quarter. As a condition of future subdivision, the applicant/owner shall construct new gravel approaches on Township Road 280, in accordance with the County Servicing Standards, in order to provide access to these proposed lots. <ul style="list-style-type: none"> For any new approach construction off of Township Road 280, the applicant will need to contact County to confirm approach location and scope of work to ensure adherence to County Servicing Standards. Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance. The applicant confirmed that access to the remainder parcel is via an existing approach off of Township Road 280. Dickson Stevenson Trail is identified in the Long Range Transportation Network as 4 Lane Arterial Road, requiring 40m Road Right of Way (ROW). The current ROW of Dickson Stevenson Trail is 30m. As a condition of future subdivision, the applicant/owner shall be required to dedicate, by Plan of Survey, a +/- 5m wide strip of land for road widening along entire western boundary of subject lands. Based on circulated application, 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. TOL will be applied to any new lots under 7.41 acres. <ul style="list-style-type: none"> Estimated TOL payment = Rural Base Levy (\$4,595/acre) = \$54,496.70 (using 11.86 acres). As the remainder parcel are larger than 3.0 ha (7.41 ac) and it is used as Agricultural, General District (A-GEN), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per application, these new parcels will each be serviced with their own Private Sewage Treatment System. At the time of future subdivision, the applicant will be required to submit a Level 3 PSTS report for proposed new parcels in accordance with the Model Process Guidelines and the County Servicing Standards. Should the Level 3 PSTS report require improvements, as a condition of future subdivision, the applicant/owner shall enter into a Site Improvements / Services Agreement (SISA) with the County. The applicant will not be required to demonstrate adequate servicing for the remainder parcel, as per the County's <i>Residential Water and Sewer</i>

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	<p><i>Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">• As per application, these new parcels will each be serviced with their own water well.• As a condition of future subdivision, the applicant/owner will be required to drill a new well on each new parcel with Well Driller's report confirming flow of 1 igpm or greater.• The applicant will not be required to demonstrate adequate servicing for the remainder parcel, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.• Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none">• As a condition of future subdivision, the applicant / owner will be required to provide a detailed Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with Nose Creek Watershed Water Management Plan and the County Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none">• As per County GIS, there are wetlands on the subject lands.• Should the owner propose development that has direct impact to the wetlands and creek, the applicant will be responsible for obtaining all required Alberta EPA approvals.• Engineering has no requirements at this time.

Circulation Period: April 12, 2023, to May 12, 2023.