

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	No comment
<b><i>Province of Alberta</i></b>	
Alberta Environment	No response received
Alberta Transportation & Economic Corridors	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable</li> <li>2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies.</li> <li>3. The land that is subject of the referral is located greater than 300 metres from the limit of a highway, or 800 metres from the centre point of a public road intersection with a provincial highway. The proposal is therefore not subject to the requirements of the Highways Development and Protection Regulation and does not require a permit from Transportation and Economic Corridors.</li> </ol>
Alberta Health Services	No concerns
<b><i>Public Utility</i></b>	
ATCO Gas	No objection
ATCO Transmission	No objection
AltaLink Management	<p>An agreement is not required for redesignation of land. Please note that all future development &lt;30 metres from an Altalink overhead conductor centre-line will require an agreement at that time.</p> <p>Applications can be made at that time, with the appropriate details, to <a href="mailto:3rdPartyRequests@Altalink.ca">3rdPartyRequests@Altalink.ca</a></p>
FortisAlberta	No concerns
Telus Communications	No concerns

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<i>Internal Departments</i>	
Recreation, Parks and Community Support	No comment
GIS Services	No response received
Building Services	No response received
Fire Services & Emergency Management	<p>Sections 10.4.0 and 11.4.0 bring concerns of increased fire exposure risks and ability to mitigate out of control fire situations with a Zero Lot Line Easement. Fire Services would recommend the following ,</p> <p>Road way Access:</p> <ul style="list-style-type: none"> <li>a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,</li> <li>b) have a centre-line radius not less than 12 m,</li> <li>c) have an overhead clearance not less than 5 m,</li> <li>d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</li> <li>e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material</li> <li>f) designed to permit accessibility under all climatic conditions,</li> <li>g) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</li> <li>h) be connected with a public thoroughfare</li> </ul> <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw be followed.</p> <p>4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>Ensure engineering capacity certificate for the new development and private water system placement.</p> <p>All other requirements of the NBC apply. (lot density and outside of 10 minutes fire response travel distance.) Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p> <p>For the proposed maximum height (20.0m) in VC-1 Cell: Fire Services currently only has the capacity to reach 30 – 35 ft (10.7 meters) with ground ladders. Any building height over 10.7 meters requires leveraging mutual aid partners with aerial ladder trucks to provide rescue and elevated water streams for firefighting. In the Harmony area this would likely be a request to Cochrane or Calgary with a delayed response. Secondary response agreements would need to be addressed to support the increased height and</p>

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	<p>risk, with a request for automatic aid from our mutual aid partners (automatic aid currently not in place with Cochrane or Calgary). Second key factor is having a water supply system that supports the high-water volume needed to extinguish a building / occupancy of this size and height.</p>
	<p>This would be similar to the agreement we have made with the City of Airdrie for automatic aid to Balzac industrial park. Must be noted that automatic aid being offered does not guarantee response when aid is unavailable (approximately 80% of the time).</p>
	<p>Presently our initial response from the Springbank Fire Station to Harmony is within 10 minutes, with a 6 FF crew (1 Engine one Tender). Secondary response resources would come from Elbow Valley, Bears paw and Cochrane.</p>
<p>Enforcement Services</p>	<p>No response received</p>
<p>Capital and Engineering Services</p>	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• The owner will be responsible for all required payments of 3<sup>rd</sup> party reviews and/or inspections as per the Master Rates Bylaw C-8515-2024, as amended.</li> <li>• The applicant shall provide for payment of the engineering services fees per the Master Rates Bylaw C-8515-2024, as amended.</li> <li>• The Land Use amendment has been reviewed for impacts to servicing and transportation planning for the Harmony Development Area. The comments below are advisory and assuming the developer, as well as the local franchised service provider HAWSCo, are aware of the intensification that could occur, there are no substantive concerns.</li> </ul> <p><b><u>Geotechnical:</u></b></p> <ul style="list-style-type: none"> <li>• No requirements – the application is for a land use amendment and geotechnical reporting will be required at subdivision/development stages.</li> </ul> <p><b><u>Transportation</u></b></p> <ul style="list-style-type: none"> <li>• No requirements – the application is for a land use amendment. Future subdivision and development in the Harmony Community will continue to require updated Traffic Impact Assessment reports, road improvements and payment of offsite levies.</li> <li>• We note the exclusion of development permitting for Accessory Dwelling Units means the County may/will be requesting consideration of additional trip generation being considered for residential phases of Harmony.</li> </ul> <p><b><u>Water Supply and Sanitary Servicing:</u></b></p> <ul style="list-style-type: none"> <li>• In accordance with the County's Accessory Dwelling Unit guidelines, the standard development permitting process would see applicants provide a letter from the Franchise Service Provider (HAWSCO) confirming: <ul style="list-style-type: none"> <li>○ The utility has allocated sufficient potable water capacity to the parcel to accommodate the additional occupancy requested.</li> </ul> </li> </ul>

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Agriculture & Environment Services	<ul style="list-style-type: none"> <li>○ The utility has allocated sufficient sewage collection and treatment/disposal capacity to accommodate the additional occupancy requested.</li> </ul> <p>While we have no substantial concerns with removing this requirement, HAWSCo should be consulted directly to confirm they support and will be able to service the additional population/demands this may/will create in Harmony overall.</p> <ul style="list-style-type: none"> <li>● Should large portions of the community request ADU's there would be impacts to offsite infrastructure that has been sized to service residential densities determined at the subdivision stage. The local service providers diversion licensing, conveyance works, treatment works and collection/distribution works for both sanitary and potable water could be impacted over the long term. Progression will need to be monitored by the County and Franchisee to ensure capacity is available for build out of the Harmony community.</li> </ul> <p><b><u>Storm Water Management:</u></b></p> <ul style="list-style-type: none"> <li>● No requirements – this application is for land use and stormwater management requirements will apply at future subdivision/development stages.</li> </ul>
Utility Services	No comment

Circulation Period: April 11, 2024, to May 17, 2024.