

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response received
Calgary Catholic School District	No response received
Public Francophone Education	No response received
Catholic Francophone Education	No response received
Province of Alberta	
Alberta Ministry of Environment and Protected Areas	<p>From reviewing satellite imagery, it appears that 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 wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed for the wetlands and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the wetlands. If the wetlands are determined to be Crown claimable under section 3, it 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 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 https://www.alberta.ca/alberta-wetland-policy-implementation</p> <p>Guide for Assessing Permanence of Wetland Basins https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/98b50b87-6ffe-4c32-ae34-c49e2a3c706c/download/2016-assessingpermanencewetlandbasins-feb2016a.pdf</p> <p>Water Boundaries Crown Determination (2026 April 04) https://open.alberta.ca/dataset/02b938d2-a26b-41e8-b343-602b4b6c0c57/resource/22091cbe-dc3e-44b8-a229-4a7db83c1cbd/download/waterboundariescrowndetermination-apr2016.pdf</p> <p>Alberta King's Printer (<i>Public Lands Act</i>, <i>Water Act</i>) https://kings-printer.alberta.ca/Laws_Online.cfm</p>

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Alberta Transportation and Economic Corridors	<p>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</p> <p>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.</p> <p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The requirements of Section 19 are met, therefore no variance is required. If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response received
Alberta Energy Regulator	No response received
Alberta Health Services	No response received
Public Utility	
ATCO Gas	No objection
ATCO Pipelines	No objections
AltaLink Management	No response received
FortisAlberta	No concerns
TELUS Communications	No concerns

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TransAlta Utilities Ltd.	No response received
Rogers Communications	No objections
<i>Adjacent Municipality</i>	
Wheatland County	No concerns
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comments
GIS Services	No response received
Building Services	No response received
Fire Services & Emergency Management	No concerns. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> As per the application, the applicant is proposing to redesignate a ± 8.09 hectare (± 20.00 acre) portion of the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SMLp8.1) for future subdivision. <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS steep slopes 15% or greater are not observed. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the existing parcels is provided by a road approach off of Twp Rd 234. A GIS review shows an existing wetland covering the proposed frontage adjacent to Twp Rd 234. Any new road approach off of Twp Rd 234 to the proposed new parcel would go through the existing wetland. The applicant indicated that there is an existing approach to the proposed new lot located at the northwest corner of the subject parcel. This approach is not built to County standard and so must be reconstructed as a condition of future subdivision. A wetland impact assessment may be required for the access reconstruction. Township Road 234 is identified in the Long-Range Transportation Network as a Network A roadway, requiring a 36 m Road Right of Way (ROW). The current right of way is 30 m. As a condition of future subdivision, the Applicant/Owner is required to dedicate, by Caveat, a ± 3 m wide strip of land for road widening along the northern boundary of subject lands.

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Agriculture & Environment Services	<ul style="list-style-type: none"> The applicant will not be required to pay the transportation offsite levy with future subdivision, as per the applicable TOL bylaw, as the proposed parcel is greater than 7.41 acres.
	Sanitary/Waste Water:
	<ul style="list-style-type: none"> The applicant indicated that the proposed new lot will be serviced for wastewater by a new PSTS. As a condition of future subdivision, the applicant shall provide a Level 1 PSTS Assessment in accordance with the Model Process for Subdivision Approval and Private Sewage and the Alberta Private Sewage Systems Standard of Practice. The applicant will not be required to demonstrate adequate servicing for proposed remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are greater than 30 acres in size after boundary adjustment.
	Water Supply and Waterworks:
	<ul style="list-style-type: none"> The applicant indicated that the proposed new lot will be serviced for potable water with a new well. As a condition of future subdivision, the applicant/owner shall be required to drill a new well within the proposed new lot and provide a Well Driller's report confirming that the flow is equivalent to 1 igpm or greater. The applicant is not required to demonstrate adequate servicing for the proposed remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are greater than 30 acres in size after boundary adjustment.
	Storm Water Management:
	<ul style="list-style-type: none"> As the application is only for redesignation to facilitate a future 20-acre residential subdivision, Engineering has no stormwater requirements at this time. An SSIP may be required at future subdivision stage depending on the information provided at the time of application. Engineering has no requirements at this time.
	Environmental:
	<ul style="list-style-type: none"> As per GIS review, wetland areas are observed throughout the subject lands. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals. Engineering has no requirements at this time.
Agriculture & Environment Services	The applicant did not provide rationale for a new and distinct agricultural operation and therefore Agricultural Services does not support the redesignation.

Circulation Period: October 31, 2024, to December 2, 2024.