

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
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.
<b><i>Province of Alberta</i></b>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Transportation and Economic Corridors	<p data-bbox="488 888 1511 1056">This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p data-bbox="488 1071 1450 1134">Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment(s):</p> <ol data-bbox="488 1148 1495 1400" style="list-style-type: none"> <li data-bbox="488 1148 1495 1253">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</li> <li data-bbox="488 1268 1495 1400">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.</li> </ol> <p data-bbox="488 1415 1495 1520">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) 8</p> <p data-bbox="488 1535 1511 1703">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 data-bbox="488 1717 1471 1883">The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p>

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	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.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No response received.
<b>Public Utility</b>	
ATCO Gas	No response received.
ATCO Pipelines	No concerns.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
Rogers	No concerns.
<b>Adjacent Municipality</b>	
Tsuut'ina Nation	No response received.
<b>Other External Agencies</b>	
Calgary Airport Authority	Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted. A separate review will be required should any development occur on the lands.
<b>Internal Departments</b>	
Recreation, Parks, and Community Support	No comments at this time.
Building Services	No comments at this time.

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Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p data-bbox="488 312 607 342"><b>General:</b></p> <ul data-bbox="537 365 1495 596" style="list-style-type: none"> <li data-bbox="537 365 1495 464">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li data-bbox="537 470 1495 596">• As per the application, the applicant is proposing to redesignate the subject lands from Agricultural, Small Parcel District to Residential, Rural Residential District to accommodate future subdivision of one additional lot.</li> </ul> <p data-bbox="488 617 683 646"><b>Geotechnical:</b></p> <ul data-bbox="537 669 1455 837" style="list-style-type: none"> <li data-bbox="537 669 1455 732">• Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands.</li> <li data-bbox="537 739 1390 802">• The applicant has submitted a Lot and Road Plan showing the geotechnical developable area.</li> <li data-bbox="537 808 1143 837">• Engineering has no requirements currently.</li> </ul> <p data-bbox="488 858 703 888"><b>Transportation:</b></p> <ul data-bbox="537 911 1511 1520" style="list-style-type: none"> <li data-bbox="537 911 1446 974">• The existing lot (Lot 2) has access off Township Road 240A from a single approach.</li> <li data-bbox="537 980 1503 1148">• The new lot (Lot 1) will require a new approach for access from Township Road 240A as shown on figure 6 Lotting plan. <ul data-bbox="634 1043 1503 1148" style="list-style-type: none"> <li data-bbox="634 1043 1503 1148">○ As a condition of future subdivision, the Owner shall construct a new gravel approach on Township Road 240A, in accordance with the County Servicing Standards, to provide access to Lot 1.</li> </ul> </li> <li data-bbox="537 1155 1503 1281">• The applicant has submitted a Trip Generation Memo prepared by ISL Engineering and Land Services dated March 22, 2022. The memo concludes that the development have minimal impact on existing traffic operations.</li> <li data-bbox="537 1287 1511 1455">• As a condition of future subdivision, the applicant may be required to pay the transportation offsite levy as per the applicable TOL Bylaw at time of subdivision decision. The TOL will be applied to the proposed new lot. The TOL does not apply to the remainder lot since it has an existing residence.</li> <li data-bbox="537 1482 1143 1520">• Engineering has no requirements currently.</li> </ul> <p data-bbox="488 1541 797 1570"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="537 1593 1511 1894" style="list-style-type: none"> <li data-bbox="537 1593 1511 1894">• The applicant submitted a Level III Private Sewage Treatment System Assessment completed by Almor Testing Services Ltd. on February 23, 2022. However, this report is deficient in a few areas. <ul data-bbox="634 1701 1511 1894" style="list-style-type: none"> <li data-bbox="634 1701 1511 1894">○ Prior to decision on subdivision, the applicant shall submit a Level IV PSTS Assessment to evaluate the suitability of the new lots for the use of PSTS, as per the Model Process Guidelines. In addition to the requirements set out in the Model Process Guidelines, the report shall address the following comments of the Level III report:</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>▪ The report shall definitively state the recommended sanitary servicing option, including clarification on whether a packaged PSTS system is required.</li> <li>▪ The report shall provide recommended locations for the proposed systems.</li> <li>▪ The report shall have all content related to foundation construction removed. This information can be submitted in a separate geotechnical assessment report if desired.</li> <li>▪ The report shall address the presence of wetlands on site.</li> </ul> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the Owner shall enter into a Site Improvements/Services Agreement with the County for the proposed new lot for the construction of the PSTS system in accordance with the Level IV PSTS Assessment as per the geotechnical recommendation.</li> <li>• Engineering has no requirements currently.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The applicant has submitted a Phase 1 Groundwater Supply Assessment completed by Groundwater Resource Information Technologies Ltd. on September 17, 2021. The report concludes that future wells completed in the subject aquifers will be capable of supplying a sufficient amount of water without causing adverse effects to existing groundwater users.</li> <li>• The applicant has submitted a Phase 2 Groundwater Supply Assessment completed by Groundwater Resource Information Technologies Ltd. on December 16, 2022. The report concludes that the test well has a long-term yield of 7.96 igpm and that sufficient water exists for the new subdivided lot. The report stated that no adverse effects are expected for existing groundwater users, provided the new wells are drilled to a depth of over 250 feet deep.</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>• The applicant has submitted a Conceptual Stormwater Management Plan completed by Osprey Engineering Inc. on April 20, 2022 and an updated revision on February 9, 2023. The report concludes that proposed development will not measurably increase the rate or volume of runoff and no centralized stormwater detention or other constructed best management practices are required. The recommendations of the Osprey report shall be followed</li> <li>• As a condition of future subdivision, the Owner shall enter into a Site Improvements/Services Agreement with the County for the proposed new lot to incorporate the recommendations listed in the Osprey Stormwater Management Report dated February 9, 2023.</li> <li>• Engineering has no requirements currently.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• The applicant has submitted a Phase 1 Environmental Site Assessment completed by Groundwater Resource Information Technologies Ltd. on January 31, 2022. The report concluded that there were no environmental concerns on the subject lands.</li> </ul>

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	<ul style="list-style-type: none"><li>• The applicant has submitted a Wetland Assessment and Impact Report completed by Omnia Ecological Services on June 6, 2024. The report concluded that there are 10 wetlands that are present on the property. No wetlands will be impacted therefore no compensations are required. Setbacks of 10 m (ephemeral, temporary) from wetland or 20 m (seasonal) were shown on Figure 12.</li><li>• A private driveway access and groundwater well drilling is proposed within the wetland setbacks to the buildable areas.<ul style="list-style-type: none"><li>○ As a condition of future subdivision, the Owner shall obtain provide the required AEP approvals.</li></ul></li><li>• As a condition of future subdivision, the Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.</li><li>• Engineering has no requirements currently.</li></ul>

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Circulation Period: October 4, 2024, to November 5, 2024.