

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	<p>CCSD appreciates the opportunity to provide updated comments on PL2021-0135 & PL2021-0134 (Butte Hills East Conceptual Scheme and Land-Use Redesignation). Upon review of the plan, and following discussions with the applicant and Rocky View County, CCSD remains concerned with the full provision of municipal reserve from the plan in the form of cash-in-lieu and none in land form. As the circulation proposes a significant residential development within the County and would be surrounded by potential for additional residential development, CCSD feels that provision of land for a future school site would be warranted. Although CCSD is the designated Catholic school district for all of Rocky View County, as well as surrounding and included municipalities, there has yet to be a site designated within county lands. It is felt that this circulation provides opportunity for provision of such.</p> <p>Upon initial review of the plan, CCSD requested that +/- 22.75 ac of municipal reserve be dedicated in land. This would represent opportunity for a variety of school configurations, including potential for a future high school. Following the aforementioned meeting with the applicant and Rocky View County, CCSD recognizes the water and wastewater provision concerns with this circulation and as such, would be willing to concede that a smaller land dedication for a school site of 10-15 ac would be feasible.</p> <p>As such, CCSD requests that a smaller school site be considered for inclusion within this plan area, while dedication of additional reserve be considered in surrounding upcoming County development circulations.</p> <p>CCSD objects to the provision of the full municipal reserves as cash-in-lieu and proposes that the developer, County, and CCSD enter into discussions as to provision of a portion of these toward reserves in land form for a future school site within the plan area.</p>
<i>Province of Alberta</i>	
Alberta Arts, Culture, and Status of Women	<p>Alberta Culture and Status of Women has no objection to the proposed Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca .</p>
Alberta Forestry and Parks	No response.
Alberta Health Services	No response.

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<i>Public Utility</i>	
ATCO Gas	<p>ATCO has reviewed the proposed changes and would like to confirm with Rocky View County in writing, that ATCO will have complete access, without restrictions, off of Range Road 292 to access our ROW and pipeline for maintenance, repair or replacement. If this is approved, ATCO will agree to the changes set forth and will remove our rejection of the subdivision bases on all other guidelines set forth for development.</p> <p>Note we have designed the subdivision so that the existing pipeline (already protected by URW Plan) will be contained within the rear yard of each of the affected country residential parcels. No buildings will be permitted on the URW, and access to the pipeline infrastructure for maintenance will be readily available along the entire eastern boundary of the site via the adjacent Rge Rd 292</p>
ATCO Pipelines	No response.
AltaLink Management	No response.
FortisAlberta	No concern.
TELUS Communications	No objection.
<i>Adjacent Municipality</i>	
The City of Airdrie	No response.
<i>Other External Agencies</i>	
Canada Post	No concerns.
Calgary Airport Authority	No objection.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	<p>Recreation would recommend that there is a dedication of MR surrounding the established Environmental reserve. As per the Parks and Open Space Master plan, the dedicated area could accommodate a pathway or trail for the residents to utilize. The Balzac east ASP features multiple residential and commercial conceptual schemes that provide MR dedication to connect the local trail system. With the Potential MR dedication surrounding the ER, Recreation would also recommend that there is community access to this amenity by additional pathways throughout the community or through established community sidewalks.</p>
GIS Services	Please ensure a road naming application is submitted for this application.

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Fire Services & Emergency Management	<p>Fire Services would recommend the following Road Ways:</p> <ul style="list-style-type: none"> a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) have a centre-line radius not less than 12 m, c) have an overhead clearance not less than 5 m, d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m, e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) be connected with a public thoroughfare <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw 4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS 4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands. Ensure engineering capacity certificate for the new development and hydrant placement. Hydrants should be in operation prior to commencing construction (utilities and foundations maybe completed prior to hydrant commissioning). All other requirements of the NBC apply. (lot density and outside of 10 minutes fire response travel distance, Balzac primary.) Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p>
Building Services	No response.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the applicant is proposing to: <ul style="list-style-type: none"> ○ PL20210134: To adopt the Butte Hills East Conceptual Scheme in order to allow residential uses. ○ PL20210135: To redesignate a portion of the subject lands from Agriculture, General District (A-GEN), to: <ul style="list-style-type: none"> ▪ Residential, Country District (R-CRD) in order to facilitate the future subdivision of 109 lots with a size of ± 0.80 hectares (± 2.00 acres). ▪ Special, Public Service District (S-PUB) in order to facilitate the creation of 3 new lots between ± 0.89 hectares (± 2.19 acres) and ± 5.89 hectares (± 14.55 acres). ▪ Special, Parks & Recreation District (S-PRK) in order to facilitate the creation of Municipal Reserve between ± 0.42 hectares (± 1.05 acres) and ± 1.936 hectares (± 4.85 acres).

