

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objections.
<i>Province of Alberta</i>	
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No comment.
ATCO Pipelines	No objections.
TELUS Communications	No objections.
<i>Other External Agencies</i>	
Western Irrigation District	No concerns.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comment.
Building Services	No comment.
Fire Services & Emergency Management	No comment.
Capital and Engineering Services	<p data-bbox="483 1482 1520 1524">General:</p> <ul data-bbox="532 1535 1520 1640" style="list-style-type: none"> <li data-bbox="532 1535 1520 1640">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="483 1650 1520 1692">Geotechnical:</p> <ul data-bbox="532 1703 1520 1797" style="list-style-type: none"> <li data-bbox="532 1703 1520 1745">• As per the County GIS, the site slopes are less than 15% <li data-bbox="532 1755 1520 1797">• Engineering has no requirements at this time. <p data-bbox="483 1808 1520 1850">Transportation:</p> <ul data-bbox="532 1860 1520 2011" style="list-style-type: none"> <li data-bbox="532 1860 1520 1923">• As the proposed subdivision is to generate an insignificant amount of traffic, a TIA is not warranted. <li data-bbox="532 1923 1520 2011">• There are existing approaches providing access to the proposed Lots 1 and 2.

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	<ul style="list-style-type: none">As a condition of future subdivision, the applicant will be required to construct a single approach off Range Road 281 to provide access to the proposed Lot 3.As a condition of future subdivision, the applicant is required to pay the Transportation Off-site Levy in accordance with Bylaw C-8007-2020.
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">As per the application, lot 1 is serviced by a septic system.As part the application the applicant submitted the applicant submitted PSTS Assessment Level 3 prepared by Osprey Engineering Inc dated August 5, 2023. The PSTS Assessment concluded that site is suitable for treatment mounds and there is more than adequate space on the proposed lots to install compliant and functioning PSTS.In accordance with Policy 449, for residential developments relying on PSTS, where lot sizes are equal to, or greater than, 1.98 acres but less than 3.95 acres, the County requires the use of a Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment.As a condition of future subdivision, the applicant will be required to enter into a Site Improvement Servicing Agreement for the construction of the Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449.At the time of future subdivision, Engineering requires a Level 1 Variation Assessment be submitted for the existing dwellings to provide information regarding the current operation of the PSTS system on site and demonstration that all required setbacks are met.
	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">As per the application, lot is serviced by a water well.Applicant provided a Phase 1 Groundwater Supply Assessment, prepared by Arletta Water Resources., dated June, 2023. The Phase 1 Groundwater Evaluation concluded following:<ul style="list-style-type: none">There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users.It appears that no significant water level decline in the aquifer would be expected due to addition of new wells.No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.As a condition of future subdivision, applicant shall provide following for lot 2 and 3:<ol style="list-style-type: none">Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for new wells.An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new wells in accordance with County's servicing Standards; andThe results of the aquifer testing meeting the requirements of the Water Act.

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	<p data-bbox="488 180 857 210">Storm Water Management:</p> <ul data-bbox="537 233 1500 632" style="list-style-type: none"><li data-bbox="537 233 1500 394">• The applicant provided a stormwater assessment, prepared by Stormwater Solutions, dated May 21, 2024. As per the stormwater assessment, the placement of bioretention zones to the south of the proposed developments reduces runoff to less than pre-development levels.<li data-bbox="537 422 1500 632">• As a condition of future subdivision, the applicant will be required to enter into a Site Improvement Servicing Agreement with the County for the proposed lot 2 and 3 and shall include the following:<ul data-bbox="634 533 1393 632" style="list-style-type: none"><li data-bbox="634 533 1393 596">a) Accordance with Stormwater Assessment, prepared by Stormwater Solutions (May 21, 2024)<li data-bbox="634 600 1174 632">b) Construction of the bioretention zones <p data-bbox="488 653 699 682">Environmental:</p> <ul data-bbox="537 705 1487 867" style="list-style-type: none"><li data-bbox="537 705 1192 737">• As per the County GIS, there is a wetland lot 3.<li data-bbox="537 758 1487 821">• Any Alberta environment approvals for a wetland disturbance will be a sole responsibility of the applicant/owner.<li data-bbox="537 842 1170 867">• Engineering has no requirements at this time.

Circulation Period: November 1, 2023, to December 21, 2023.