

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objections. As noted, Municipal Reserves are still outstanding and comprise 10% of the parent parcel.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No concerns.
Alberta Transportation and Economic Corridors	<p>The requirements of Section 18 of the <i>Matters Related to Subdivision and Development Regulation</i> (the Regulation) are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Alberta Transportation grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 are met, therefore no variance is required.</p> <p>Please see attached plans showing the future improvements and access management for Highway 22 in proximity of the subject lands. These plans are provided for information, as construction is not currently on the department's three year construction program.</p>
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	<p>No objection. ATCO Gas's existing and future lines are protected by an existing Utility Right of Way.</p> <p>If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or https://utilitysafety.ca/</p> <p>For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up).</p> <p>ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.</p> <p>If the landowner requires a single gas service please visit https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html</p>
ATCO Pipelines	<p>See attached plans. No objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.

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FortisAlberta	<ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <ol style="list-style-type: none"> 2. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 3. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 4. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.
TELUS Communications	<p>Easements are required for this development and FortisAlberta Inc. would like to request this to be added in the County's subdivision approval decision. Easement registration does not have to occur prior to the County issuing their decision.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make an application for electrical services.</p>
Adjacent Municipality	No objection.
Town of Cochrane	Please avoid taking cash-in-lieu for Municipal Reserve. The Town would prefer that MR in this area is deferred and registered on title.
Other Agencies	
Canada Post	No comments.
Internal Departments	
Recreation, Parks, and Community Support	No comments.
Fire Services & Emergency Management	No comments.
Enforcement Services	No comments.
Capital and Engineering Services	<p>Development Agreement:</p> <ul style="list-style-type: none"> • The stormwater pond will be encroaching onto the panhandle of the remainder lot 2 and therefore the stormwater pond is required to be reconfigured away from the panhandle. As a condition of subdivision, the applicant/owner is required to enter into a Development Agreement

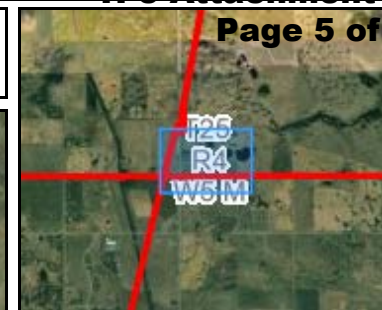
AGENCY	COMMENTS
	<p>pursuant to Section 655 of the Municipal Government Act respecting provision of the following:</p> <ul style="list-style-type: none">○ Reclamation and reconfiguration of the existing stormwater pond in accordance with the recommendations of the updated stormwater management report, and the registration of any overland drainage easements to the satisfaction of the County.○ Preparation and implementation of the recommendations of the Construction Management Plan.○ Preparation and implementation of the recommendations of the approved updated Stormwater Management Plan.○ Preparation and implementation of the recommendations of the Erosion and Sedimentation Control Plan. <p>Geotechnical:</p> <ul style="list-style-type: none">● Based on a desktop GIS review, site slopes are less than 15%.● Engineering has no requirements at this time. <p>Site Developability:</p> <ul style="list-style-type: none">● Based on a desktop GIS, there are a few wetlands on the proposed future remainder lot.<ul style="list-style-type: none">○ Should the owner propose development that has direct impact to the wetlands, the applicant will be responsible for obtaining all required EPEA approvals. <p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none">● Engineering has no requirements at this time. <p>Transportation (Access Road Network):</p> <ul style="list-style-type: none">● Access to both proposed lots will be provided by a mutual approach off Highway 22.● As a condition of subdivision, the applicant shall be responsible to provide an access right of way plan, and prepare and register respective easements on each title, where required, in accordance with the County Servicing Standards, in order to provide access to lots 1 and 2.● As a condition of subdivision, the Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:<ul style="list-style-type: none">a) The provision of approximately ± 0.81 ha (± 2 ac) road acquisition along the entire 12.5 m wide portion of lot 2 for ± 1 km in length, as shown on the tentative plan;b) Land is to be purchased for \$1.00 by the County.● As a condition of subdivision, the Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1 and 2, that restricts the erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan.

