

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	The Calgary Catholic School District offers no comments on the above-noted redesignation circulation (PL20240002). As noted, Municipal Reserves are not being considered at this stage.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	AHS-EPH has no concerns with the proposed redesignation and future subdivision from a public health perspective
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	As municipal reserves are not required for this application, recreation will comment at the subdivision stage.
GIS Services	No response received.

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Building Services	No concerns.
Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design (ideally a fire truck turn around on site that is solid enough to handle the weight of fire apparatus) and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p data-bbox="488 415 607 445"><b>General:</b></p> <ul data-bbox="537 466 1510 625" style="list-style-type: none"> <li data-bbox="537 466 1510 625">• The application is proposing to redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new ± 8.10 hectare (± 20.01 acre) lot with a ± 54.75 hectare (± 135.30 acre) remainder.</li> </ul> <p data-bbox="488 646 683 676"><b>Geotechnical:</b></p> <ul data-bbox="537 697 1430 814" style="list-style-type: none"> <li data-bbox="537 697 1430 760">• Based on the review of site contours on GIS steep slopes 15% or greater are not observed.</li> <li data-bbox="537 781 1170 814">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 835 703 865"><b>Transportation:</b></p> <ul data-bbox="537 886 1510 1255" style="list-style-type: none"> <li data-bbox="537 886 1510 982">• The proposed lot and the remainder lot gain access off of Range Road 14 from an existing single gravelled approach and an existing field approach.</li> <li data-bbox="537 1003 1510 1163">• Range Road 14 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 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 western boundary of subject lands.</li> <li data-bbox="537 1184 1510 1255">• As the subject parcels sizes are larger than 3.0 ha (7.41 ac), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended.</li> </ul> <p data-bbox="488 1276 797 1306"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="537 1327 1510 1591" style="list-style-type: none"> <li data-bbox="537 1327 1430 1390">• As per the application, the applicant demonstrates that an existing PSTS system is located within the boundaries of proposed lot.</li> <li data-bbox="537 1411 1510 1541">• The applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.</li> <li data-bbox="537 1562 1170 1591">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1612 919 1642"><b>Water Supply and Waterworks:</b></p> <ul data-bbox="537 1663 1510 1925" style="list-style-type: none"> <li data-bbox="537 1663 1430 1726">• As per the application, the applicant demonstrates that an existing groundwater well is located within the boundaries of proposed lot.</li> <li data-bbox="537 1747 1510 1877">• The applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.</li> <li data-bbox="537 1898 1170 1925">• Engineering has no requirements at this time.</li> </ul>

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Agriculture & Environment Services	<p data-bbox="488 180 857 212"><b>Storm Water Management:</b></p> <ul data-bbox="537 233 1511 485" style="list-style-type: none"><li data-bbox="537 233 1511 432">• Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed parcel will result in a significant increase in imperviousness, therefore a stormwater management plan (SMP) is not required at this time. A SMP may be required at future subdivision stage depending on the information provided at the time of application.</li><li data-bbox="537 453 1170 485">• Engineering has no requirements at this time.</li></ul> <p data-bbox="488 506 699 537"><b>Environmental:</b></p> <ul data-bbox="537 558 1511 747" style="list-style-type: none"><li data-bbox="537 558 1511 747">• There is a wetland on the subject land. 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> <p data-bbox="488 785 1511 917">The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation can also be carried out under the current land use designation.</p>

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