

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	This application would appear to require the provision of Municipal Reserves as it does not meet the any of the four possible requirements. A) the land is not one lot being created from a quarter section of land; B) the land is not being subdivided into lots of 16.0 hectare or more and for agriculture purposes; C) the land is not being subdivided into parcels of 0.8 hectares or less; and D) nor does it appear that Municipal Reserves, Environmental Reserves, or Cash in Lieu was not previously provided.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Transportation and Economic Corridors	<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) 791.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:</p> <p>A 30 metre width service road shall be dedicated by survey along the highway frontage of the proposed 20 acre parcel.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p>

AGENCY	COMMENTS
	<ol style="list-style-type: none"> <li>1. 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, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act</li> <li>2. A copy of the Executive Summary of the Highway 791 Functional Planning Study and related right of way / access management plans are provided for information.</li> </ol>
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Energy Regulator	No response received.
Alberta Health Services	No response received.
<b>Public Utility</b>	
ATCO Gas	<p data-bbox="488 1005 1490 1102">The Landowner is required to contact ATCO Gas via Email: <a href="mailto:southlandadmin@atcogas.com">southlandadmin@atcogas.com</a> to facilitate execution of Utility Right of Way to the satisfaction of ATCO Gas.</p> <p data-bbox="488 1121 1490 1184">ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:</p> <ul data-bbox="537 1203 1511 1682" style="list-style-type: none"> <li>• 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></li> <li>• 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)</li> <li>• 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.</li> <li>• 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></li> </ul>
ATCO Pipelines	No objections.
AltaLink Management	No response received.
FortisAlberta	No easement required.

AGENCY	COMMENTS
TELUS Communications	No concerns.
<b><i>Other External Agencies</i></b>	
Western Irrigation Development	<p>The shape of the subdivided parcel is very unusual and limits development within the parcel so we're wondering if it is part of a larger plan for development in conjunction with adjacent parcels.</p> <p>The existing driveway for the remainder lot is located approximately 0.01 acres within the WID lands; however, it won't impact our ability to maintain or rehabilitate the canal so it's not worth the time and money required to remove the existing access.</p>
City of Chestermere	No response received.
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	As municipal reserves are not required for this application, recreation has no comment at this time.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	No response received.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>As per the application, the applicant is proposing to create a <math>\pm 8.09</math> hectare (<math>\pm 20.00</math> acre) parcel with a <math>\pm 23.65</math> hectare (<math>\pm 58.45</math> acre) remainder (First Parcel Out).</li> <li>As the parcel is adjacent to HWY 791, the application shall be circulated to Alberta Transportation &amp; Economic Corridors (ATEC) for review and comment.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>The subject lands do not include slopes greater than 15%.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>There is an existing road approach off of HWY 791 providing access for the Remainder lot. Access to the proposed Lot 1 is via a new panhandle with direct access to HWY 791. The proposed panhandle is 12.0 m wide.</li> <li>As a condition of subdivision, the a panhandle width is required to be 12.5 m.</li> </ul>

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant shall construct a new approach to HWY 791 to service the proposed new Lot 1.</li> <li>The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, since the proposed subdivision is a First Parcel Out as per Bylaw C-8007-2020.</li> </ul>
	<b>Site Servicing:</b>
	<ul style="list-style-type: none"> <li>No information was provided about wastewater servicing. It is assumed the proposed new Lot 1 will be serviced for sanitary wastewater by a new PSTS.</li> <li>As a condition of subdivision, the applicant shall provide a Level 1 PSTS Assessment in accordance with the <i>Model Process for Subdivision Approval and Private Sewage</i>, that assesses the suitability of the subject lands and demonstrates that the proposed development meets the requirements of the <i>Alberta Private Sewage Systems Standard of Practice</i>.</li> <li>As per the application, the proposed new lot will be serviced for potable water by a new well.</li> <li>As a condition of subdivision, the applicant will be required to drill a new well on the new Lot 1 and provide the County with a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for each well.</li> </ul>
	<b>Storm Water Management:</b>
	<ul style="list-style-type: none"> <li>As there is no proposed change in site imperviousness due to construction of new dwellings or pavement, a significant impact on stormwater runoff is not expected with the proposed First Parcel Out. No site-specific stormwater implementation plan is warranted at this time.</li> <li>Engineering has no stormwater management requirements at this time.</li> </ul>
	<b>Site Developability:</b>
	<ul style="list-style-type: none"> <li>Based on a desktop review, the proposed panhandle runs directly through an existing wetland.</li> <li>As a condition of subdivision, the applicant will be required to provide a Wetland Impact Assessment, prepared by a qualified professional, to provide a complete assessment of the wetland bodies on site in accordance with the County Servicing Standards and Provincial requirements. Should it be deemed that the wetlands are to be impacted by the proposed development, the applicant shall obtain all necessary approvals from EPA prior to the any disturbance to the wetlands.</li> </ul>
Agriculture & Environment Services	Concerns with panhandle access and potential impact to agricultural operations in the area.