

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s). Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies. 3. The subject land falls outside of the referral distances as legislated by the Municipal Government Act / Subdivision & Development Regulation.
<i>Public Utility</i>	
ATCO Gas	<p>In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> ATCO Gas has no objection <input type="checkbox"/> ATCO Gas has no need for a Utility Right of Way currently <input checked="" type="checkbox"/> ATCO Gas' existing and future lines are protected by an existing Utility Right of Way <input type="checkbox"/> The landowner/developer has met our criteria for URW and has been registered as instrument number: _____ <input checked="" type="checkbox"/> ATCO Gas CONDITIONALLY APPROVES with the following comments: We require the landowner to reach out to southlandadmin@atcogas.com to obtain a URW for the below reason: <input type="checkbox"/> ATCO Gas will be left without required Right of Way coverage for existing lines from this change. <input checked="" type="checkbox"/> ATCO Gas requires a Right of Way to ensure that gas servicing can be provided to the parcel(s) created within our franchise area. <p>In most cases ATCO Gas would prefer to deal with the landowner directly, however, if a survey company/consultant is handling this on your behalf and you would like us to coordinate with them, please let us know. We would like the landowner to be aware that a consultant cannot negotiate the URW location or terms. If clarification or negotiation is required, the landowner can</p>

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	<p>reach out directly to ATCO Gas at the email above and we will be happy to discuss the URW with you.</p> <p>Please note the following:</p> <ul style="list-style-type: none"> - Obtaining a URW does take time so please contact us early to avoid delays. - ATCO Gas will require 1 fully executed, original copy of the URW for our records. - In cases where our gas lines are impacted, we prefer to register the URW's. <p>*If ATCO Gas is registering the URW we will notify the MD/County once that has gone through*</p> <p>ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:</p> <p>If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or https://utilityafety.ca/</p> <p>For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)</p> <p>ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.</p> <p>If the landowner requires a single gas service please visit https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html</p> <p>Any further questions please email southlandadmin@atco.com</p>
Rogers Communications Inc.	On behalf of Rogers, we have reviewed the PL20240147 / PL20240150 - (Div 4) Circulation – Redesignation & Subdivision Application and have no objections with the proposal.
Internal Departments	
Recreation, Parks and Community Support	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	Fire Services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Enforcement Services	No comments received.
Capital and Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> • The application is proposing:

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	<ul style="list-style-type: none"> ○ PL20240147 to redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision. ○ PL20240150 to create a ± 1.02 hectare (± 2.51 acre) parcel with a ± 0.94 hectare (± 2.31 acre) remainder. <ul style="list-style-type: none"> ● As a condition of future subdivision, the applicant will be required to enter into a Deferred Services Agreement with the County requiring the future owners of the proposed parcels to tie to municipal services (wastewater, water and storm) when available. ● As a condition of future subdivision, the applicant will be required to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include: <ul style="list-style-type: none"> ○ Weed management during the construction of the project; ○ Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

Geotechnical

- The subject lands do not include slopes greater than 15%.
- As a condition of future subdivision, the applicant will be required to conduct a geotechnical investigation assessing subgrade conditions to determine the soil suitability to support the proposed subdivision and provide recommendations for the pavement structure design of the proposed internal road.

Transportation

- The applicant proposes to access the remainder lot (eastern lot) off Poplar Hill Dr. from an existing mutual paved approach shared with the lot adjacent to the north.
- As per County Policy 16.13, residential redesignation and subdivision applications should provide direct access to a road, while avoiding the use of panhandles. The proposed new lot (western lot) does not have direct access to the public road.
- As per the application, the applicant proposes to provide access to proposed new lot (western lot) through a construction of an internal subdivision road within a 25 m panhandle south of proposed subdivision.
- A road acquisition agreement is registered on lots 13 and 14, Block 9, Plan 1511599 and is currently present on 25 m panhandle portion where an internal road is proposed.
- As a condition of future subdivision, the applicant shall enter into a Development Agreement with the County pursuant to Section 655 of the Municipal Government Act for the following:

