

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
FortisAlberta	No concerns, easements required.
TELUS Communications	No concerns.
<i>Adjacent Parties</i>	
Kananaskis Improvement District	No response received.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Regarding Municipal Reserves, additional land allocation is not required for this subdivision. There is already a small trail connection on the west side of RGE RD 54 that connects to the larger trail on the east side of the road. From our perspective cash in lieu would be the desired outcome.

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Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the applicant is proposing to create a ± 1.863 hectare (± 4.60 acre) parcel, a ± 1.871 hectare (± 4.62 acre) parcel, a ± 1.948 hectare (± 4.81 acre) parcel with a ± 2.203 hectare (± 5.44 acre) remainder. • As part of the application, the applicant provided a Site Plan, which shows the location of the existing dwelling, PSTS, and approaches. • Engineering has no requirements at this time. <p>Development Agreement</p> <ul style="list-style-type: none"> • No development agreement required as part of the proposed subdivision. No road or serviced connection upgrades are being proposed. • Engineering has no requirements at this time. <p>Geotechnical:</p> <ul style="list-style-type: none"> • There are slopes of 30% or greater onsite. • As part of the application, the applicant submitted a Geotechnical Developable Area Assessment completed by QuaSam Engineering Ltd. on March 18, 2024. The report includes a slope stability analysis and concludes that there are steep slopes requiring setbacks affecting Lots 3 and 4, but that there is sufficient geotechnical developable area in all four lots. The report was reviewed and approved by Engineering Services. • 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 Lots 3 and 4, that restricts the erection of any structure on or within the slope setback area, as shown on the approved Tentative Plan. <p>Transportation:</p> <ul style="list-style-type: none"> • Range Road 54 is classified as a Network B road as part of the Long Range Transportation Network, which requires a 30 m right-of-way. The road right-of-way is approximately 30 m wide adjacent to the subject parcel and does not require further widening. • The existing lot gains access off Range Road 54 from a single approach. • As per the application, the applicant is proposing the use of panhandles to provide frontage for Lots 2, 3, and 4. The applicant is proposing to use the existing approach to provide access for the current lot and the three proposed lots. • As a condition of subdivision, the Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards. In addition, the Owner shall also: <ul style="list-style-type: none"> ○ Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance; ○ Provide an access right of way plan; and ○ Prepare and register respective easements on each title, where required.

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	<p>Site Servicing:</p> <ul style="list-style-type: none">• The applicant submitted a Phase 1 Groundwater Supply Assessment completed by JUA Environmental Ltd. on February 9, 2024. The report concludes that there appears to be sufficient aquifer supply to support the three additional lots proposed at that time. The report was reviewed and approved by Engineering Services.• As a condition of subdivision, water is to be supplied by an individual well on Lots 1, 3, and 4.<ul style="list-style-type: none">○ An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new lots, in accordance with the County's Servicing Standards and requirements of the Water Act;○ A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.• The applicant has submitted a Level I Variation PSTS Assessment completed by JUA Environmental Ltd. on September 10, 2024. The report concludes that the existing PSTS field is 1.72 m away from the proposed Lot 3 panhandle. This meets the minimum required setback of 1.5 m from a property line as per the Alberta Private Sewage Systems Standard of Practice (2021).• The applicant has submitted a Level III PSTS Assessment completed by JUA Environmental Ltd. on August 30, 2024. The report concludes PSTS is suitable for all three proposed lots for treating secondary treated effluent with mound treatment systems.• As a condition of subdivision, The Owner shall 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 III PSTS Assessment, prepared by JUA Environmental Ltd. (August 30, 2024). <p>Storm Water Management:</p> <ul style="list-style-type: none">• The applicant has submitted a Site-Specific Stormwater Implementation Plan (SSIP) completed by Jubilee Engineering Consultants Ltd. on June 4, 2024. The report concluded that the additional runoff resulting from the additional lots will be mitigated through absorbent landscaping.• As a condition of subdivision, The Owner shall 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 Site-Specific Stormwater Implementation Plan, prepared by Jubilee Engineering Consultants Ltd. (June 4, 2024). <p>Site Developability:</p> <ul style="list-style-type: none">• As part of the application, the applicant submitted a Geotechnical Developable Area Assessment completed by QuaSam Engineering Ltd. on March 18, 2024. The report includes a slope stability analysis and concludes that there are steep slopes requiring setbacks affecting Lots 3 and 4, but that there is sufficient geotechnical developable area in all four lots. The report was reviewed and approved by Engineering Services.• Based on a desktop review, there does not appear to be any environmentally sensitive features near the development. Should the

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	<p>applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.</p> <ul style="list-style-type: none">• Engineering has no requirements at this time. <p>Developability:</p> <ul style="list-style-type: none">• As a condition of subdivision, the Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

Circulation Period: April 12, 2024, to May 13, 2024.