AGENCY	COMMENTS
	<p data-bbox="488 180 797 210">Sanitary/Waste Water:</p> <ul data-bbox="537 233 1503 768" style="list-style-type: none"><li data-bbox="537 233 1503 394">• As part of the application, the applicant provided a site plan showing that the proposed lot 1 has an existing septic holding tank that is trucked out for disposal. County accepts the use of septic holding tank with pump out services for this lot given an equine service will be operating within this lot and therefore it will be commercially used.<li data-bbox="537 401 1503 632">• As a condition of subdivision, the applicant will be required to submit a complete Level 2 Private Sewage Treatment System (PSTS) Assessment to evaluate the suitability of the proposed lot for the use of PSTS, in accordance with the Model Process for subdivision Approval and Private Sewage and the Alberta Private Sewage Systems Standard of Practice, and to support future residential development on the proposed lot 1.<li data-bbox="537 638 1503 768">• The applicant is not required to demonstrate sanitary/waste water servicing for the proposed remainder lot 2, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the resulting parcel is greater than 30 acres in size. <p data-bbox="488 787 919 816">Water Supply and Waterworks:</p> <ul data-bbox="537 840 1503 1377" style="list-style-type: none"><li data-bbox="537 840 1503 1001">• As part of the application, the applicant provided a site plan showing that the proposed lot 1 is serviced by a water cistern filled by water which will be trucked in. County accepts the use of water cistern for this lot given an equine service will be operating within this lot and therefore it will be commercially used.<li data-bbox="537 1008 1503 1138">• As a condition of subdivision, the applicant will be required to drill a new well in the proposed lot and provide a Well Driller's Report confirming a minimum pump rate of 1.0 igpm to support future residential development on the proposed lot 1.<li data-bbox="537 1144 1503 1241">• Should the applicant intend to use a groundwater well for any commercial use the applicant shall be responsible for obtaining all necessary licensing and approval from EPA.<li data-bbox="537 1247 1503 1377">• The applicant is not required to demonstrate adequate water servicing for the remainder lot 2, as per the County's Residential Water and Sewer Requirement Policy (C-411), since the remainder lot is in the Ranch and Farm Land use district and greater than 30 acres in size. <p data-bbox="488 1396 786 1425">Payments and Levies</p> <ul data-bbox="537 1449 1503 1545" style="list-style-type: none"><li data-bbox="537 1449 1503 1514">• The applicant already paid the transportation offsite levy on August 2, 2017, as per the applicable TOL Bylaw.<li data-bbox="537 1520 1503 1545">• Engineering has no requirements at this time.

Circulation Period: January 6, 2023, to February 6, 2023.

ATCO

NW 14-25-4-W5



Legend

Distribution

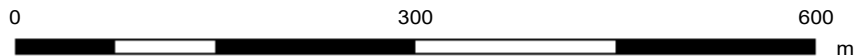
- - - AB
- - - LP
- - - MP
- - - M1
- - - M2
- - - IP
- - - IP1
- - - IP2
- - - IP3
- - - IP4
- - - IP5
- - - IP6
- - - HP

- Regulator Station
- Rural Tap
- Controllable Valve
- Distribution Capital Project

Transmission

- - - Abandoned
- - - Decommissioned
- - - Operating
- Transmission Station
- Transmission Capital Project

City of Edmonton, City of Calgary, NRCAN, Province of Alberta, NRCAN | Copyright Government of Alberta



