

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	No concerns.
<b><i>Province of Alberta</i></b>	
Alberta Transportation and Economic Corridors	<p>With the information provided, this property is outside of Alberta Transportation and Economic Corridors control limits as set out in the Subdivision and Development Regulation as it is located greater than 1600 metres from the centre line of Highway 22.</p> <p>The Department, therefore, has no objections or concerns regarding this proposal, and Section 18 of the Subdivision and Development Regulation would not apply to the subdivision application.</p>
<b><i>Public Utility</i></b>	
ATCO Gas	<p>No objection. ATCO Gas has no need for a Utility Right of Way currently.</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 <a href="https://utilitysafety.ca/">https://utilitysafety.ca/</a></p> <p>For any ground disturbance within 30m of an existing gas line please contact <a href="mailto:Crossings@atcogas.com">Crossings@atcogas.com</a> 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 <a href="https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html">https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html</a></p>
ATCO Transmission	No objections.
Telus Communications	No concerns.
<b><i>Internal Departments</i></b>	
Agricultural and Environmental Services	No concerns.
Recreation, Parks, and Community Support	As municipal reserves are not required, recreation has no comment at this time.

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Fire Services & Emergency Management	Please ensure access for emergency vehicles, ie. Fire trucks, ambulance, to any permanent structures is available.
Enforcement Services	No recommendations.
Building Services	No comments.
Capital and Engineering Services	<p data-bbox="488 476 607 506"><b>General:</b></p> <ul data-bbox="500 527 1474 863" style="list-style-type: none"> <li data-bbox="500 527 1474 663">• As per the application, the applicant is proposing to adjust the boundaries between a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel in order to create a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel.</li> <li data-bbox="500 680 1433 743">• As the parcels are within the 1.6 km setback of Highway No. 22, the application shall be circulated to TEC for review and comment.</li> <li data-bbox="500 760 1474 863">• The applicant has provided a site plan showing that the existing septic fields and water wells are within the proposed boundary lines of the intended lots.</li> </ul> <p data-bbox="488 882 683 911"><b>Geotechnical:</b></p> <ul data-bbox="500 932 1507 1218" style="list-style-type: none"> <li data-bbox="500 932 1507 1163">• There are slopes of 30% or greater onsite, however, there is no proposed development on Lot 1 and Lot 2. Should the applicant propose development within the 20m setback from the top-of-bank / within the steep slope area, the applicant will be required to submit a slope stability assessment for slopes 15% or greater and a slope stability analysis for slopes 30% or greater, both conducted by a qualified professional geotechnical engineer in accordance with County Servicing Standards.</li> <li data-bbox="500 1180 1143 1218">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1234 704 1264"><b>Transportation:</b></p> <ul data-bbox="500 1285 1507 1852" style="list-style-type: none"> <li data-bbox="500 1285 1468 1314">• Range Road 43 is not part of the Long-Range Transportation Network.</li> <li data-bbox="500 1335 1507 1438">• There are three existing road approaches off of Range Road 43 providing access to the existing lot. The Owner has indicated that they intend to use the existing northern approach to access proposed Lots 1 and 2.</li> <li data-bbox="500 1455 1468 1518">• <b>As an advisory condition</b>, the Owner should prepare and register an access easement on each title, for the existing southern approach.</li> <li data-bbox="500 1535 1507 1852">• <b>As a condition of boundary adjustment/subdivision</b>, the Owner must upgrade the existing northern approach to a mutual gravel standard in accordance with County Servicing Standards. The Owner must also: <ul data-bbox="558 1656 1468 1852" style="list-style-type: none"> <li data-bbox="558 1656 1468 1719">○ Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;</li> <li data-bbox="558 1736 1130 1766">○ Provide an access right of way plan; and</li> <li data-bbox="558 1782 1425 1852">○ Prepare and register respective easements on each title, where required.</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"><li>• The Transportation Offsite Levy shall be deferred at this time as the application is for boundary adjustment only.</li></ul> <p><b>Site Servicing:</b></p> <ul style="list-style-type: none"><li>• As this application is for boundary adjustment only, there are no further requirements at this time as no additional lots will be created.</li><li>• Engineering has no requirements at this time.</li></ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"><li>• As the application is only for a Boundary Adjustment and there is no proposed change in site imperviousness, a significant impact on stormwater management is not expected. No site-specific stormwater implementation plan is warranted at this time.</li><li>• Engineering has no requirements at this time.</li></ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"><li>• Based on a desktop review, there are wetlands present on subject lands. Should the owner propose development that has a direct impact on any of the wetlands in the subjected lands, the applicant will be responsible for obtaining all required AEP approvals.</li><li>• Engineering has no requirements at this time.</li></ul>

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Circulation Period: July 19, 2024, to August 21, 2024.