

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No comment.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response.
Alberta Transportation and Economic Corridors	No response.
Alberta Sustainable Development (Public Lands)	No response.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No easement is required.
TELUS Communications	TELUS Communications Inc will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.(Please include the original circulation package and this response).
TransAlta Utilities Ltd.	No response.

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Rockyview Gas Co-op Ltd.	No response.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Recreation has no comments for the attached application and are in support of the proposed pathway linkages.
GIS Services	No response.
Building Services	For all residential applications, all applicants must submit a complete application as per the requirements of the Building Permit Checklist for a New Single Family Dwelling. Applications missing some documentation may be delayed. All applications must be made on the MyBuild portal. Single-Family-Dwellings Checklist.pdf (rockyview.ca)
Fire Services & Emergency Management	Fire Services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the proposal is as follows to redesignate ± 8.55 hectares (± 21.13 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots (Bridges of Langdon Phase 4). • As a condition of future 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: • Design and construction of offsite transportation upgrades as identified in the final approved TIA, including: <ul style="list-style-type: none"> ○ Upgrade Centre Street, to 4-Lane Major (400.15 or alternative approved by the County) from Railway Ave to North Bridges Landing; ○ Upgrade Railway Avenue, to Urban Primary Collector (400.3), from Vale View Road to Centre Street; ○ Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop. • Design and construction of the internal collector roadways to an Urban Residential Collector standard (400.2), including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan. • Design and construction of the public internal local road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.

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	<ul style="list-style-type: none">• Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.• Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards.• Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.• Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.• Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.• All necessary site grading including a building grade plan as per County Standards and Bylaws.• Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.• Implementation of the recommendations of the construction management plan.• Implementation of the recommendations of ESC plan.• Installation of power, natural gas, and telecommunication lines.• Obtaining all necessary approvals from AEP.• 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.• 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.• Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.• Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.• Obtaining approval for a road name by way of application to and consultation with the County.• As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all public boulevards, open space, and municipal reserve areas associated with the proposed

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	<p>phase of development to the satisfaction of the County's Municipal Lands department.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards. • As a condition of future subdivision, the applicant will be required to submit an erosion and sediment control plan, prepared by a qualified professional, to outline ESC measures in accordance with section 1200 of the County Servicing Standards. • It should be noted that the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy C-406 to receive cost recoveries from others for costs associated with the construction of offsite infrastructure which provides benefit to others. <p>Geotechnical:</p> <ul style="list-style-type: none"> • No geotechnical report was submitted with the application. • As a condition of future subdivision, the applicant shall submit a geotechnical report to include adequate groundwater monitoring in accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards. • As a condition of future subdivision, the applicant shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site. • As part of the previous Stripping and Grading Permit application, the applicant submitted a Deep Fills Report, prepared by Parkland Geo dated June 21, 2024. The report identifies the areas of cut and fill 1.2m or greater and provides specifications for minimum compaction, materials, and installation and inspections. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted an updated TIA prepared by Bunt and Associates, dated October 17, 2024. The report indicates significant offsite upgrades are required to support the proposed development, as well as other developments within Langdon. These offsite improvements include: <ul style="list-style-type: none"> ○ Upgrade Centre Street to a 4-lane cross-section, from Railway Ave to North Bridges Landing; ○ Upgrade Railway Avenue to Urban Primary Collector (400.3), from Vale View Road to Centre Street. This includes sidewalks and curb and gutter on both sides, and potentially underground storm pipe; ○ Upgrade the intersection of Mowat Street and Railway Ave to all-way stop;

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	<ul style="list-style-type: none">As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required by the TIA) to support the proposed phase of development.
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">The sanitary collection system within the proposed development will tie into the piped sanitary collection system that was constructed with Bridges of Langdon (BOL) Phase 1. Wastewater will be conveyed to the sanitary lift station which was constructed with BOL Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant.The applicant provided a wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd., which included a projected average daily wastewater flow 55.6 m³/day for the proposed development. The report has no date and is not stamped.As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval.As a condition of future subdivision, the applicant shall be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant.It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure.
	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">The applicant submitted a letter of confirmation from Langdon Waterworks, dated July 17, 2024, indicating their ability to service the Phase 4 development for residential water flows and fire flows and pressures.As a condition of future subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure.
	<p>Stormwater Management:</p>

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	<ul style="list-style-type: none">• The applicant provided a stormwater management memo, prepared by LGN Consulting Engineering Ltd. dated April 2, 2024. The memo confirms that the existing downstream stormwater system, including the pond and canal, that was constructed in previous phases of Bridges of Langdon has capacity to service the proposed Phase 4 development without any upgrades required.• As part of the Bridges of Langdon Phase 1 subdivision approval, the County and the developer entered into a cost recovery agreement for the shared stormwater facilities to the north of the proposed development. As a condition of future subdivision, the applicant will be required to provide payment of the proportional cost contribution associated with Phase 3 in accordance with the Storm Facilities Cost Share Agreement, executed by the County dated July 12, 2020, and any applicable amendments agreed to by both parties.• As a condition of future subdivision, the applicant will be required to provide payment of the Offsite Stormwater Levy, in accordance with the applicable levy bylaw at time of Subdivision approval, for the improvements to the local (Hamlet) and regional (CSMI) drainage network.• As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and EPEA registration for the stormwater system.• As a condition of future 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 construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.• It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. <p>Environmental:</p> <ul style="list-style-type: none">• With the previous Phase 3 subdivision, the applicant provided a Biophysical Impact Assessment prepared by Tannas Consulting Services Ltd. and dated December 2022. The assessment covered the entire quarter-section (NE 15-023-27-W4M) and provided a summary of the potential environmental concerns associated with the proposed development based on published information and field investigation. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment. The environmental impacts identified in the BIA include:<ul style="list-style-type: none">○ permanent impacts to native vegetation within onsite wetlands to be removed;

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Agriculture & Environment Services	<ul style="list-style-type: none"> ○ two (2) rare plant species, also found in other wetlands in the local area, to be maintained through cultivation; ○ some removal of sensitive wildlife species habitat to be done outside of critical breeding windows; and ○ minor impacts to onsite hydrology from wetland removals, mitigated through ESC plan implementation and other BMPs. <ul style="list-style-type: none"> ● It is understood that the previous Phase 3 Water Act approval included the Phase 4 development area. ● As a condition of future subdivision, the applicant/owner will be required to submit an Environmental Protection Plan conducted by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.
	No response.

Circulation Period: May 29, 2024, to June 19, 2024