

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Energy Regulator	Alberta Energy Regulator provided some information in relation to this application. See attached files with the Review Comments Summary package.
Alberta Health Services	<p>The property must be maintained in accordance with the Nuisance and General Sanitation Regulation (AR 243/2003). (See attached pdf)</p> <p>Cemeteries are recognized as potential sources of groundwater contamination. There are no legislated setback distances from a cemetery to water wells or other water sources in the Public Health Act (P-37 RSA 2000) or associated Regulations. Based on the National Collaborating Centre for Environmental Health's (NCCEH) Cemetery Setback Distances to Prevent Surface Water Contamination (2017), AHS-SHE recommends a 100-meter setback from any potable water source (i.e., well, dugout, surface water). This is a precautionary public health recommendation in the absence of a legislated setback distance in Alberta.</p> <p>AHS-SHE has no concerns with the MSDP or the redesignation proposal from a public health perspective as this point in time.</p> <p>AHS-SHE would appreciate having the opportunity to comment on the cemetery application at the development permit stage as well, once additional information can be provided. At that point, we can review and provide additional comment on any potential public health issues that could arise from the development.</p>
Western Irrigation District	Western Irrigation District (WID) will discharge caveats on title once WID has been informed if redesignation is approved.
<b><i>Internal Departments</i></b>	
Fire Services & Emergency Management	<p>Fire services has concerns with the future Assembly occupancy building / buildings that will be constructed on the site. Water supply requirements for these structures will need to be in place. The preliminary plans do not show any water ponds for fire suppression or pumps.</p> <p>Other items for future are subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.</p>
Capital and Engineering Services	<p><b><u>Geotechnical</u></b></p> <ul style="list-style-type: none"> <li>As part of the application, the applicant provided a geotechnical report, prepared by Parkland GEO dated November 19, 2021. The report indicates that groundwater levels are expected to be 1.2 m during the highest season. There is potential form groundwater to infiltrate into the proposed stormwater ponds. It is noted that the report does not include the required groundwater readings in accordance with the County's Servicing Standards.</li> </ul>

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	<ul style="list-style-type: none"><li>• At the time of future DP, the applicant shall submit an updated geotechnical report in accordance with the County Servicing Standards.</li><li>• Engineering has no additional geotechnical requirements at this time.</li></ul>
	<p><b><u>Transportation</u></b></p> <ul style="list-style-type: none"><li>• As part of the application, the applicant provided a Traffic Generation Memo, prepared by ISL Engineering and Land Services Ltd. dated January 5, 2024. The Memo concludes that the proposed cemetery development at full build out will generate a maximum of 32 additional trips per day. This traffic volume is not expected to have a significant impact on County roads.</li><li>• As a condition of future DP, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be developed.</li><li>• Engineering has no additional transportation requirements at this time.</li></ul>
	<p><b><u>Sanitary/Wastewater</u></b></p> <ul style="list-style-type: none"><li>• As per the proposed MSDP, the applicant is proposing to service the development with a PSTS. The applicant submitted a Level IV PSTS Assessment prepared by Groundwater Resources Information Technology Ltd, dated June 22, 2022. The report indicates a PSTS with holding tanks and septic mound is required to be designed to service an average equivalent of 80 daily users.</li><li>• In accordance with Policy 449, the County supports the use of holding tanks for all industrial, commercial, and institutional applications.</li><li>• Engineering has no additional wastewater servicing requirements at this time.</li></ul>
	<p><b><u>Water Supply And Waterworks</u></b></p> <ul style="list-style-type: none"><li>• As per the proposed MSDP, the applicant is proposing to service the development with a private commercial well in combination with a cistern.</li><li>• <u>As an advisory condition for future DP</u>, as a groundwater well is being used for non-residential purposes, the applicant is required to obtain a commercial water license from EPA.</li><li>• Engineering has no additional water servicing requirements at this time.</li></ul>
	<p><b><u>Stormwater Management</u></b></p> <ul style="list-style-type: none"><li>• The applicant submitted a Stormwater Management Report, prepared by ISL Engineering and Land Services Ltd. dated March 22, 2024. The report concludes the following:<ul style="list-style-type: none"><li>○ Two SWMFs in the form of evaporation ponds (zero-discharge) are required to account for long term containment of stormwater runoff on site.</li><li>○ As this is a conceptual level stormwater management report, details for runoff conveyance to the ponds shall be considered at the detailed design phase.</li><li>○ Detailed design shall confirm the assumptions considered in this report based on a finalized site plan. Additionally, the impacts to adjacent wetlands should be considered by assessing whether runoff will need to be directed to them to sustain water levels.</li></ul></li></ul>

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	<ul style="list-style-type: none"><li>• The applicant will be required to provide verification of EPA approvals and registration (EPEA) for the stormwater system.</li><li>• As a condition of future DP, 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 construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</li><li>• Engineering has no additional stormwater requirements at this time.</li></ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"><li>• The applicant submitted a Desktop Wetland Study, prepared by ISL Engineering and Land Services Ltd. dated June 2022, and Field Study prepared by ISL Engineering and Land Services Ltd. dated March 2023. The studies identified and classified the onsite wetlands and environmentally sensitive areas and provided recommendations for mitigation of impacts and/or removal.</li><li>• At the time of future DP, the applicant will be responsible for all EPA approvals.</li><li>• Engineering has no additional environmental requirements at this time.</li></ul>

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