

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	<p data-bbox="475 317 711 359"><b>October 3, 2024</b></p> <p data-bbox="475 369 1398 443">An inspection of the ravine/creek running through the subject land was completed on October 2, 2024.</p> <p data-bbox="475 453 1516 632">In summary, the inspection confirmed a portion of the creek has a defined permanent channel, therefore, is crown claimed under Section 3 of the Public Lands Act. An ER surrounding the permanent portion of the creek is recommended. The portion of the creek NW of the first dugout is of no concern since it does not have a defined channel and is dry most of the year.</p>
<b>July 5, 2024</b>	
	Forestry & Parks, Lands Division has no concerns with this redesignation. The ravine and creek should be protected at the subdivision stage through an appropriate environmental reserve.
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	<p data-bbox="475 1188 1300 1230">ATCO Transmission high pressure pipelines has no objections.</p> <p data-bbox="475 1241 1406 1314">Questions or concerns related to ATCO high pressure pipelines can be forwarded to <a href="mailto:hp.circulations@atco.com">hp.circulations@atco.com</a>.</p>
FortisAlberta	No response received.
TELUS Communications	No concerns.
Rockyview Gas Co-op Ltd.	<p data-bbox="475 1503 1438 1577">Rockyview Gas Co-op Ltd. submits the following comments regarding the above referenced Redesignation Application:</p> <ol data-bbox="529 1587 1495 1925" style="list-style-type: none"> <li data-bbox="529 1587 1495 1724">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 data-bbox="529 1734 1495 1829">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 data-bbox="529 1839 1089 1871">3. There is no designation of public lands.</li> <li data-bbox="529 1881 1495 1925">4. Rockyview Gas Co-op requires a Letter of Understanding regarding secondary yard lines to be executed by the title holder of the parcel</li> </ol>

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	<p>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></p> <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>Internal Departments</b>	
Recreation, Parks, and Community Support	No comments at this stage.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The application is to redesignate the subject ± 8.21 hectare (± 20.29 acres) parcel from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR p3.6) to facilitate future subdivision of one new parcel.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• There are slopes of 15% or greater onsite, however, there is a large enough developable area where adverse slopes can be avoided. Should the future development be located within the 20 m setback from the top-of-bank / within the steep slope area, the applicant will be required to submit a slope stability assessment conducted by a qualified professional geotechnical engineer.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• Access to the subject lands is via existing dedicated approaches off Township Road 274 which is a graveled Road.</li> <li>• The applicant is required to contact County Road Operations if the applicant proposes to upgrade either of these two existing approaches to confirm scope of work to ensure adherence to County Servicing Standards.</li> <li>• Range Road 274 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 northern 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 per the application, the northern lot with existing dwelling is being serviced via an existing PSTS system. No changes in existing servicing are proposed. As a condition of future subdivision, the applicant shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the proposed</li> </ul>

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	<p>development meets adequate setbacks in accordance with the Alberta SOP.</p> <ul style="list-style-type: none"> <li>• <b>At the time of subdivision</b>, the applicant shall submit a Level 2 PSTS Assessment to evaluate the suitability of the new lot for the use of PSTS, as per the Model Process Guidelines.</li> <li>• If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be required to be entered into.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• As per the application, the northern lot with existing dwelling is being serviced via an existing groundwater well. No changes in existing servicing are proposed. As a condition of future subdivision, the applicant shall provide a Site Plan to confirm that the existing well is located within the boundaries of northern lot.</li> <li>• As part of the application, the applicant provided a Groundwater Supply Evaluation – Phase 1 report prepared by Western Water Resources (WWR) Inc., dated May 3, 2011. The report confirmed that groundwater underlying proposed subdivision area can supply water for household purposes to each proposed without any interference to any existing users.</li> <li>• The applicant provided a Site Plan demonstrating there is an existing groundwater well on the southern lot. As a condition of future subdivision, the applicant is required to provide a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• The subject lands fall within the Nose Creek Watershed Water Management Plan area. The ravine crossing both proposed <math>\pm</math> 10 acre parcels is a tributary of the West Nose Creek. At the future subdivision and / or Development Permit stage, dedication of Environmental Reserve or Environmental Reserve Easement may be required.</li> <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 / or Development Permit 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>• Wetland and riparian area are present throughout both lots. For any proposed development that has a direct impact on any wetland and riparian area, the applicant/owner will be responsible for obtaining all required AEP approvals.</li> <li>• Engineering has no requirements at this time.</li> </ul>

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