

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Ministry of Environment and Protected Area (AEPA)	Forestry, Parks & Tourism: Reviewed the proposal and only concern from this department would be with respect to any development by or into the Bow River.
Ministry of Transportation and Economic Corridors (ATEC)	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application is 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 8.</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 met; therefore, no variance of Section 18 of the Regulation is required.</p> <p>The requirements of Section 19 are met; therefore, no variance of Section 19 of the Regulation is required. No direct highway access is permitted, access to proposed parcel and remnant parcels must be via the existing municipal road network.</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>
Alberta Health Services (AHS)	No objection.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	<p>(See Attached Documents: <i>N10624 - Location I and N10624 - Location II</i>) AltaLink has a 138kV transmission line within highway 8 road allowance, to the South of the proposed development/subdivision (between the highway and the parcel). [See] attached two screenshots from our GIS to detail the line location (shown in blue).</p> <p>Development of surface improvements within 15m of this transmission line should be reviewed with AltaLink, to ensure compliance with codes/standards, eg. That appropriate air gaps are maintained between proposed improvements and the transmission line under various weather loading cases.</p> <p>Similarly, any new road crossings/approaches crossing under the lines (or within ~15m) also should be reviewed by AltaLink, to ensure the completed driving surface (and any associated improvements, such as street lighting signage etc.) does not conflict with the overhead line/create any ground clearance violations.</p>



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<p>Telus Communications</p>	<p>Additionally, it is possible for the electromagnetic field generated by the overhead lines to induce a current in nearby metallic objects (anything with a lot of metallic surface area, or which is parallel to the line). Therefore, it is recommended that during construction of any buildings or other objects near the line (within ~30m), that metallic components are bonded/grounded to bleed off any such induced currents. It is otherwise possible to see a buildup of charge in metallic objects, which can then result in a nuisance shock if someone touches the metal and creates a path to ground.</p>
Fortis Alberta	<p>No objections.</p> <p>No objection. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p>
<p>Adjacent Municipality</p>	<p>The City of Calgary has reviewed the applications in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration offers the following comments for your consideration.</p>
The City of Calgary	<p><i>Water Resources:</i></p> <ul style="list-style-type: none"> • The proposed application falls within the City of Calgary source watershed within an area of high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index. • Areas with a High Vulnerability Rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours. • Cumulative impacts on the Elbow River is of particular concern since the Elbow River has been identified as more vulnerable to water quality deteriorations. • The City of Calgary and Rocky View County IDP: Policy 11.1.5 states that all development proposed in proximity to water bodies should be carefully evaluated for impacts on water quality of surface water, ground water and alluvial aquifers. Negative impacts should be mitigated (The City of Calgary and Rocky View County, 2012, p. 28). This section of the IDP supports the need for stormwater management to reduce any potential impacts on water quality from runoff. • The City would suggest Rocky View County explore options to tie in servicing for water and wastewater for the lots in question to the east development, if there is existing servicing in this location. • Given the potential cumulative impacts of septic servicing on the Elbow River which may result from the development, the City would suggest that Rocky View County track and monitor these impacts.



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<p data-bbox="464 260 662 285"><i>Transportation:</i></p> <p data-bbox="464 310 1479 541">Advisory Comment - If access to the north remainder lot is intended in the future OR if there is any potential desire to connect Range Road 32 across the Elbow River, the physical characteristics and design of this connection should be explored prior to subdivision. Given the topography, it may not be possible to construct a physical roadway within the existing road allowance for Range Road 32. Additional ROW for sloping or for a modified alignment may be required to establish a connection.</p> <p data-bbox="164 579 345 642">Internal Departments</p> <p data-bbox="164 680 399 772">Recreation, Parks and Community Support</p> <p data-bbox="164 810 399 835">Building Services</p> <p data-bbox="164 995 334 1058">Enforcement Services</p> <p data-bbox="164 1096 334 1182">Capital and Engineering Services</p>	<p data-bbox="464 260 662 285"><i>Transportation:</i></p> <p data-bbox="464 310 1479 541">Advisory Comment - If access to the north remainder lot is intended in the future OR if there is any potential desire to connect Range Road 32 across the Elbow River, the physical characteristics and design of this connection should be explored prior to subdivision. Given the topography, it may not be possible to construct a physical roadway within the existing road allowance for Range Road 32. Additional ROW for sloping or for a modified alignment may be required to establish a connection.</p> <p data-bbox="464 680 1122 705">Recreation has no comment as MR is not required.</p> <p data-bbox="464 810 1471 957">No comments or concerns for the Subdivision of the 143.27-acre property. Note: A building permit for the construction of the project is required and may be applied for following Development Permit approval. New Building and Sub-Trade Permit Applications will be required on any New Buildings.</p> <p data-bbox="464 995 634 1020">No concerns.</p> <p data-bbox="464 1096 581 1121">General:</p> <ul data-bbox="513 1146 1463 1241" style="list-style-type: none"> <li data-bbox="513 1146 1463 1209">• The proposal is to create a ± 20.23 hectare (50.00 acre) parcel (Lot 2) with a ± 37.75 hectare (93.27 acre) remainder (Lot 1). <li data-bbox="513 1213 1414 1241">• There are no existing buildings or structures on the subject parcel. <p data-bbox="464 1262 808 1287">Development Agreement</p> <ul data-bbox="513 1312 1479 1974" style="list-style-type: none"> <li data-bbox="513 1312 1479 1409">• It is unlikely Alberta Transportation & Economic Corridors (ATEC) would support additional accesses off Highway 22. Therefore, the proposed parcel would require direct physical access to a County road. <li data-bbox="513 1413 1479 1612">• The County does not support driveways through undeveloped road plans. Therefore, the Applicant will need to extend Elbow River Drive to the west, culminating in a bulb for turn-around purposes in accordance with County Servicing Standards. A panhandle could then run directly north from the road along the east side of the subject land to the proposed parcel. <li data-bbox="513 1617 1479 1974">• As a condition of subdivision, The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ol data-bbox="578 1766 1479 1974" style="list-style-type: none"> <li data-bbox="578 1766 1479 1902">a. Design and construction of an extension to Elbow River Drive which includes the construction of a new cul-de-sac, the removal and reclamation of the existing cul-de-sac, and repair of existing approaches that are impacted by the construction works; <li data-bbox="578 1906 1479 1974">b. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;



