

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	After review, the Calgary Catholic School District does not have any concerns with the referenced subdivision circulation (PL20220103).
Province of Alberta	
Alberta Transportation and Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 18 and 19 of the Subdivision and Development Regulation, due to the proximity of Highway 791. The department is currently protecting Highway 791 to a Multi-lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 18 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway and there is sufficient local road access to the subdivision satisfying Section 19 of the Regulation. Therefore, Pursuant to Section 20 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 18 if they choose to do so.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land & Property Rights Tribunal.</p> <p>Although there will likely be minimal impact on the highway. Rocky View County may want to mitigate the impacts of traffic generated by future development within the proposed subdivision and surrounding are developments approved on the local road connection to the highway system pursuant to the Provincial Land Use Policies and/or Regional Land Use plan that may be in effect.</p>
Alberta Health Services	<p>At this time, we have no concerns with the proposal, based on the information provided. We wish to provide the following considerations:</p> <ul style="list-style-type: none"> • As individual water wells are proposed for this development, AHS-EPH would like to remind the Applicant that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, <i>Nuisance and General Sanitation Guideline</i> (AR 243/2003), which states: <ul style="list-style-type: none"> <i>A person shall not locate a water well that supplies water that is intended or used for human consumption within</i> <ol style="list-style-type: none"> a) <i>10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system,</i> b) <i>15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,</i> c) <i>30 metres of a leaching cesspool,</i> d) <i>50 metres of sewage effluent on the ground surface,</i> e) <i>100 metres of a sewage lagoon, or</i> f) <i>450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).</i>

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Public Utility	<ul style="list-style-type: none"> Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment & Park's standards and regulations. Any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer. Any septic tanks and fields on the subject site that are no longer used should be properly decommissioned by a licensed contractor.
ATCO Gas	<p>Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s) # 741 094 837. Therefore, ATCO Gas has no objection to the proposed subdivision.</p> <p>ATCO Gas would also like to make the municipality and landowner / developer aware of the following:</p> <ul style="list-style-type: none"> - Before any ground disturbance commences on the subject property, the landowner / developer must ensure that the location of all natural gas pipeline(s) are determined by calling Utility Safety Partners at 1-800-242-3447. - For any ground disturbance and/or construction activity proposed within 5m of an existing pipeline(s), the landowner / developer shall contact their local ATCO Gas office to consult whether the proposed activity conflicts with the pipeline(s). - ATCO Gas requires a minimum of 6 months notice to design and construct either (1) a pipeline(s) alteration when proposed ground disturbances and/or construction activities are found to be in conflict with existing pipeline(s) or (2) a pipeline(s) extension to service the proposed subdivision with natural gas. Pipeline alterations and extensions will be performed at the landowner's / developer's expense. - A crossing agreement may be required if the landowner / developer plans to cross over / under an existing pipeline(s) with a new subdivision facility. Please contact the Land Department at (403) 245-7845 for further information.
ATCO Pipelines	No objections
FortisAlberta	<p>FortisAlberta is the Distribution Wire Service Provider for this area. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>The developer can arrange installation of electrical services for this subdivision through FortisAlberta.</p>
Other External Agencies	
Canada Post	No comments
City of Chestermere	No response received.

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<i>Internal Departments</i>	
Recreation, Parks and Community Support	Recreation, Parks & Community Support have no concerns.
GIS Services	Please ensure a road naming application is submitted if this subdivision will have an internal road.
Fire Services & Emergency Management	The Fire Service has no comments at this time.
Capital and Engineering Services	<p data-bbox="464 644 574 669"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="513 695 1487 789">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <li data-bbox="513 800 1487 894">• The application will need to be circulated to Alberta Transportation for review and comment since the development is within the 1.6 km setback from Secondary Highway 791. <li data-bbox="513 905 1487 1965">• As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> <li data-bbox="610 999 1451 1062">○ Removal and reclamation of the existing approach off of RGE RD 275A; <li data-bbox="610 1073 1487 1188">○ Construction of a public internal road system (Country Residential Standard 400.4) complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan; <li data-bbox="610 1199 1487 1356">○ Construction of stormwater facilities in accordance with the recommendations of an approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan; <li data-bbox="610 1367 1474 1430">○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; <li data-bbox="610 1440 997 1465">○ All necessary site grading; <li data-bbox="610 1476 1430 1539">○ Implementation of the recommendations of the geotechnical investigation; <li data-bbox="610 1549 1425 1612">○ Implementation of the recommendations of the construction management plan; <li data-bbox="610 1623 1349 1648">○ Implementation of the recommendations of ESC plan; <li data-bbox="610 1659 1409 1684">○ Installation of power, natural gas, and telephone lines; and <li data-bbox="610 1694 1235 1719">○ Obtaining all necessary approvals from AEP. <li data-bbox="610 1730 1487 1845">○ Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County. <li data-bbox="610 1856 1487 1965">○ Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.

