

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
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 Energy Regulator	No response received.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No response received.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	No response received.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No concerns.
GIS Services	No response received.

AGENCY	COMMENTS
Building Services	No response received.
Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p data-bbox="488 382 607 411">General:</p> <ul data-bbox="537 432 1503 659" style="list-style-type: none"> <li data-bbox="537 432 948 462">• The application is proposing <ul data-bbox="634 478 1503 659" style="list-style-type: none"> <li data-bbox="634 478 1503 575">○ PL20230157: to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential (R-CRD); and <li data-bbox="634 592 1503 659">○ PL20240080: to create a ± 0.965 hectare (± 2.38 acre) parcel with ± 0.917 hectare (± 2.27 acre) remainder. <p data-bbox="488 680 683 709">Geotechnical:</p> <ul data-bbox="537 730 1338 810" style="list-style-type: none"> <li data-bbox="537 730 1338 760">• The subject lands do not include slopes greater than 15%. <li data-bbox="537 781 1170 810">• Engineering has no requirements at this time. <p data-bbox="488 831 704 861">Transportation:</p> <ul data-bbox="537 882 1503 1638" style="list-style-type: none"> <li data-bbox="537 882 1484 945">• The remainder lot 1 and proposed new lot 2 gain access off Robinson Road from two single gravelled approaches. <li data-bbox="537 966 1503 1167">• As a condition of future subdivision, the Owner shall upgrade the existing approaches to single gravelled approach standard in accordance with the County Servicing Standards. In addition, the Owner shall also: <ul data-bbox="602 1104 1503 1167" style="list-style-type: none"> <li data-bbox="602 1104 1503 1167">• Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance. <li data-bbox="537 1188 1503 1348">• Robinson Road is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 25 m. The Owner already dedicated, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire southern boundary of subject lands. Engineering has no requirements at this time. <li data-bbox="537 1369 1503 1638">• As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020. The TOL will be applied to proposed new lot 2 (2.384 acres). The TOL does not apply to the remainder lot 1 since it has an existing residence. <ul data-bbox="634 1537 1503 1638" style="list-style-type: none"> <li data-bbox="634 1537 1503 1638">○ Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 4 Levy (\$9,247 per acre) = \$32,999.33 (using 2.384 acres) <p data-bbox="488 1659 797 1688">Sanitary/Waste Water:</p> <ul data-bbox="537 1709 1503 2072" style="list-style-type: none"> <li data-bbox="537 1709 1503 1869">• Prior to decision of future subdivision, the applicant/owner shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield, and the groundwater well that is existing on the remainder lot 1 and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP. <li data-bbox="537 1881 1503 2072">• Prior to decision of future subdivision, the Owner is to provide a Level 3 PSTS Assessment in accordance with the Model Process Reference Document for the proposed new lot 2. <ul data-bbox="634 1978 1503 2072" style="list-style-type: none"> <li data-bbox="634 1978 1503 2072">○ If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be required to be entered into.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As the proposed new lot is less than 4 acres in size and in accordance with County Policy 449, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the new lot and shall include the following: <ul style="list-style-type: none"> ○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards. ○ The system to be in accordance with the required Level 3 PSTS Assessment. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The applicant provided a Phase 1 Groundwater Supply Assessment, prepared by Arletta Water Resources, dated August 2024. The assessment concluded that <ul style="list-style-type: none"> ○ Sufficient aquifer yields exist to meet the demands of the Water Act (1,250 m³/year) for individual domestic supply wells; ○ Based on available pumping test data, the diversion of 1,250 m³/year of water for household purposes for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved; and ○ Future supply wells completed in bedrock aquifers at a similar depth will likely have similar water chemistry and be suitable for the intended use without treatment. • As a condition of future subdivision, the applicant is required to drill a new well in the proposed new lot 2 and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant/owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the Springbank Master Drainage Plan and the County Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • As per GIS review, no environmentally sensitive areas are observed. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals. • Engineering has no requirements at this time. <p>No response received.</p>
Agriculture & Environment Services	