

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Environment (& Protected Areas)	No concerns.
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	No objections.
ATCO Transmission	No objections.
Telus Communications	No concerns.
Rocky View Water Co-Op	This proposal will not adversely affect the Rocky View Water Co-op infrastructure.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	No comments.
Building Services	No comments.
Fire Services & Emergency Management	No comments.
Enforcement Services	No comments.
Enforcement Services	No comments.
Capital and Engineering Services	<p data-bbox="477 1390 1520 1432"><b>General:</b></p> <ul data-bbox="526 1453 1520 1621" style="list-style-type: none"> <li data-bbox="526 1453 1520 1621">• The application is proposing to redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision of one <math>\pm</math> 0.87 hectare (<math>\pm</math> 2.14 acre) parcel with a <math>\pm</math> 0.87 hectare (<math>\pm</math> 2.14 acre) remainder.</li> </ul> <p data-bbox="477 1642 1520 1684"><b>Geotechnical:</b></p> <ul data-bbox="526 1684 1520 1976" style="list-style-type: none"> <li data-bbox="526 1684 1520 1726">• There are slopes of 30% or greater onsite.</li> <li data-bbox="526 1726 1520 1976">• At the time of future subdivision, the applicant shall submit a Slope Stability Analysis in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address the slope on the subject lands since the slope is greater than 30%. The report shall provide the recommendations for the slope stability including registration of any required easements and / or restrictive covenants.</li> </ul>

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	<p data-bbox="485 180 699 210"><b>Transportation:</b></p> <ul data-bbox="537 233 1503 1304" style="list-style-type: none"><li data-bbox="537 233 1503 327">• The proposed northern lot gains access off Biggar Heights Bay from a single paved approach. The proposed southern lot will gain access off of Bearspaw Road from a new approach.</li><li data-bbox="537 352 1446 415">• As per the Bearspaw ASP, the Bearspaw Road is a major collector road, so direct lot access to Bearspaw Road should be avoided.</li><li data-bbox="537 438 1503 699">• As part of the application, the applicant provided an Access Review Memo prepared by Watt Consulting Group (Watt), dated February 29, 2024. The memo concluded that the proposed access location on Bearspaw Road was reviewed and compared to the sight distance and spacing requirements outlined by ATEC and the County. The proposed location meets the ATEC sight distance requirement as well as the access spacing requirements for the County and ATEC. Access via Bearspaw Road is recommended by Watt for the new south property.</li><li data-bbox="537 722 1503 936">• As a condition of future subdivision, the applicant shall construct a new paved approach on Bearspaw Road, in accordance with the County Servicing Standards, in order to provide access to the proposed southern lot.<ul data-bbox="634 873 1479 936" style="list-style-type: none"><li data-bbox="634 873 1479 936">○ Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.</li></ul></li><li data-bbox="537 959 1479 1119">• Bearspaw Road is part of the Long Range Transportation Network 4 Lane Arterial Road, requiring 40 m Road Right-of-Way (ROW). The current ROW is 30 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire eastern boundary of subject lands.</li><li data-bbox="537 1142 1503 1304">• As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw, as amended, at the time of subdivision approval. The TOL will be applied to proposed new lot (southern lot). The TOL does not apply to the remainder lot (northern lot) since it has an existing residence.</li></ul> <p data-bbox="485 1327 797 1356"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="537 1379 1503 1890" style="list-style-type: none"><li data-bbox="537 1379 1503 1539">• As part of the application, the applicant provided a Level 3 PSTS Assessment prepared by JUA Environmental Ltd., dated May 29, 2024. The assessment recommended that based on County requirements (lot sizes/density), the proposed new lot is only suitable for packaged sewage treatment plant.</li><li data-bbox="537 1562 1503 1890">• As the proposed future lots are less than 4 acres in size and in accordance with County Policy 449, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the new lot and shall include the following:<ul data-bbox="634 1745 1503 1890" style="list-style-type: none"><li data-bbox="634 1745 1503 1808">○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.</li><li data-bbox="634 1831 1503 1890">○ The system to be in accordance with the recommendations of Level 3 PSTS Assessment.</li></ul></li></ul>

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	<p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• Rocky View Water Co-op piped distribution system is adjacent to the subject lots. The applicant provided a letter from the service provider (Rocky View Water Co-op Ltd.) confirming that potable water capacity is available to service one additional lot.</li> <li>• As a condition of future subdivision, the applicant is to provide confirmation of the tie-in for connection to RVC Water Co-op for both future lots. This includes providing the following information: <ul style="list-style-type: none"> <li>○ The completion of all paperwork for water supply allocation e.g. Water Service Agreement;</li> <li>○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;</li> <li>○ The allocation and reservation of the necessary capacity;</li> <li>○ 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.).</li> </ul> </li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• At the time of future subdivision, Applicant is required to provide a site-specific stormwater implementation plan (SSIP), prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with the Nose Creek Watershed Water Management Plan and Bearspaw-Glenbow Master Drainage Plan. The SSIP shall define volume runoff target and peak flow runoff rates based on recommendations of MDPs. Should any lot-specific improvements be recommended in the site-specific Storm Water Implementation Plan, as a condition of subdivision, the applicant/Owner will be required to enter into a Site Improvement/Service Agreement for the construction of such improvements.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• There are wetlands on the subject land that appear to potentially be impacted by the proposed development. Should the wetland be directly impacted by the proposed development, as a condition of future subdivision, the applicant/owner may be required to provide a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland.</li> </ul>

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