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

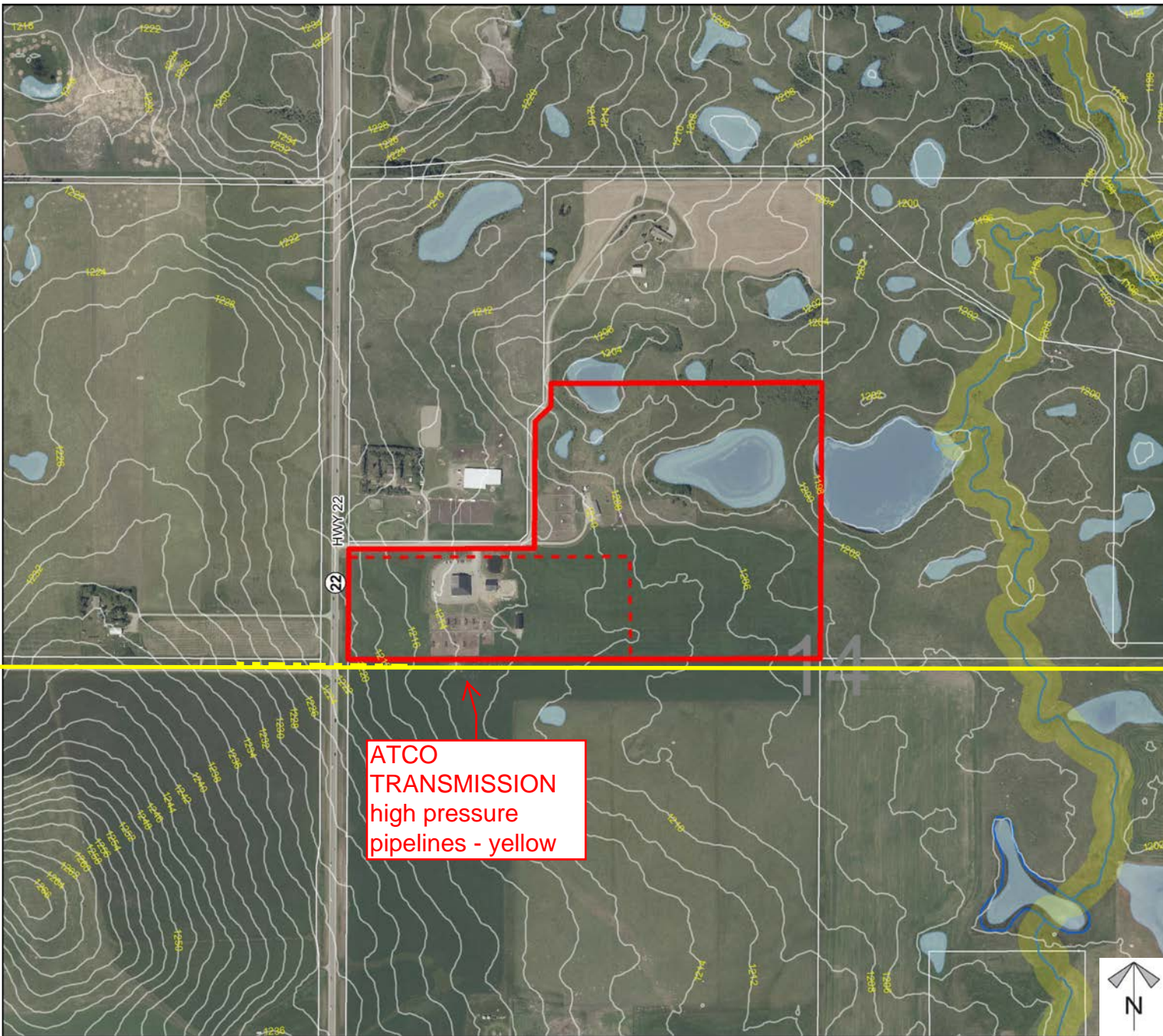
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Environmental

Subdivision Proposal

To create a ± 8.10 hectare (± 20.02 acre) parcel with a ± 19.63 hectare (± 48.51 acre) remainder.



ATCO
TRANSMISSION
high pressure
pipelines - yellow

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 2
Roll: 05814006
File: PL20220220
Printed: Dec 16, 2022
Legal: Lot:3 Block:2
Plan:0513324 within NW-14-25-04-W05M

PLAN DESCRIPTION HWY 22 FUNCTIONAL PLANNING STUDY PLAN PROFILE AND DRAINAGE LIMIT OF STUDY TO STA 5+100	BAR CODE	P-3382	CONTRACT No. CE_1352009	INTERSECTION ID	PHOTO No.	BY	DATE	SURVEYED	DESIGNED	CHECKED	DRAWN
						BY	DATE				
REVISION No. BY DATE SURVEYED DESIGNED CHECKED DRAWN											

