

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No comment.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No concerns.
Alberta Transportation and Economic Corridors	<p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 564.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <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. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:</p> <p style="padding-left: 40px;">A 30 metre wide parallel service road shall be dedicated by plan of survey along the highway frontage of the proposed 2 hectare parcel.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. 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. 2. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when

AGENCY	COMMENTS
	Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Energy Regulator	No response received.
Alberta Health Services	No concerns.
Public Utility	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
Other External Agencies	
Western Irrigation District	No concerns.
Internal Departments	
Recreation, Parks, and Community Support	No comment.
GIS Services	No comment.
Building Services	No records of any building permits being obtained for any of the buildings/seacans. The house looking structure is made up of stacked seacans that is apparently used as offices. The buildings would require Building Permits.

AGENCY	COMMENTS
Fire Services & Emergency Management	No comment.
Capital and Engineering Services	<p data-bbox="488 312 607 342">General:</p> <ul data-bbox="537 365 1446 531" style="list-style-type: none"> <li data-bbox="537 365 1446 464">• As per the application, the applicant is proposing to create a ± 2.02 hectare (± 5.0 acre) parcel with a ± 32.67 hectare (± 80.74 acre) remainder (First Parcel Out). <li data-bbox="537 466 1382 531">• As the parcel is adjacent to HWY 564, the application shall be circulated to ATEC for review and comment. <p data-bbox="488 552 683 581">Geotechnical:</p> <ul data-bbox="537 604 1333 669" style="list-style-type: none"> <li data-bbox="537 604 1333 634">• The subject lands do not include slopes greater than 15%. <li data-bbox="537 636 1170 669">• Engineering has no requirements at this time. <p data-bbox="488 690 704 720">Transportation:</p> <ul data-bbox="537 743 1511 1276" style="list-style-type: none"> <li data-bbox="537 743 1511 867">• There is an existing road approach off of HWY 564 providing access for the proposed new lot. There are two (2) additional existing farm approaches off of HWY 564 and one (1) existing farm approach off of RGE RD 270 that provide access to the remainder lot. <li data-bbox="537 869 1511 972">• RGE RD 270 is part of the Long-Range Transportation Network identified as a Network A Roadway, requiring 36 m Road Right of Way (ROW). The current right of way is 20 m. <li data-bbox="537 974 1511 1077">• As a condition of subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along the east boundary of subject lands, along RGE RD 270. <li data-bbox="537 1079 1511 1182">• As a condition of subdivision, the Owner shall be required to dedicate, by Caveat, a +/- 3.0 m strip of land as road ROW along the entire east boundary of subject lands, along RGE RD 270. <li data-bbox="537 1184 1511 1276">• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, since the proposed subdivision is a First Parcel Out. <p data-bbox="488 1297 797 1327">Sanitary/Waste Water:</p> <ul data-bbox="537 1350 1511 1516" style="list-style-type: none"> <li data-bbox="537 1350 1511 1415">• As per the application, the proposed new lot will be serviced for sanitary wastewater by a new PSTS. <li data-bbox="537 1417 1511 1482">• The applicant provided a Level 1 PSTS Assessment in accordance with the Model Process for Subdivision Approval and Private Sewage. <li data-bbox="537 1484 1170 1516">• Engineering has no requirements at this time. <p data-bbox="488 1537 919 1566">Water Supply and Waterworks:</p> <ul data-bbox="537 1589 1511 1755" style="list-style-type: none"> <li data-bbox="537 1589 1511 1654">• As per the application, the proposed new lot will be serviced for potable water by a new well. <li data-bbox="537 1656 1511 1755">• As a condition of subdivision, the applicant will be required to drill a new well on the new lot and provide the County with a Well Driller's Report confirming a minimum pump rate of 1.0 igpm. <p data-bbox="488 1776 857 1806">Storm Water Management:</p> <ul data-bbox="537 1829 1511 1919" style="list-style-type: none"> <li data-bbox="537 1829 1511 1919">• As there is no proposed change in site imperviousness due to construction of new dwellings or pavement, a significant impact on stormwater runoff is not expected with the proposed First Parcel Out.

AGENCY	COMMENTS
Agriculture & Environment Services	<p>No site-specific stormwater implementation plan is warranted at this time.</p> <ul style="list-style-type: none">• Engineering has no stormwater management requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none">• Based on a desktop review, there does not appear to be any wetlands and/or environmentally sensitive features within the subject lands. Should the applicant propose development that will impact any wetlands, the applicant will be responsible for obtaining all required EPA approvals.• Engineering has no requirements at this time.

Circulation Period: February 22, 2024, to April 1, 2024.