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	<ul style="list-style-type: none"> ▪ Special, Natural Open Space District (S-NOS) in order to facilitate the creation of Environmental Reserve roughly ± 7.57 hectares (± 18.72 acres) in size. <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall provide a Construction Management Plan in accordance with the County Servicing Standards. • As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant submitted a Geotechnical Investigation prepared by E2K Engineering Ltd. dated May 3, 2022. The report was reviewed and does not meet the requirements stated in Section 300 of the County's Servicing Standards (2013). • As a condition of future subdivision, the applicant shall submit a Geotechnical Report in accordance with the County Servicing Standards. • As a condition of future subdivision, the applicant may need to provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land each subdivided lot. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted a Transportation Impact Assessment prepared by Bunt & Associates Engineering Ltd. dated March 30, 2023. The TIA considered offsite impacts to the road network and key intersections and concluded that all intersections will operate acceptably until the long-term horizon (2040). The TIA determined that 2040 background traffic volumes are expected to require the following improvements: <ul style="list-style-type: none"> ○ Signalization of Range Road 292/Township Road 264; ○ Signalization of Range Road 293/Township Road 264; ○ Widening of Township Road 264 to a 4-lane cross-section; ○ Widening of Range Road 292 to a 4-lane cross-section; and ○ Widening of Highway 566 to a 6-lane cross-section. • Both Range Road 292 and Township Road 264 are identified as Network A roadways on the County's Long Range Transportation Network plan (2020) and require a 36 m right of way in the ultimate condition. As a result, 8 m of total road widening will be required along the north and east boundaries of the subject lands as development proceeds. • As a condition of future subdivision, the Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey. • As a condition of future subdivision, the Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the

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	<p>previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements.</p> <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">• As per the Conceptual Scheme, the applicant is proposing to utilize packaged PSTS systems for all 109 lots of the subdivision.<ul style="list-style-type: none">○ The applicant submitted a Wastewater Assessment prepared by Watertech Engineering Research & Health Inc. dated April 14, 2022. The study concluded the proposed development can be supported by individual onsite wastewater treatment systems on each lot and that the site is not suitable to construct a communal system in accordance with the requirements of the Alberta Private Sewage Systems Standard of Practice.<ul style="list-style-type: none">▪ It is noted that most lots will require mounded septic treatment fields in order to meet applicable vertical separation requirements.▪ There are eight wetlands noted in the Biophysical Impact Assessment. Approximately 11 lots in the proposed alignment are 75-100% underlain by wet areas. Further assessment is required to determine a suitable treatment strategy for these lots, as the Model Process and SOP do not allow a mounded treatment field to be placed on fill material.○ As per Policy C-449 (Requirements for Wastewater Treatment Systems) and Conceptual Scheme Policy 3.4.2.1, packaged PSTS systems will be required on each lot.○ As per Policy C-449 (Requirements for Wastewater Treatment Systems), each newly created lot will be required to enter into a deferred servicing agreement for future connection to a decentralized or regional system once available.○ The applicant submitted a Feasibility Study prepared by Pasquini & Associates Consulting Ltd. dated April 10, 2023. The study assessed the feasibility of utilizing the East Rocky View Regional Wastewater System for sanitary servicing of the Butte Hills East conceptual scheme area and concluded that a regional connection is unfeasible for the following reasons:<ul style="list-style-type: none">▪ Low sanitary flows from the proposed development may result in increased maintenance within the on-site infrastructure, lift station, and off-site force main.▪ The County will not permit connection to an existing force main.▪ It is the County's preference to connect to an existing lift station, which increases the distance to the connection point to 4.64 km. Connection to an existing gravity sewer pipe was not explored.▪ Cost recoveries would only be realized when other benefitting areas develop and often have sunset clauses. Further development in the area is not anticipated by the Development team, therefore cost recovery is not considered in the Feasibility Study.▪ The cost of completing the connection was approximately \$8M. In combination with the anticipated levies (\$1.6M), the total servicing per lot is approximately \$88,000 per lot.

