
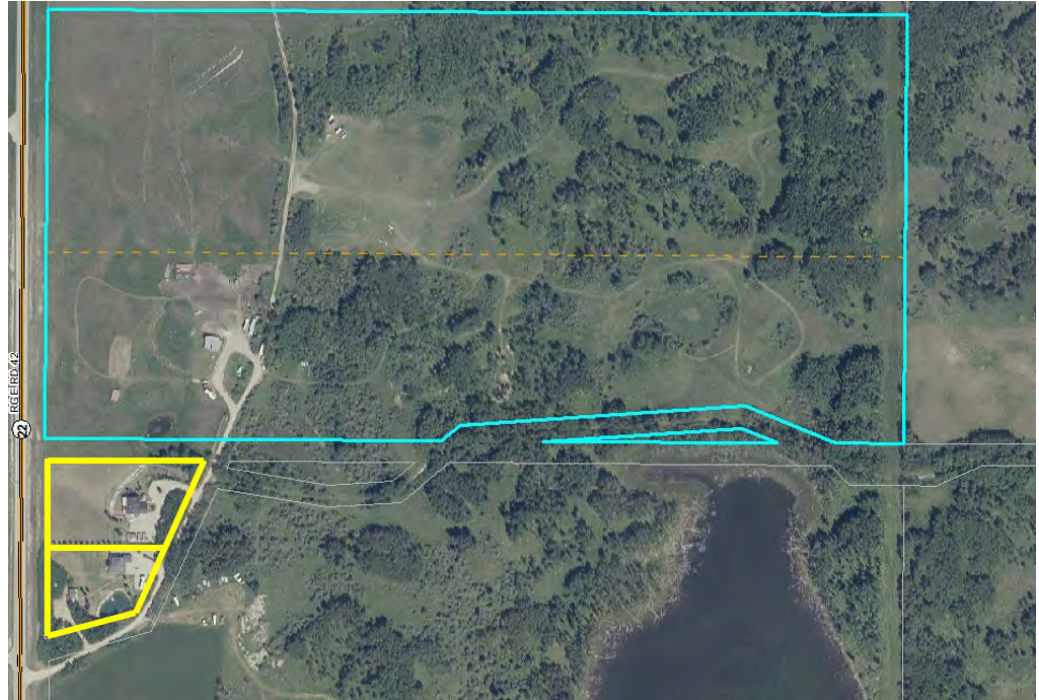


**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted subdivision circulation (PL20230142), however as noted Municipal Reserves are still outstanding and comprise 10% of the parent parcel (0810080).
<b><i>Province of Alberta</i></b>	
Alberta Transportation & Economic Corridors	<p>The requirements of <b><u>Section 18 of the Regulation are not met</u></b>. Based on review of the proposal, the department is satisfied that the Highway has sufficient capacity to accommodate the 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>If the portion of the driveway (highlighted in stripes in the picture) can be dedicated as a road plan, and remainder of the driveway (to the north) protected/dedicated/set aside in some manner acceptable to the County as a “future road”, this will meet and satisfy the requirements of Section 19 of the Regulation.</p> <p>OR</p> <p>The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:</p> <p style="padding-left: 40px;">A 30 metre wide service road dedication by plan of survey shall be provided along the frontage of the entire parcel, and constructed to a standard acceptable to the municipality.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> <li>1. 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, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act</li> <li>2. No direct highway access will be permitted. Access shall be via the local municipal road as shown on the attached plan with service road dedication pursuant to Section 19 of the Matters Related to Subdivision and Development Regulation.</li> <li>3. 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.</li> </ol>

AGENCY	COMMENTS
	<p>The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner.</p> <p>4. 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.</p>
	
<b>Public Utility</b>	
ATCO Gas	No objections
ATCO Transmission	No objections
FortisAlberta	<p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at <a href="mailto:landserv@fortisalberta.com">landserv@fortisalberta.com</a> or by calling (403) 514-4783 for any questions.</p>
Telus Communications	No comment
<b>Internal Departments</b>	
Recreation, Parks and Community Support	Recreation has no comment and supports planning's direction.

