

**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Calgary Catholic School District	Municipal Reserves are still outstanding and comprise 10% of the parent parcel, and a resolution or plan for their disposition should be addressed before this Subdivision proposal moves forward.
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	No concerns.
Alberta Transportation and Economic Corridors	<p>Alberta 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 has concerns about operational and safety impacts to the highway should this subdivision be approved, which have been addressed in the Traffic Impact Assessment (TIA).</p> <p>The requirements of Section 19 are met therefore, no variance of Section 19 of the Regulation is required.</p> <p>Pursuant to Section 20 of the Subdivision and Development Regulation, Alberta Transportation and Economic Corridors authorizes the subdivision authority to vary the requirements of Section 18 of the Regulation to accommodate the proposed subdivision.</p> <p>Alberta Transportation and Economic Corridors accepts the revised Traffic Impact Assessment (TIA) submitted as part of the subdivision application. However, the department provides the following additional comment:</p> <p>Rocky View County should consider collecting an off-site levy for future signalization of the Highway 2A / Glendale Road intersection to address the following concern/recommendation included in the TIA. In the 2043 (20 year) post-development horizon the shared Southwest Through Left Turn (SWTL) (left turn toward Calgary) movement on Hwy 1A and Glendale Road intersection is operating at a LOS F, which is due to the increase in background traffic volumes. The Development is assumed to be fully built out in 2033 so therefore there is no additional traffic coming from the Development in 2041. Even without the volumes generated from Parcel A and Parcel B, the SWTL movement would be operating an un-acceptable LOS and would require an intersection treatment to obtain an acceptable LOS. It is understood that by this horizon, in order to accommodate traffic from Glenbow Ranch and background through traffic between Cochrane &amp; Calgary, additional through lanes and signalization of this intersection will be required as per the Glenbow Ranch Network Study.</p> <p>Pursuant to Section 678 of the Municipal Government Act, Alberta Transportation is varying the distance for appeals for this subdivision application. Therefore, from the department's perspective, any appeals can be heard by the local SDAB.</p>

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Alberta Culture and Community Spirit (Historical Resources)	Our Department has previously reviewed this application and issued requirements for a Historical Resources Impact Assessment for archaeological resources (our file 4835-22-0047).
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	Right-of-ways will be required for the gas mains within property
ATCO Pipelines	No concerns.
FortisAlberta	No easement is required.
TELUS Communications	No concerns.
<b><i>Adjacent Municipality</i></b>	
Town of Cochrane	No response received.
<b><i>Other External Agencies</i></b>	
Calgary Airport Authority	No concerns.
Canada Post	Canada Post will service this area by community mailbox.
<b><i>Internal Departments</i></b>	
GIS Services	Road Naming and Neighbourhood Naming Applications required.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, satisfactory to the Registrar of the South Alberta Land Titles District.</li> </ul> <p><b>Development Agreement:</b></p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the Owner is to enter into a Development Agreement, pursuant to Section 655 of the Municipal Government Act, at the Owner's expense, in accordance with the Servicing Standards for Subdivision and Road Construction, to the satisfaction of the County, respecting provision of the following:               <ul style="list-style-type: none"> <li>Construction of a public internal road system for approximately 1100 meters, complete with cul-de-sacs, in accordance with the County Servicing Standards, including signage, approaches and any necessary easements and agreements</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>○ Design and construction of a secondary emergency access road complete with necessary easement agreements in accordance with the County servicing standards</li> <li>○ Design and construction of the Type 2A intersection.</li> <li>○ Construction of the potable water distribution system and service stubs to all proposed lots in accordance with the Rocky View County Standards and to the satisfaction of Rocky View Water Co-op.</li> <li>○ Implementation and construction of stormwater improvements and facilities, in accordance with the recommendations of the Stormwater Management Report, and the registration of any overland drainage easements, EPEA permits, water act approvals and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and the County.</li> <li>○ Installation of power, natural gas, and telephone lines, and any associated easements or utility rights-of-way.</li> <li>○ Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;</li> <li>○ Implementation and construction of overall site and lot grading.</li> <li>○ Preparation and Implementation of the approved Geotechnical Investigation Report.</li> <li>○ Preparation and Implementation of an approved Construction Management Plan.</li> <li>○ Preparation and Implementation of an approved Erosion and Sedimentation Control Plan.</li> </ul>

#### **Geotechnical:**

- Applicant provided a Shallow Subsoil & Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated July, 2021. As per the Shallow & Groundwater Site Investigation, the subsurface conditions are considered to be suitable for the proposed development. The geotechnical investigation provided recommendations pertaining to subsurface soils and groundwater conditions.
- As a condition of subdivision, the applicant will be required to provide an updated and detailed Geotechnical Investigation report in accordance with the servicing standards to demonstrate that subsurface conditions are favorable for the development and in general alignment with the original report as per policy 2.5.3.1 of the concept plan.
- As part of the application, the applicant provided a Geotechnical developable area figure prepared by Osprey Engineering Inc. dated March 13, 2024. The figure shows that each proposed lot will have one acre of contiguous developable area.

#### **Transportation (Road Widening):**

- Glendale Road is identified as a Long-Range Network A road requiring 36 m road right of way. As a condition to subdivision, 5 m of land dedication by a plan of survey and additional 3 m of land dedication by a caveat will be required as a condition of future subdivision along the eastern boundary of the subject lands.