LEGEND

- BIKEWAY
- ROAD CLOSURE
- PRIVATE ACCESS
- PROPOSED ROW
- GRADING LIMIT

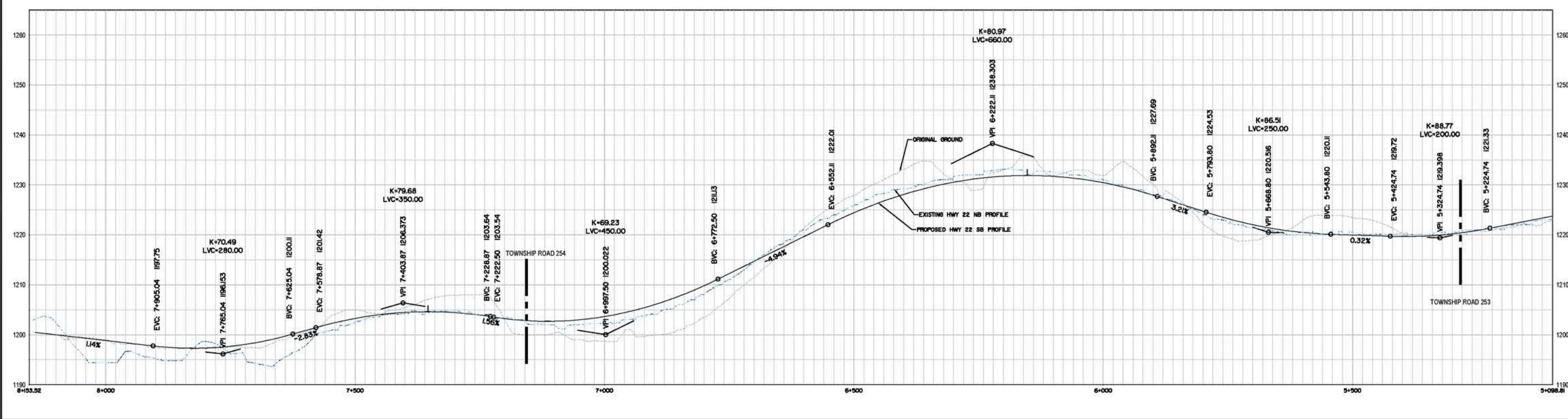
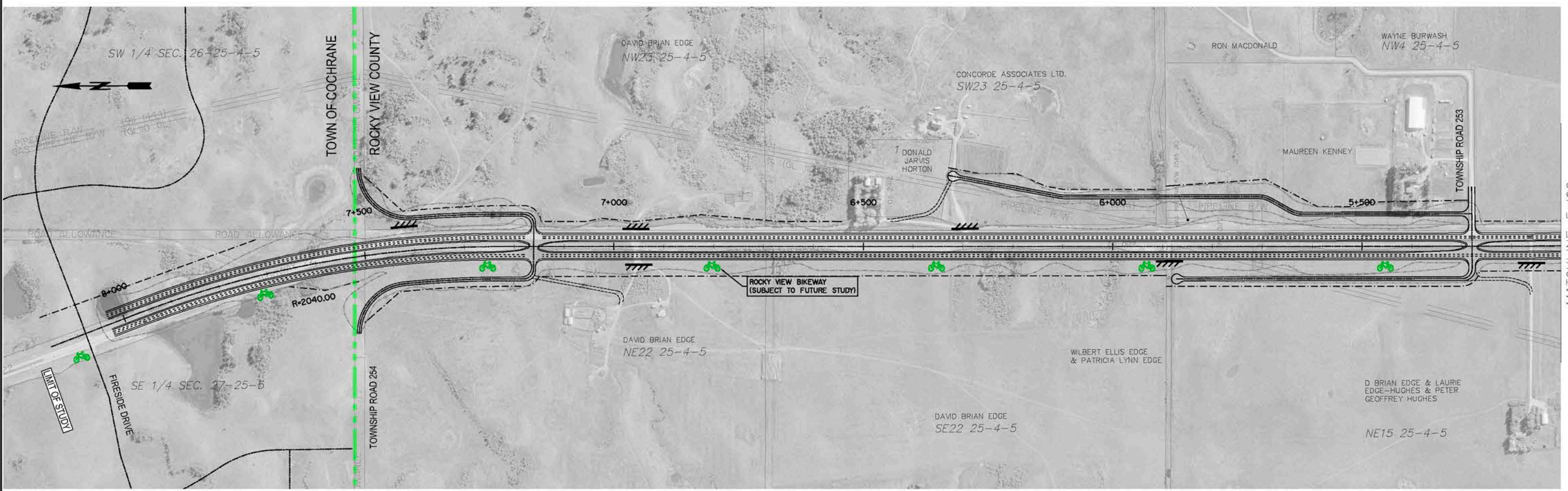
CONSULTANT

JOB No. 25303 PLAN No. ES-2

HWY 22 FUNCTIONAL PLANNING STUDY
PLAN PROFILE AND DRAINAGE
LIMIT OF STUDY TO STA 5+100

REGION	PLAN No.	PROJECT	CONTRACT No.	SHEET
SOUTHERN	P-3382	HWY 22-14	CE_1352009	1 of 12

0 40 80 120
1:4000



MATCHLINE 5+100

PLAN DESCRIPTION
HWY 22 FUNCTIONAL PLANNING STUDY
PLAN PROFILE AND DRAINAGE
STA 5+100 TO STA 2+000

BAR CODE

PLAN No. P-3382
CONTRACT No. CE_1352209

CONTRACT No. CE_1352209
INTERSECTION ID

DATE 08/09/2010
GRAPHICS FILE

PHOTO No.
TITLE SEARCH DATE

BY DATE SURVEYED DESIGNED CHECKED DRAWN

REVISION

No.	REVISION	BY	DATE	SURVEYED	DESIGNED	CHECKED	DRAWN

LEGEND

- BIKEWAY
- ROAD CLOSURE
- PRIVATE ACCESS
- PROPOSED ROW
- GRADING LIMIT

CONSULTANT

JOB No. 25303 PLAN No. ES-3

HWY 22 FUNCTIONAL PLANNING STUDY
PLAN PROFILE AND DRAINAGE
STA 5+100 TO STA 2+000

REGION	PLAN No.	PROJECT	CONTRACT No.	SHEET
SOUTHERN	P-3382	HWY 22-14	CE_1352209	2 of 12

0 40 80 120
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