AGENCY	COMMENTS
Development Authority	No response received
GIS Services	Road Naming Application is required for the new road to be constructed. Any parcel (i.e. the remainder parcel, proposed parcel, parcels to the south of the subject land) that has access off the new named road will need their addressing be updated.
Building Services	No comment
Fire Services & Emergency Management	No concerns
Enforcement Services	No comment
Planning	Municipal Reserve is required, cash-in-lieu contribution will be calculated as 10% of the appraised market value of the subject land.
Capital and Engineering Services	<p data-bbox="451 1568 570 1598"><b>General:</b></p> <ul data-bbox="451 1619 1484 1715" style="list-style-type: none"> <li data-bbox="451 1619 1484 1715">• The applicant is not required to demonstrate adequate servicing for either future lots, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the resulting parcels are greater than 30 acres in size.</li> </ul> <p data-bbox="451 1736 797 1766"><b>Development Agreement</b></p> <ul data-bbox="451 1787 1484 1915" style="list-style-type: none"> <li data-bbox="451 1787 1484 1915">• As a condition of subdivision, 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:</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>a) Construction of a regional low volume standard road for approximately 480meters, complete with a temporary off-set cul-de-sac, in accordance with the County Servicing Standards,, including signage, approaches andany necessary easements and agreements</li> <li>b) Realignment or upgrade of the existing at-grade AT intersection if required</li> <li>c) Preparation and Implementation of the recommendations of the Construction Management Plan;</li> <li>d) Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;</li> <li>e) Preparation and Implementation of the recommendations of the Geotechnical Report;</li> <li>f) Preparation and Implementation of the recommendations of the Stormwater Management Report; and</li> <li>g) Obtaining approval for a road name by way of application to and consultation with the County.</li> </ul>

**Geotechnical:**

- Some steep slopes are present on both future lots. However, sufficient space exists for a permanent structure on flatter slopes.
- Engineering has no requirement at this time.

**Transportation (Access):**

- As per ATEC comments, no new access will be allowed on Highway 22, the applicant will be required to construct a low volume road through the existing road allowance to facilitate access.
- As a condition of subdivision, the Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of the proposed northern lot, to serve as notice that those lands are intended for future development as a County road, as per the approved tentative plan. The agreement shall include:
  - The provision of approximately  $\pm 0.56$  ha ( $\pm 1.38$  ac) road acquisition along the existing driveway on the proposed northern lot; Land is to be purchased for \$1.00 by the County.
- As a condition of subdivision, the Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of the proposed northern lot, that restricts the erection of any structure on or within 15 meters of a future road right-of-way
  - The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of the proposed northern lot, that restricts the erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan.

**Site Servicing:**

- The applicant is not required to demonstrate adequate servicing for either future lots, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the resulting parcels are greater than 30 acres in size.
- Engineering has no requirements at this time.

AGENCY	COMMENTS
Agriculture & Environment Services	<b>Stormwater:</b>
	<ul style="list-style-type: none"><li>• Given the size of the subject land(s), no significant increase in imperviousness is expected, therefore an SSIP is not required at this time.</li><li>• Engineering has no requirements at this time.</li></ul>
	<b>Site Developability:</b>
Agriculture & Environment Services	<ul style="list-style-type: none"><li>• As per County GIS, there are many wetlands on both future lots.<ul style="list-style-type: none"><li>◦ Should the owner propose development that has direct impact to the wetlands, the applicant will be responsible for obtaining all required AEP approvals.</li></ul></li><li>• Engineering has no further requirements at this time.</li></ul>
	<b>Payment and Levies</b>
	<ul style="list-style-type: none"><li>• Endorsement Fees</li></ul>
Agriculture & Environment Services	No response received

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