

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No comment.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	<p>Overall, AHS-SHE has no concerns with this redesignation application for future subdivision at this time, from a public health perspective. Please note, as each subdivision would be serviced by individual private wells and sewage treatment systems, that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states: A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <ul style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96). <p>Future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer.</p> <p>If any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of future development, AHS wishes to be notified.</p>

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	As MR's are not required for this application, recreation will comment at the subdivision stage.
GIS Services	No response received.
Building Services	No concerns.
Fire Services & Emergency Management	No response received.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> The application is proposing to redesignate the subject lands from Agriculture, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to accommodate 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 proposed middle lot is via an existing graveled approach off Range Road 23. As a condition of future subdivision, the applicant will be required to construct new single approaches, in accordance with County Servicing Standards, off of Range Road 23 providing access to the future northern and southern lots. The graveled Range Road 23 ends at the approach to the proposed middle lot. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with County for construction of a Regional Low Volume Road to the access of the future southern lot, in accordance with the County Servicing Standards. The Applicant/Owner may be eligible for cost recovery payments

AGENCY	COMMENTS
Agriculture & Environment Services	<p>should infrastructure constructed to support the development benefits other lands.</p>
	<ul style="list-style-type: none"> Township 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 will 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. 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.
	<p>Sanitary/Waste Water:</p>
	<ul style="list-style-type: none"> At the time of future subdivision, the applicant shall submit a Level 1 Variation Assessment that identifies the groundwater well, the type of PSTS and drain-field that are existing on the proposed middle lot and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP. At the time of future subdivision, the applicant shall submit a Level 2 PSTS Assessment to evaluate the suitability of the proposed new lots for the use of PSTS, as per the Model Process Guidelines.
	<p>Water Supply and Waterworks:</p>
<ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to drill a new groundwater well on each new lot and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm. 	<p>Storm Water Management:</p>
<ul style="list-style-type: none"> 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. Engineering has no requirements at this time. 	<p>Environmental:</p>
<ul style="list-style-type: none"> As per GIS review, no environmentally sensitive areas are observed. 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. 	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential properties from the agricultural land surrounding it. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>