

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
Alberta Environment	No response received.
Alberta Transportation & Economic Corridors	<p>The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act</p>
Alberta Sustainable Development (Public Lands)	No response received
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Transmission	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.



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Telus Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
Cochrane Lake Gas Co-op Ltd.	No concerns.
Adjacent Municipality	
M.D. of Bighorn No. 8	No concerns.
Internal Departments	
Recreation, Parks and Community Support	Recreation supports the MR cash in lieu recommendation as noted on the application.
GIS Services	No response received.
Building Services	No concerns.
Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Enforcement Services	No comment.
Capital and Engineering Services	<p data-bbox="464 1367 581 1392">General:</p> <ul data-bbox="513 1417 1474 1547" style="list-style-type: none"> As part of the application, the applicant provided a site plan confirming that the existing well and private sewage treatment system are located within the boundaries of the remainder lot and an existing well is located within the boundaries of the proposed lot. <p data-bbox="464 1572 678 1598">Transportation:</p> <ul data-bbox="513 1623 1482 1892" style="list-style-type: none"> Access to the remainder lot is provided by an approach off Highway 40. The proposed parcel does not have access to a developed road allowance. As a condition of subdivision, the applicant/owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, respecting the provision of the following: <ul data-bbox="610 1862 1312 1892" style="list-style-type: none"> Design and construction of the Type 1 intersection.



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<p>Agriculture & Environment Services</p>	<ul style="list-style-type: none"> ○ Construction of a Regional Low Volume road for approximately 40 meters, complete with cul-de-sac in accordance with County Servicing Standards, including signage, approaches and any necessary easements and agreements ○ Preparation and implementation of the recommendations of a geotechnical report; ○ Preparation and implementation of the recommendations of a stormwater management report; ○ Preparation and implementation of the recommendations of an Erosion and Sediment Control Plan; ○ Preparation and implementation of the recommendations of a Construction Management Plan. ● The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential, Rural Destrict (R-RUR). The TOL will be applied to the proposed lot. The TOL does not apply to existing lot. <p>Geotechnical:</p> <ul style="list-style-type: none"> ● Based on the review of site contours on GIS, site slopes are less than 15%. ● Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> ● As part of the application, the applicant provided a level IV PSTS Assessment prepared by Almor Testing Services Ltd. dated June 6, 2024. The report concluded that the site is suitable for septic field application with packaged sewage treatment systems. <ul style="list-style-type: none"> ○ 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 for the installation of a package sewage system with pressure distribution <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> ● As part of the application, the applicant provided a well drillers report confirming that the well drilled within the proposed lot can produce minimum flow of 1 igpm. <p>Storm Water Management:</p> <ul style="list-style-type: none"> ● As a condition of subdivision, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the County Servicing Standards. <p>No response received.</p>