

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b>Province of Alberta</b>	
Alberta Forestry & Parks, Lands Division	<p>From reviewing satellite imagery, it appears that there may be a watercourse or wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development.</p> <p>If the watercourse or wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the watercourse or wetlands. If they are determined to be Crown claimable under section 3, they should be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable watercourses or wetlands. An approval may also be required under the <i>Water Act</i>. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.</p> <p>The following links are provided for information:</p> <p>Alberta Wetland Policy Implementation  <a href="https://www.alberta.ca/alberta-wetland-policy-implementation">https://www.alberta.ca/alberta-wetland-policy-implementation</a></p> <p>Guide for Assessing Permanence of Wetland Basins  <a href="https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/98b50b87-6ffe-4c32-ae34-c49e2a3c706c/download/2016-assessingpermanencewetlandbasins-feb2016a.pdf">https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/98b50b87-6ffe-4c32-ae34-c49e2a3c706c/download/2016-assessingpermanencewetlandbasins-feb2016a.pdf</a></p> <p>Water Boundaries Crown Determination (2026 April 04)  <a href="https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/22091cbe-dc3e-44b8-a229-4a7db83c1cbd/download/waterboundariescrowndetermination-apr2016.pdf">https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/22091cbe-dc3e-44b8-a229-4a7db83c1cbd/download/waterboundariescrowndetermination-apr2016.pdf</a></p> <p>Alberta King's Printer (<i>Public Lands Act</i>, <i>Water Act</i>)  <a href="https://kings-printer.alberta.ca/Laws_Online.cfm">https://kings-printer.alberta.ca/Laws_Online.cfm</a></p>
<b>Public Utility</b>	
ATCO Gas	No objection.
ATCO Transmission	No objections.
FortisAlberta	No concerns.
Telus Communications	No concerns.

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<b>Internal Departments</b>	
Recreation, Parks, and Community Support	No comment at this time but will comment at the subdivision stage.
Fire Services & Emergency Management	<p>Fire Services would recommend the following for circulation PL20240094,</p> <p>Road Ways:</p> <ul style="list-style-type: none"> <li>a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,</li> <li>b) have a centre-line radius not less than 12 m,</li> <li>c) have an overhead clearance not less than 5 m,</li> <li>d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</li> <li>e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,</li> <li>f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</li> <li>g) be connected with a public thoroughfare</li> </ul> <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw</p> <p>4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>Ensure engineering capacity certificate for the new development and hydrant placement. Hydrants should be in operation prior to commencing construction (utilities and foundations maybe completed prior to hydrant commissioning).</p> <p>All other requirements of the NBC apply. Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p>
Building Services	No comments.
Enforcement Services	<p><i>Section 16.13 of the County Plan states that;</i></p> <p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <li><i>a. provides direct access to a road, while avoiding the use of panhandles;</i></li> <li><i>b. minimizes driveway length to highways/roads;</i></li> <li><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></li> <li><i>d. limits the number and type of access onto roads in accordance with County Policy.</i></li> </ul>

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Capital and Engineering Services	<p data-bbox="488 163 1154 193">Enforcement Services agrees with the County Plan.</p> <p data-bbox="488 228 607 258"><b>General:</b></p> <ul data-bbox="488 281 1503 411" style="list-style-type: none"> <li>As per the application, the applicant is proposing to redesignate a <math>\pm 13.91</math> hectare (<math>\pm 34.38</math> acre) portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p13.9) to facilitate future subdivision.</li> </ul> <p data-bbox="488 432 683 462"><b>Geotechnical:</b></p> <ul data-bbox="488 485 1490 632" style="list-style-type: none"> <li>Based on a desktop review, there are slopes greater than 15% around the parcel. However, both parcels have sufficient developable area with suitable slope.</li> <li>Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 653 703 682"><b>Transportation:</b></p> <ul data-bbox="488 705 1503 936" style="list-style-type: none"> <li>Access to the subject lands is via an existing access easement agreement with the adjacent lands to the east, ultimately accessing the lands via Mountain Lion Drive.</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> <li>Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 957 797 987"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="488 1010 1503 1272" style="list-style-type: none"> <li>As per the application, the parcel will be serviced via an existing PSTS system. No changes in existing servicing are proposed.</li> <li>The applicant is not required to demonstrate adequate servicing, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district and are greater than 30 acres in size.</li> <li>Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1293 919 1323"><b>Water Supply and Waterworks:</b></p> <ul data-bbox="488 1346 1503 1524" style="list-style-type: none"> <li>The applicant is not required to demonstrate adequate servicing, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district and are greater than 30 acres in size.</li> <li>Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1545 857 1575"><b>Storm Water Management:</b></p> <ul data-bbox="488 1598 1484 1810" style="list-style-type: none"> <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 depending on the information provided at the time of application.</li> <li>Engineering has no requirements at this time.</li> </ul>

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	<p data-bbox="488 180 699 205"><b>Environmental:</b></p> <ul data-bbox="488 233 1479 447" style="list-style-type: none"><li data-bbox="488 233 1479 394">• As per GIS review, there is a creek with a riparian setback area running north to south through the eastern portion of the proposed parcel. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.</li><li data-bbox="488 417 1122 447">• Engineering has no requirements at this time.</li></ul>

Circulation Period: June 10, 2024, to July 11, 2024.