

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No comments received.
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
TELUS Communications	Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.

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<i>Adjacent Municipality</i>	
The City of Airdrie	No concerns.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comments.
GIS Services	No comments received.
Building Services	No comments.
Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p data-bbox="488 800 680 825">Geotechnical:</p> <ul data-bbox="537 835 1443 905" style="list-style-type: none"> • As per the county's GIS system, the site slopes are less than 15%. • Engineering has no requirements at this time. <p data-bbox="488 926 699 951">Transportation:</p> <ul data-bbox="537 961 1503 1766" style="list-style-type: none"> • Range Road 293 is identified as a 4-lane Arterial Road, requiring 40 m right of way. The current ROW width is 25 m. • As a condition of subdivision, 5 m wide strip by plan of survey and additional 5 m by caveat will be required for road widening along the eastern boundary of the proposed subdivision. • Access to both lots will be provided by 6.25 m wide panhandles. As per County's servicing standards, the minimum allowable panhandle width is 12.5 m. • As a condition of subdivision, The Owner shall construct a new mutual paved approach on Range Road 293, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2. <ul data-bbox="630 1367 1503 1482" style="list-style-type: none"> a) Provide an access right of way plan; and b) Prepare and register respective easements on each title, where required. • Currently, an access is present to Lot 2 from the existing panhandle for Lot:1 Block:11 Plan: 9210900. No easement is currently present. The applicant will be required to remove and reclaim the existing approach on the panhandle of Lot:1 Block:11 Plan: 9210900 as per the directions of Council at the time of re-designation. • As a condition of subdivision, the applicant shall provide a payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the proposed lot 2. <p data-bbox="488 1787 797 1812">Sanitary/Waste Water:</p> <ul data-bbox="537 1822 1503 1953" style="list-style-type: none"> • Lot 2 is serviced by a septic system. • As part of the redesignation application the applicant submitted a Level 1 Variation PSTS prepared by Arletta Water Resources dated July 2023.

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	<ul style="list-style-type: none"> ○ The report determined that the existing PSTS is suitable for continued use by the existing residence on Site. ○ Engineering has no comments at this time. ● The applicant submitted a Level 3 PSTS Assessment for lot 1, prepared by a Beirsto & Associates Engineering Ltd. The Level 3 PSTS Assessment recommends the use of a treatment mound raised with fill. ● 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 subdivision, The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following: <ul style="list-style-type: none"> a) Accordance with the Level 3 PSTS Assessment, prepared by Beirsto & Associates Engineering Ltd. (May 2024). b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> ● Lot 2 is serviced by a water well. ● As per the application, the proposed lot 1 will be serviced by a water well. ● As there is a piped water connection available in proximity through Rocky View water Co-op, as an advisory condition, the County recommends connecting to Rocky view water co-op to provide water servicing to the proposed lot 1. ● The applicant provided a letter from Rockyview Water Co-op Ltd confirming that Rockyview Water Co-op Ltd has the capacity to service the two newly created lots. ● As a condition of subdivision, The Owner is to provide confirmation of the tie-in for connection to Rockyview Water Co-op for the proposed new lot, as shown on the Approved Tentative Plan. This includes providing the following information: <ul style="list-style-type: none"> a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement; b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision; c) The allocation and reservation of the necessary capacity; d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.). <p>Storm Water Management:</p> <ul style="list-style-type: none"> ● Applicant provided a site plan for stormwater management. ● As a condition of subdivision, The Owner shall provide a Stormwater Management Plan, in accordance with Nose Creek Watershed

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Agriculture & Environment Services	<p>Management Plan and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:</p> <ul style="list-style-type: none">a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;b) Registration of any required easements and / or utility rights-of-way;c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, andd) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
	No comments received.

Circulation Period: January 5, 2024, to February 6, 2024.