

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
Alberta Environment	No concerns.
Alberta Sustainable Development (Public Lands)	No concerns.
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 concerns.
ATCO Transmission	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888- 420-3464 or landadmin@atco.com for more information. 3. Road crossings are subject to Engineering review and approval. <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Road crossing(s) must not be over any pipeline bend. • Parallel roads are not permitted within ATCO Transmission right(s)-of-way.



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	<ul style="list-style-type: none"> • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <ol style="list-style-type: none"> 4. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 5. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 6. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 7. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. 8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review
AltaLink Management	No response received.
FortisAlberta	No concerns.
Telus Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
<i>Adjacent Municipality</i>	
Town of Cochrane	No concerns.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No response received.
Development Authority	No response received.
GIS Services	No response received.
Building Services	No concerns.
Fire Services & Emergency Management	No concerns.



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Enforcement Services	No concerns.
Capital and Engineering Services	<p data-bbox="464 380 581 405">General:</p> <ul data-bbox="513 432 1487 1003" style="list-style-type: none"> <li data-bbox="513 432 1487 758">• As part of the application, the applicant submitted groundwater supply evaluation reports for the existing wells within both of the eastern middle lots (lots 5 and 6 as per the report). As per the site plan within the reports, the eastern northern lot (remaining lot with existing house) has an existing water well located within the boundary of the lot. The remainder lot also has an existing septic field as per a figure provided as part of the application. As a condition of subdivision, the applicant shall confirm whether the eastern south lot and any of the proposed western lots have existing wells and/or private sewage treatment systems and whether they are located within the boundaries of each lot. <li data-bbox="513 779 1487 1003">• Prior to decision, the applicant will be required to provide an updated site plan with a revised emergency access plan. The emergency access is expected to provide secondary access to all of the lots accessing off the internal subdivision road therefore it is expected that the emergency will be constructed off the cul-de-sac down to Township Road 262. Engineering suggests that the existing driveway along the eastern boundary be used. <p data-bbox="464 1024 678 1050">Transportation:</p> <ul data-bbox="513 1077 1487 1932" style="list-style-type: none"> <li data-bbox="513 1077 1487 1612">• As a condition of subdivision, the applicant/owner shall enter into a Development Agreement pursuant to section 655 of the Municipal Government Act to construct a Country Residential road off Township Road 262 for approximately 550 meters in accordance with the County servicing standards. <ol data-bbox="578 1255 1487 1612" style="list-style-type: none"> <li data-bbox="578 1255 1487 1392">a) Design and construction of a public road system with associated infrastructure which includes the following: <ul data-bbox="618 1325 1349 1392" style="list-style-type: none"> <li data-bbox="618 1325 1349 1356">▪ Construction of internal roadway and cul-de-sac; <li data-bbox="618 1360 967 1392">▪ Sidewalks/Pathways; <li data-bbox="578 1396 1487 1465">b) Implementation of the recommendations of the Construction Management Plan; <li data-bbox="578 1470 1487 1539">c) Implementation of the recommendations of the Geotechnical Report; <li data-bbox="578 1543 1487 1612">d) obtaining approval for a road name by way of application to and consultation with the County. <li data-bbox="513 1623 1487 1791">• Township Road 262 is identified as a Long-Range Network A road requiring 36 m road right of way. The current right of way is 30 m. As a condition to subdivision, 3 m of land dedication by a caveat will be required as a condition of future subdivision along the southern boundary of all affected lots. <li data-bbox="513 1801 1487 1932">• As part of the DA, the owner will be required to provide access to all seven proposed lots from the proposed internal road. The owner shall also remove the existing eastern approach to lot 1 and replace it with an approach off the proposed internal road.