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	<ul style="list-style-type: none"> a) Construction of a new internal paved road system from Poplar Hill Dr. (approximately 140 m) to a Country Residential (400.4) standard complete with cul-de-sac, all necessary signage and paved approaches to each subject lot in accordance with the County Servicing Standards; b) Appropriate tie-in of the new internal road to Poplar Hill Dr.; c) Submission of a Site-Specific Stormwater Management Plan for a new paved road and implementation and construction of necessary stormwater facilities, in accordance with the recommendations of the approved Stormwater Management Plan including registration of an overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County; d) Submission of Construction Management Plan and implementation of recommendation of the approved Construction Management Plan in accordance with County's servicing standards; e) Submission of Erosion & Sedimentation Control (ESC) plan and implementation of the identified ESC measures in accordance with the recommendations of the approved ESC Plan; f) Implementation of the recommendations of the Geotechnical Report in accordance with County's Servicing Standards; g) Appropriate onsite grading (if required) to facilitate drainage in accordance with the requirements of the approved Stormwater Management Plan; h) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the Municipality; i) Installation of power, natural gas, internet and communication utilities; j) Obtaining approval for a road name by way of application to and consultation with the County. <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Temporary Access Easement Agreement (cul-de-sac) with the County for the temporary public access through the off-set Cul-de-sac bulb. • As a condition of future subdivision, the Applicant/Owner will enter into an Infrastructure Cost Recovery Agreement with the County to determine the proportionate recovery of infrastructure money spent by the Applicant/Owner to construct municipal infrastructure that will consequently provide benefit to other lands. <ul style="list-style-type: none"> ○ This Agreement shall apply to the proposed internal subdivision road in accordance with Policy C-406. • Poplar Hill Dr. 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 the remainder lot.

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	<ul style="list-style-type: none">• 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, as amended. The TOL will be applied to proposed new lot. The TOL does not apply to the remainder lot since it has an existing residence.
	<p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none">• Prior to decision of future subdivision, the applicant shall submit a Level 3 PSTS Assessment to evaluate the suitability of the new lot (western lot) for the use of PSTS and 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 development meets adequate setbacks in accordance with the Alberta Private Sewage System, Standard to practice (SOP).• 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><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none">• The existing dwelling has water service from a water well.• There is piped water distribution system owned by Rocky View Water Co-op along Poplar Hill Dr. and the applicant proposes to connect to Rocky View Water Co-op to serve the proposed new lot 1 for the potable water and use the existing water well to serve the remainder lot 2.• The applicant provided a letter from Rocky View Water Co-op confirming that potable water capacity is available for the proposed new lot 1 and provided a Site Plan demonstrating the existing water well is located within the boundaries of the remainder lot 2.• As a condition of future subdivision, the Owner is to provide confirmation of the tie-in for connection to (list water provider), 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">a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;c) The allocation and reservation of the necessary capacity;d) 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

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	<p>construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).</p> <p><u>Storm Water Management</u></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 Nose Creek Watershed Water Management Plan 2018 and County Servicing Standards. The SSIP shall include the following: <ul style="list-style-type: none"> ○ Incorporate internal paved road as well as registration of any overland drainage easements and/or restrictive covenants in accordance with County's Servicing Standards; ○ If the recommendations of the SSIP require improvements, then the Owner shall enter into a Site Improvements Service Agreement (SISA) with the County; ○ Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and ○ Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system. <p><u>Environmental</u></p> <ul style="list-style-type: none"> • There are wetlands on the subject land that appear to potentially be impacted by the proposed development. As a condition of future subdivision, the Applicant/Owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetlands and the impacts the proposed development will have on the wetlands. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. <p>OR</p> <p>The Applicant/Owners shall submit to the County, copies of Alberta Environment and Parks regulatory approvals for disturbing/filling any wetland(s) on the subject site.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant is to provide a detailed Erosion and Sedimentation Control (ESC) Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County.

Circulation Period: November 1, 2024, to November 25, 2024.