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	<ul style="list-style-type: none">• As a condition of subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.• As a condition of subdivision, the applicant will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction.
	<p><u>Geotechnical</u></p> <ul style="list-style-type: none">• As part of the application, the applicant submitted a geotechnical investigation report prepared by Almor Testing Services Ltd. dated February 2, 2024. The report includes recommendations for the road structure, foundation design, and others.• Engineering has no further requirements at this time.
	<p><u>Transportation</u></p> <ul style="list-style-type: none">• Access to the site is provided via an existing road approach to Range Road 275A. Proposed lot access is from the internal residential roadway.• The applicant submitted a Trip Generation Memo prepared by Bunt & Associates Engineering Ltd., dated May 11, 2024. The report demonstrates that the proposed development will generate a maximum of 48 trips per day and the surrounding County roadways will continue to operate well within acceptable levels of service.• As a condition of subdivision, the applicant shall enter into a Development Agreement with the County for the construction of the internal public road system to service the proposed development to a Country Residential Road (400.5) standard in accordance with the County Servicing Standards, as well as the removal and reclamation of the existing approach from Range Road 275A• As a condition of subdivision, the applicant will be required to pay the transportation offsite levy for the gross area of lands to be subdivided / developed as per the applicable TOL bylaw.
	<p><u>Sanitary/Wastewater</u></p> <ul style="list-style-type: none">• The applicant indicated that the proposed new lots will be serviced by connecting to separate PSTS on each lot.• As part of the application, the applicant submitted a Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd, dated February 2, 2023. This report meets the requirements outlined in the <i>Model Process for Subdivision Approval and Private Sewage</i>, and concludes each lot is moderately suitable for PSTS including Packaged PSTS, and gives specifications for treatment fields.• As a condition of subdivision, the applicant will be required to enter into a Site Improvement Servicing Agreement, to be registered on all lots, to implement the recommendations of the Level 3 PSTS Assessment, including use of Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449.

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	<p data-bbox="464 180 889 212"><u>Water Supply And Waterworks</u></p> <ul data-bbox="513 233 1487 667" style="list-style-type: none"><li data-bbox="513 233 1393 296">• The applicant indicated that the proposed lots will be serviced by connecting to separate water wells on each lot.<li data-bbox="513 302 1463 533">• As part of the application, the applicant submitted a Phase 1 Groundwater Supply Assessment, prepared by Groundwater Resources Information Technologies Ltd, dated April 6, 2022. The report indicates that the groundwater underlying the proposed development can supply water for household purposes at the required rate of 1250 m³/year without negative impacts to existing household users, licensees or traditional agriculture users.<li data-bbox="513 539 1487 667">• As a condition of subdivision, the applicant is required to drill a new well within each proposed new lot and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm. <p data-bbox="464 688 813 720"><u>Stormwater Management</u></p> <ul data-bbox="513 741 1487 1686" style="list-style-type: none"><li data-bbox="513 741 1463 972">• The applicant submitted a Stormwater Management Report, prepared by Osprey Engineering Inc., dated June 6, 2024. The report proposes raingardens to provide stormwater quality improvement and volume reduction, and demonstrates the post development runoff will not exceed pre development runoff. The report also recommends onsite measures to be implemented on each lot to achieve post development runoff less than pre development runoff.<li data-bbox="513 978 1487 1104">• As a condition of subdivision, the applicant will be required to enter into a Site Improvement Servicing Agreement, to be registered on all lots, to implement the recommendations of the Stormwater Management Report, prepared by Osprey Engineering Inc., dated June 6, 2024.<li data-bbox="513 1110 1446 1245">• As a condition of subdivision, the applicant shall enter into a Development Agreement for the implementation of any stormwater infrastructure required to service the development and outlined in the final approved stormwater management plan.<li data-bbox="513 1251 1446 1314">• As a condition of subdivision, the applicant shall register any required easements, utility right of ways and/or any required public utility lots.<li data-bbox="513 1320 1446 1455">• As a condition of subdivision, the applicant shall register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the stormwater management facilities.<li data-bbox="513 1461 1487 1587">• As a condition of subdivision, the County will require a stormwater utility right of way be registered on all overland drainage facilities in the development granting rights to the County of Rocky View for operation and maintenance of the facilities should this be necessary in future.<li data-bbox="513 1593 1430 1686">• As a condition of subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge. <p data-bbox="464 1707 1065 1738"><u>Environmental</u> – Section 900.0 requirements:</p> <ul data-bbox="513 1745 1422 1934" style="list-style-type: none"><li data-bbox="513 1745 1422 1934">• The applicant submitted a Wetland Assessment and Impact Report (WAIR) prepared by Omnia Ecological Services, dated January 17, 2024, that assesses the existing wetlands and the impacts the proposed development will have on them. The WAIR provide recommendations on mitigation and compensation measures to address the impacts to the wetland.

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	<ul style="list-style-type: none">As a condition of subdivision, the applicant shall be responsible for obtaining the required approvals from AEP for the disturbance to the wetlands identified in the WAIR.

Circulation Period: August 16, 2022, to September 6, 2022 – Some responses were received outside of this timeframe.