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	<ul style="list-style-type: none"> • As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the Transportation off-site levy bylaw C-8007-2020. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As part of a previous subdivision application, the applicant submitted a Shallow Geotechnical Site Investigation prepared by Almor Testing Services Ltd. dated June 24, 2013. A road structure was proposed based on a minimum engineered soaked condition C.B.R value of 4%. As a condition of subdivision, the developer engineer confirmed that they will conduct an updated subsurface geotechnical investigation of the road to verify that the recommendations provided by Almor for the construction of the road are in accordance with the current applicable servicing standards. The report shall also propose a road structure for the emergency access. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a septic field testing and analysis report prepared by Western Water Resources Inc. dated December 15, 2016. The report concluded that the two proposed eastern middle lots (lots 5 and 6) are suitable to be serviced by conventional treatment field systems. • The applicant provided a Level 4 PSTS Assessment prepared by Sedulous Engineering Inc., dated August 2024. The Assessment concluded that <ul style="list-style-type: none"> ○ all the proposed lots that don't have existing septic fields (proposed Lot 1, Block 2, Plan 0612873, proposed Lot 6 and 7, Block 2, Plan 9010113, and future lot, Block 1, Plan 0612873) are suitable for PSTS systems; ○ Development area is large, limitations could be easily overcome with selection of an appropriate system type and design; ○ Use of a Packaged Sewage Treatment System is recommended for the new lots; and ○ Future designers do their own field evaluation and soil test in the specific areas chosen for future fields. • As a condition of subdivision, the Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following: <ul style="list-style-type: none"> ○ Accordance with the Level 4 PSTS Assessment, prepared by Sedulous Engineering Inc., dated August 2024. ○ The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations. <p>Water Supply and Waterworks:</p>



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	<ul style="list-style-type: none"> • The owner is required to supply water to all lots by individual wells located within each lot. • As part of the application, the applicant provided groundwater supply evaluation reports for the two proposed eastern middle lots (lots 5 and 6) prepared by Western Water Resources Inc. dated September 14, 2014 and August 14, 2014, respectively. The reports concluded that both wells will have 20 year safe yields greater than 1 igpm, both wells had greater than 98% recovery after 24 hours, there were no evidence of well interference and although there are groundwater exceedances, they are not considered to be a health issue. • As a condition of subdivision, the applicant will be required to drill a well in each of the proposed western lots and provide a Phase II aquifer testing report. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. • As part of the application, the applicant submitted a Stormwater Management Plan prepared by Western Water Resources (WWR) Inc. dated August 13, 2014. The report was prepared for four proposed eastern lots and the road and municipal ditch. WWR proposes the creation of lot-level rain gardens that discharge to the municipal ditch where a series of 23 check dams will allow for temporary ponding in the municipal ditch right of way. This infrastructure is expected to reduce peak release rate and volume to below pre-development levels and it is also expected to reduce the release rate from the four lots to below 0.99 l/s/ha. However runoff from the road and municipal ditch will not meet the maximum permissible release rate of 0.99 l/s/ha. • The applicant also provided an updated stormwater management plan prepared by Sedulous Engineering Inc., dated August 2024 for all seven proposed lots. The report concluded and recommended that <ul style="list-style-type: none"> ○ the conceptual post development conditions do not cause the peak flow rates to increase compared to the pre-development rates; ○ the study has demonstrated that through a series of source controls, release rates and volumes from the subject lands can also be controlled to not exceed pre-development levels; ○ new development combined with the stormwater improvements are actually releasing at -0.39 l/s/ha in the single event analysis and -0.61 l/s/ha in the continuous simulation, thereby achieving the intent of the MDP;



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Agriculture & Environment Services	<ul style="list-style-type: none"> ○ stormwater best management practices discussed in the report require ongoing maintenance and operation to be effective in the long term; ○ finalized architectural drawings of the buildings and driveway layouts, along with topographic survey information should be used to establish detailed design of lot grading and stormwater improvements necessary to adhere to the target release rates as discussed in the report; and ○ source controls should be identified and provided to control post development volumes discharging off-site in accordance with the targets discussed in the report. ● As a condition of subdivision, the applicant/owner shall enter into a Site Improvements Service Agreement (SISA) with the County for the proposed development and shall include recommendations of Stormwater Management Plan prepared by WWR and updated Stormwater Management Plan prepared by Sedulous. ● It is to be noted that the applicant shall be responsible for seeking all the necessary approvals from AEP for the stormwater system and acquiring required right of ways and drainage easements to service the proposed development. <p data-bbox="464 1016 756 1041">No response received.</p>

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