

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
Rockyview Gas Co-op Ltd.	<p>Rockyview Gas Co-op Ltd. submits the following comments regarding the above referenced Redesignation Application:</p> <ol style="list-style-type: none"> <li>1. Any existing Rockyview Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered, according to the Land Titles Act, to the subdivision parcel and registered to the remaining parcel.</li> <li>2. Rockyview Gas Co-op Ltd. has buried natural gas distribution line(s) within the subject area. If the main gas line is required to be relocated, the owner will be responsible for the cost to move the natural gas line.</li> <li>3. There is no designation of public lands.</li> <li>4. Rockyview Gas Co-op requires a Letter of Understanding regarding secondary yard lines to be executed by the title holder of the parcel being subdivided. <b><u>No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property.</u></b></li> </ol>

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	<ol style="list-style-type: none"> <li>5. The landowner shall be responsible for the cost, at time of application, for the installation of the natural gas service line.</li> <li>6. The applicant shall pay for any alterations to the natural gas distribution system if required.</li> <li>7. The applicant shall be responsible for the cost of system upgrades and /or gas main extensions should natural gas service be required.</li> </ol> <p>We have no objections with the application proceeding.</p>
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	No comments at this stage.
Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The application is proposing to redesignate the subject lands from Agriculture General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) to accommodate future subdivision of one new lot.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Based on the review of site contours on GIS steep slopes 15% or greater are not observed.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• There is an existing gravel approach providing access to the proposed northern lot. There is an existing field approach providing access to the proposed southern lot.</li> <li>• As a condition of future subdivision, The Owner shall upgrade and/or construct an approach on Range Road 23, in accordance with the County Servicing Standards, to provide access to the proposed new lot (southern lot). <ul style="list-style-type: none"> <li>○ Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.</li> </ul> </li> <li>• Range Road 23 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 eastern boundary of subject lands.</li> <li>• As the proposed parcel 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><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• As part of the application, the applicant provided a Site Plan demonstrating the existing well and PSTS are located within the boundary of the remainder lot (northern lot).</li> </ul>

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	<ul style="list-style-type: none"> <li>• <b>At the time of future subdivision</b>, the applicant shall submit a Level 2 PSTS Assessment to evaluate the suitability of the new lot (southern lot) for the use of PSTS, as per the Model Process Guidelines.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• As part of the application, the applicant provided a Site Plan demonstrating the existing well and PSTS are located within the boundary of the remainder lot (northern lot).</li> <li>• As a condition to future subdivision, the applicant is required to drill a new well in the proposed new lot (southern lot) and provide a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.</li> <li>• As an advisory condition, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• 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 an SSIP is not required at this time. An SSIP may be required at future subdivision stage depending on the information provided at the time of application.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Engineering has no requirements at this time.</li> </ul>
Road Operations	<p>The owner(s) is to be reminded no business signage to be installed within the County's road right-of-way of Range Road 23.</p> <p>The owner(s) is to be reminded staff and clientele parking is restricted to onsite only. No parking is permitted within the County's road right-of-way of Range Road 23.</p>
Agriculture & Environment Services	<p>The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed distinct agricultural operation, the keeping of bison at 9 AU (4 bison) on 20 acres, can also be carried out under the current land use designation without redesignating and subdividing.</p>

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