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	<ul style="list-style-type: none"> c. Dedication of necessary easements and right of ways for utility line assignments; d. Mailboxes are to be located in consultation with Canada Post; e. Installation of power, natural gas and telephone lines; f. Implementation of the recommendations of the Construction Management Plan; g. Implementation of the recommendations of the Geotechnical Report; h. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement. <p>Geotechnical:</p> <ul style="list-style-type: none"> • There are slopes of 15% or greater onsite. However, there is sufficient developable area within the two parcels. • Construction of a county road will be required. Therefore, a geotechnical report that includes recommendations on the road's construction method and material is required in conjunction with County's Servicing Standards. • As a condition of subdivision, the applicant shall submit a Geotechnical Report in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address water table levels, construction materials for roads, water servicing, and other developmental constraints that may be applicable to the Development. <p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none"> • Elbow River Drive does not require widening as part of the Long-Range Transportation Network. • Engineering has no requirements at this time. <p>Transportation (Access and Road Network):</p> <ul style="list-style-type: none"> • There is an existing road approach off of Elbow River Drive providing access to the remainder lot. • The subdivided lot does not currently have an approach off of Elbow River Drive or Highway 8. • As a condition of subdivision, the Owner shall construct new paved approaches on Elbow River Drive, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2: <ul style="list-style-type: none"> a. Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance. • As a condition of subdivision, the Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1, that restricts the erection of any structure on or within 45 metres of a future road right-of-way, as shown on the approved Tentative Plan. <p>Site Servicing:</p> <ul style="list-style-type: none"> • The applicant has proposed the use of water well for potable water servicing and a PSTS system for sanitary servicing. • Based on a desktop review, there appears to be an existing groundwater well within Lot 2. • As condition of subdivision, the Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing



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	<p>wells are located within the boundaries of Lot 2, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate servicing for Lot 1 or 2, as per the County's <i>Residential Water and Sewer Requirements</i> Policy (C-411), since the subject lands are located in the Ranch and Farm land use district (A-GEN) and are greater than 30 acres in size. <p>Storm Water:</p> <ul style="list-style-type: none"> As there is no proposed change in site imperviousness, due to construction of new dwellings or pavement, a significant impact on stormwater management is not expected. No site-specific stormwater implementation plan is warranted at this time. Engineering has no requirements at this time. <p>Site Developability:</p> <ul style="list-style-type: none"> The northern portion of the remainder lot is largely classified as Floodway. Based on a desktop review, there does not appear to be any other environmentally sensitive features near the development. Engineering has no requirements at this time. <p>Site Management:</p> <ul style="list-style-type: none"> A construction management plan is required for the construction of the Elbow River Drive extension. As a condition of subdivision, the Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include: <ol style="list-style-type: none"> Weed management during the construction phases of the project. Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement. <p>Payment and Levies:</p> <ul style="list-style-type: none"> The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw as this subdivision application is for a first parcel out. The other off-site levies are not applicable with the subject parcel. Engineering has no comments at this time. <p>Cost Recovery:</p> <ul style="list-style-type: none"> Extension of Elbow River Drive provides the opportunity for cost recovery.