**AGENCY****COMMENTS****Transportation (Access & Road Network):**

- As part of the application, the applicant provided a Traffic Impact Assessment (TIA), prepared by Sedulous Engineering dated September 2023. The memo provides a detailed review of Highway 1A & Glendale Road intersection, capacity of Glendale Road and the transportation access along Glendale Road for the full buildout of the subject lands. As per the memo:
  - Based on the assessment completed using the estimated AADT and the AT Traffic Volume Warrant Chart, the intersection between the proposed internal road and Glendale road would require AT Type 2A Intersection.
  - In the 2043 (20 year) post-development horizon the shared Southwest Through Left Turn (SWTL) movement on Hwy 1A and Glendale Road intersection is operating at a LOS F, which is due to the increase in background traffic volumes.

**General Site Servicing:**

- As a condition of subdivision, the applicant is required to enter into a Deferred Servicing Agreement with the County requiring the owner to tie into regional water, wastewater and stormwater services when they become available.

**Sanitary/Waste Water:**

- As part of the application, the applicant submitted a Level IV PSTS Assessment prepared by Almor Testing Services Ltd. dated July 31, 2023. The soil analysis results indicate that a conventional treatment field would be suitable for each lot however in accordance with policy #449, the County requires the use of Packaged Sewage Treatment Plants.
  - **As a condition of subdivision**, the owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of a Packaged Sewage Treatment System and any other improvements as per the report accepted by the County, which shall be registered on each title.

**Water Supply and Waterworks:**

- Applicant provided a Glendale Country Residential Water Supply Memo, prepared by Sedulous Engineer Inc., dated January 19, 2022.
- Applicant provided a letter from Rockyview Water Co-op confirming that the co-op can service 24 lots with upgrades to its existing system.
- As per the preliminary hydraulic review provided by Rockyview Water Co-op, a +/-800m water main extension with minimum pipe diameter of 100 mm HDPE is required to service the proposed development.. Rockyview Water Co-op also recommends implementing the Mountain Ridge Place Booster Station to boost the pressure.
- As a condition of subdivision, the Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:

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	<ul style="list-style-type: none"> <li>○ The completion of all paperwork for water supply allocation e.g. Water Service Agreement;</li> <li>○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;</li> <li>○ The allocation and reservation of the necessary capacity;</li> <li>• According to the County's Fire Hydrant Water Suppression Bylaw, Country Residential lots that are 2 acres or greater and have a building separation of &gt;100 ft, do not require a Fire Hydrant System unless one is proposed by the developer or required by Council or the approving authority for the Development. The Developer has indicated it is their preference to not provide a hydrant system. Given all lots are proposed to be 2 acres or greater, as per the fire hydrant water suppression bylaw, the lots will not require a fire hydrant system.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• As part of the application, the applicant provided a detailed SF Homes/Glendale Subdivision Stormwater Management Report, prepared by Osprey Engineering Inc., dated February 2024. The report proposed a large wet pond in the north portion of the parcel as the main storage. Drainage in the area consists of shallow overland flow through vegetation (shallow natural channels, wide grass swales and a bioswale along the northern boundary of the subject lands) and roadside ditches. Several traplows and depressions exist throughout the proposed subdivision which are being used to store stormwater temporarily. These are mostly natural features, mapped wetlands or areas where road embankments create low areas. The report concluded that with the implementation of all the aforementioned natural features, improvements and storage facility, post-development peak flows and volumes will adhere to the criteria of Nose Creek Watershed Management Plan and the Bearspaw-Glenbow Master Drainage Plan. <ul style="list-style-type: none"> <li>○ As a condition of subdivision, the applicant shall provide an updated stormwater management report addressing the comments provided separately to the applicant on February 27 and March 4, 2024.</li> <li>○ As a condition of subdivision, the applicant will be required to obtain all necessary EPEA and water act approvals for storm discharge to natural wetlands and the outfall of the proposed pond.</li> </ul> </li> <li>• As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</li> <li>• It is to be noted that the applicant shall be responsible for seeking all the necessary approvals from AEP for the stormwater system and acquiring required right of ways and drainage easements to service the proposed development.</li> </ul> <p><b>Site Developability:</b></p>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• As part of the application, the applicant submitted a Wetland Assessment and Impact Report prepared by Omnia Ecological Services dated November 1, 2023. One rare plant species and one weed species were identified and observed. No controls were required for either of those as the plant will not be disturbed and the weed will only need to be controlled in case of an infestation.. Two wetlands were identified to be directly impacted by the proposed development. Another wetland was also identified to be removed (WL10) to increase the geotechnical developable area to what was required. The corresponding compensation value for each wetland was calculated and payment will be made directly to EPEA.               <ul style="list-style-type: none"> <li>○ As a condition of subdivision, the applicant will be required to enter into a Site Improvements/Services Agreement with the County for all affected proposed lots to follow the recommendations of the Wetland Assessment and Impact Report prepared by Omnia Ecological Services dated November 1, 2023 which includes the requirement to obtain water act approval for disturbing any of the wetlands</li> <li>○ As a condition of subdivision, the applicant will be required to show proof that all necessary approvals were obtained and compensation was provided to EPEA for wetland loss and mitigation.</li> </ul> </li> </ul> <p><b>Payments &amp; Levies:</b></p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the Transportation off-site levy bylaw C-8007-2020.</li> </ul>

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