

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received
Calgary Catholic School District	No comment. As noted Municipal Reserves are still outstanding and comprise 10% of the parent parcel.
Public Francophone Education	No response received
Catholic Francophone Education	No response received
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No response received
Energy Resources Conservation Board	No response received
Alberta Health Services	No response received
<i>Public Utility</i>	
ATCO Gas	No objection. ATCO Gas' existing and future lines are protected by an existing Utility Right of Way.
ATCO Pipelines	No objections
AltaLink Management	No response received
FortisAlberta	<p data-bbox="488 1421 1468 1480">We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p data-bbox="488 1499 1446 1625">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 application for electrical services.</p>
TELUS Communications	No concerns
TransAlta Utilities Ltd.	No response received

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<i>Adjacent Municipality</i>	
The City of Chestermere	No response received
<i>Other External Agencies</i>	
EnCana Corporation	No response received
Western Irrigation District	No concerns
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comment
GIS Services	No response received
Building Services	<p>Items Requiring Information – Additional information required for the Building Permit Application</p> <p>a) Advisory condition- The aerial photos provided as part of this application appear to have the proposed new property line running in close proximity to a building. This may affect spatial separation requirements of the building. There is also no record on file of any Building permits being obtained for the noted building. Applicable permits may be required dependent on building status.</p>
Fire Services & Emergency Management	No response received
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the applicant is proposing to create a ± 0.809 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.946 hectare (± 2.34 acre) remainder. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Based on a desktop GIS review, there are slopes of 15% or greater on the northwest portion of the property. • Engineering has no requirements at this time. <p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none"> • 5.0m road widening dedication has been provided under the previous subdivision, PL20220155. • No additional road widening dedication is required at this time. <p>Transportation (Access and Road Network):</p> <ul style="list-style-type: none"> • There is an existing mutual approach off of RGE RD 275 providing shared access to the subject lands and the adjacent north parcel.

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Agriculture & Environment Services	<ul style="list-style-type: none"> • As per the application, the applicant is proposing a 12.5m panhandle with new mutual approach providing access to the proposed Lot 1 and the Remainder. This would result in two approaches being too close together. • As a condition of subdivision, the applicant will be required to amend the existing mutual access easement to include the new Lot 1. <ul style="list-style-type: none"> ○ Alternatively, the applicant can construct a new approach to the new Lot 1. The applicant/owner shall contact County Road Operations for a pre-construction inspection for any new approach locations, and again for a post-construction inspection of the new approach for final acceptance. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the application, the proposed new lots will be serviced with individual Private Sewage Treatment System (PSTS). There is an existing SISA registered on title requiring Package PSTS for the subject lands. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • As per the application, the proposed new lots will be serviced for potable water with individual private water wells. • As a condition of subdivision, the applicant will be required to drill a new well on the remainder lot and provide the County with a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for the well. <p>Storm Water Management:</p> <ol style="list-style-type: none"> 1) As a condition of subdivision, The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with County Servicing Standards to demonstrate no adverse impact to neighboring properties. <p>Site Developability:</p> <ul style="list-style-type: none"> • There does not appear to be any environmentally sensitive areas that will be impacted by the proposed development. Engineering has no concerns. <p>Payments and Levies:</p> <ul style="list-style-type: none"> • Transportation Offsite Levy was previously paid under PL20200001, on 1.47 ha of then-Lot 2. Remaining TOL is owing on 0.424 ha (1.05 acres). • As a condition of subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020 and will be applied to each proposed new lot. <ul style="list-style-type: none"> ○ Estimated TOL payment = Rural Base Levy (\$4,595/acre) + Special Area 7 Levy (\$387/acre) = \$5,231.10 (using 1.05 acres) <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential properties from the agricultural land surrounding it. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: May 1, 2024, to May 31, 2024.