

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objections.
<i>Province of Alberta</i>	
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be 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(s) 566.</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 not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
<i>Public Utility</i>	
ATCO Gas	No objections.
ATCO Transmission	No objections.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
Telus Communications	No concerns.



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Rockyview Gas Co-op Ltd.	<p>Rockyview Gas Co-op Ltd. submits the following comments regarding the above referenced Subdivision Application:</p> <ol style="list-style-type: none"> 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. 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. 3. There is no designation of public lands. 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. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. 5. The landowner shall be responsible for the cost, at time of application, for the installation of the natural gas service line. 6. The applicant shall pay for any alterations to the natural gas distribution system if required. 7. The applicant shall be responsible for the cost of system upgrades and /or gas main extensions should natural gas service be required.
Adjacent Municipality	<p>We have no objections with the application proceeding.</p> <p>The City of Calgary</p> <p>Thank you for the circulation of the above noted application. The City of Calgary has reviewed the application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i>, and other applicable policies. City of Calgary Administration offers the following comments for your consideration.</p> <p>There have been several redesignation and subdivision applications that have come in since the inception of Calterra Estates. The City of Calgary has generally not opposed these applications as they have been restricted within a predefined development area. However, it is important to note that this is the exemption for these types of applications within the Growth Areas identified in our shared IDP. Though we are not objecting to this specific application, it is important to note that The City of Calgary is generally not supportive of redesignation and subdivision applications within our identified Growth Areas.</p> <p>Thank you for the opportunity to review and comment on this application. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.</p>



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<i>Internal Departments</i>	
Recreation, Parks and Community Support	No comments.
Building Services	No comments received.
Fire Services & Emergency Management	No concerns.
Enforcement Services	No comments.
Capital and Engineering Services	<p data-bbox="464 804 581 829">General:</p> <ul data-bbox="513 856 1463 1020" style="list-style-type: none"> <li data-bbox="513 856 1463 951">• As per the application, the applicant is proposing to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.81 hectare (± 2.00 acre) remainder (Lot 2). <li data-bbox="513 957 1365 1020">• As the parcel is within 1.6 km setback of Highway No. 566, the application shall be circulated to TEC for review and comment. <p data-bbox="464 1041 656 1066">Geotechnical:</p> <ul data-bbox="513 1094 1166 1173" style="list-style-type: none"> <li data-bbox="513 1094 1166 1119">• There are no existing slopes greater than 15%. <li data-bbox="513 1146 1146 1173">• Engineering has no requirements at this time. <p data-bbox="464 1194 680 1220">Transportation:</p> <p data-bbox="464 1247 854 1272">Road Widening and Site Plan:</p> <ul data-bbox="513 1299 1451 1409" style="list-style-type: none"> <li data-bbox="513 1299 1451 1358">• Calterra Estates Drive is not a part of the Long Range Transportation Network. <li data-bbox="513 1377 1146 1409">• Engineering has no requirements at this time. <p data-bbox="464 1430 813 1455">Access and Road Network:</p> <ul data-bbox="513 1482 1435 1541" style="list-style-type: none"> <li data-bbox="513 1482 1435 1541">• As a condition of subdivision, the applicant must construct a new paved approach off of Calterra Estates Drive. <p data-bbox="505 1562 1403 1661">The Owner shall construct a new paved approach on Calterra Estates Drive, in accordance with the County Servicing Standards, in order to provide access to Lot 2.</p> <p data-bbox="561 1682 1430 1740">Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.</p> <p data-bbox="464 1761 773 1787">Sanitary/Waste Water:</p> <ul data-bbox="513 1814 1455 1908" style="list-style-type: none"> <li data-bbox="513 1814 1455 1908">• As a part of the application, the applicant submitted a Level 3 PSTS Assessment by Osprey Engineering Inc., dated August 8th, 2024. The report clearly states that the proposed lot (Lot 2) can support a viable



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	<p>PSTS for the long term. It is to be noted that as per County Policy 449, the County requires the use of a Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in procedure 449. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible for proposed development, a Packaged Sewage Treatment Plant will be required to be used for Lot 2.</p> <ul style="list-style-type: none"> • As per the Level 3 PSTS Assessment, the existing lot (Lot 1) has an existing PSTS that meets all setback requirements. • As a condition of subdivision, the Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following: <ul style="list-style-type: none"> ○ Accordance with the Level 3 PSTS Assessment, prepared by Osprey Engineering Inc. (August 8th, 2024). ○ The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • Lot 1 is currently being serviced for potable water by Rocky View Water Co-op. • The Owner has provided a letter of confirmation from Rocky View Water Co-op, stating that they have capacity to service Lot 2. As a condition of subdivision, The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information: <ul style="list-style-type: none"> ○ The completion of all paperwork for water supply allocation e.g. Water Service Agreement; ○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision; ○ The allocation and reservation of the necessary capacity; ○ The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.). <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a part of the application, the applicant submitted a Site-Specific Stormwater Plan by Stormwater Solutions that was completed on August 13th, 2024. The report clearly shows that the post-development flow does not exceed the maximum allowable release rate or the



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	<p data-bbox="558 262 1484 323">maximum allowable runoff volume as specified in the Nose Creek WMP with the recommended drainage improvements.</p> <ul data-bbox="609 346 1422 441" style="list-style-type: none">○ As a condition of subdivision, the Owner must enter a SISA since the SSIP recommends improvements to the existing drainage infrastructure. <p data-bbox="464 464 769 489">Payments and Levies:</p> <ul data-bbox="456 514 1446 667" style="list-style-type: none">• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, as the TOL has been previously collected from the subject lands.• Engineering has no requirements at this time.

Circulation Period: August 27, 2024, to September 27, 2024.