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	<ul style="list-style-type: none"> ○ While the County does not dispute the concerns discussed in the Feasibility Study or the findings of the Wastewater Assessment, the County remains of the opinion that extending and connecting to the regional system is feasible for a development of this scale in an area designated for Residential use by the Balzac East ASP. Additionally, the County remains concerned about the cumulative environmental impact of PSTS systems on each lot as development in the area continues. ○ Given the magnitude of proposed development, requirement of an oversized septic field, inadequacy of hydrogeological study for higher effluent, and lack of clarity for AEP requirements, Engineering doesn't support the proposed sanitary servicing. ○ Should Council support the proposed PSTS servicing approach contained in the proposal, a Level IV PSTS Assessment will be required, in accordance with the Model Process for Subdivision Approval and Private Sewage Guidelines (Municipal Affairs, 2011). <ul style="list-style-type: none"> ● Any and all upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery may apply in accordance with County Policy. ● Future development may be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure. ● Future development may be subject to applicable levies (current bylaw is C-8007-2009) and development will be subject to water/wastewater system capacity existing in the system when development proceeds. The existing Levy Bylaw includes capacity triggers for various components of the systems and front ending may be required. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> ● As per the Conceptual Scheme, the applicant is proposing to utilize a connection to Rocky View Water Co-op Ltd. for potable water servicing. The applicant has provided confirmation from Rocky View Water Co-op Ltd. has sufficient capacity to accommodate the proposed development. ● As a condition of future subdivision, the Owner shall provide confirmation of the tie-in for connection to Rocky View Water Co-op Ltd. ● As a condition of future subdivision, the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required potable water servicing infrastructure. <p>Storm Water Management:</p> <ul style="list-style-type: none"> ● The applicant submitted a Staged Master Drainage Plan prepared by Westhoff Engineering Resources Inc. dated April 25, 2022, and a subsequent Stormwater Concept Memo prepared by Magna Engineering Services Inc. dated February 14, 2024, which built upon the stormwater modelling results presented in the Staged Master Drainage Plan. The subdivision is to be serviced by two communal ponds, and a bio-retention facility. The report concluded that the proposed strategy can meet the necessary Nose Creek annual runoff

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	<p>volume and maximum discharge targets, without the use of on-lot bio-retention.</p> <ul style="list-style-type: none"> • Future development on the subject lands will require additional stormwater analysis and reporting as per the County's Servicing Standards and the Nose Creek Watershed Water Management Plan. <p>Environmental</p> <ul style="list-style-type: none"> • The applicant submitted a Phase I Environmental Site Assessment for the proposed development prepared by Trace Associates Inc. dated January 27, 2021. The assessment found that all soil and groundwater samples met Alberta Tier 1 Soil and Groundwater Remediation Guidelines and concluded that no further environmental investigation is warranted at this time. • The applicant submitted a Biophysical Impact Assessment for the proposed development prepared by Westhoff Engineering Resources Inc. dated April 28, 2022. The assessment found that the residual impact of the development on wetlands is not expected to be significant, provided wetland loss is off set through applying Alberta Wetland Policy replacement strategies. <ul style="list-style-type: none"> ○ As per Section 5.5 of the BIA, a 30m wide environmental setback is designated adjacent to the entire watercourse through the subject parcel. • As a condition of future subdivision, the applicant shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
Agricultural Services	<p>As noted in the Conceptual Scheme, the Agricultural Boundary design Guidelines will play a critical role in buffering the proposed development from the agricultural land uses in the surrounding area. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: September 2, 2021, to September 24, 2021.