

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No comments received.
Alberta Transportation and Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application is 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 8.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application: 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 of Section 19 of the Regulation is required.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation and Economic Corridors requires that any appeal of this subdivision be referred to the Land & Property Rights Tribunal.</p>
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	The landowner is required to Contact ATCO Gas land agent to execute a Utility Right of Way to the Satisfaction of ATCO Gas.
ATCO Pipelines	No objection.
FortisAlberta	No easement is required.
TELUS Communications	No objections.
<i>Adjacent Municipality</i>	
The City of Calgary	The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.

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	<p>The subject site is located along the Elbow River and upstream to the Glenmore Reservoir which is a highly sensitive location. Because of its sensitive location, the future private sewage treatment system for below grade septic fields for the lot would need to be operated and maintained sufficiently to ensure no impact on the water system. The City requests information regarding the use of private sewage treatment system (PSTS) in such close proximity to the Elbow River.</p> <p>From a stormwater perspective, this development should be treated the same as other areas within the Glenmore Reservoir. The use of nutrient and herbicides should be limited to a minimum, and run-on and flow through the site should be accommodated. Best management practices for stormwater and hazardous material handling (if any) should be followed. If the lands will be farmed, the City would like to be informed of the type of farming that will continue to take place to better understand the constituents it will generate.</p> <p>The Private Sewage Treatment System Level 1 should be circulated to the city for review once available. A stormwater management report does not need to be circulated to the City if this is just a typical single parcel with one dwelling type of a development, unless the farming activity may generate substantial contaminants that may potentially negatively impact environmental habitat downstream of the site or the City source water. If the subdivision is approved the applicant must follow the minimum setback for septic and water systems from water bodies as identified by the Government of Alberta.</p> <p>Watershed Planning</p> <p>Watershed Planning discourages the subdivision to create and 8.46 acre parcel on the NW-10-24-05-W05M which is immediately adjacent to the Elbow River.</p> <p>The lands in question are rated as highly vulnerable by the City of Calgary. Lands with a high vulnerability rating means that: <i>Contaminants likely to be mobilized and transported downstream during most run-off producing precipitation or snowmelt events. The time for run-off to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours.</i></p> <p>In summary, the City of Calgary discourages the proposed application as it may have impact on source water for the City of Calgary.</p>
Internal Departments	
Recreation, Parks, and Community Support	Recreation recommends taking Cash-in-Lieu for Lot 1 and deferring any balance owing for the remainder lot.
Enforcement Services	No concerns.
Fire Services & Emergency Management	No comments.

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Capital and Engineering Services	<p data-bbox="488 184 597 214"><u>General</u></p> <ul data-bbox="537 239 1484 302" style="list-style-type: none"> <li data-bbox="537 239 1484 302">• The application will need to be circulated to Alberta Transportation since the subject lands are within the 1.6 km setback from Highway 8. <p data-bbox="488 323 672 352"><u>Geotechnical</u></p> <ul data-bbox="537 378 1484 533" style="list-style-type: none"> <li data-bbox="537 378 1484 478">• Based on a desktop review, there are slopes of 30% or greater onsite. However, the site has sufficient geotechnical developable area when accounting for setbacks to the steep slopes. <li data-bbox="537 499 1170 533">• Engineering has no requirements at this time. <p data-bbox="488 554 695 583"><u>Transportation</u></p> <ul data-bbox="537 609 1500 1226" style="list-style-type: none"> <li data-bbox="537 609 1446 672">• There is no existing road approach off of Range Road 33 providing access to the subject parcel. <li data-bbox="537 693 1224 726">• The applicant is not proposing an access to Lot 2. <li data-bbox="537 747 1484 848">• As a condition of subdivision, the Owner shall construct a new mutual paved approach on Range Road 33, in accordance with the County Servicing Standards, in order to provide access to Lots 1 & 2. <ul data-bbox="634 869 1500 1100" style="list-style-type: none"> <li data-bbox="634 869 1393 970">○ Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance; <li data-bbox="634 991 1203 1024">○ Provide an access right of way plan; and <li data-bbox="634 1045 1500 1100">○ Prepare and register respective easements on each title, where required. <li data-bbox="537 1121 1455 1226">• The applicant/owner will not be required to pay the Transportation Offsite Levy as per the applicable TOL by-law at time of subdivision approval, on the gross area of the subdivision. <p data-bbox="488 1247 789 1276"><u>Sanitary/Waste Water</u></p> <ul data-bbox="537 1302 1500 1764" style="list-style-type: none"> <li data-bbox="537 1302 1500 1402">• The applicant provided a Level 4 PSTS Assessment conducted by Osprey Engineering Inc. dated October 15, 2019 that provides direction on the construction of a PSTS system on the subject lands. <li data-bbox="537 1423 1484 1612">• As a condition of subdivision, the Owner is to enter into a Site Improvements/Services Agreement with the County for Lot 1 and shall include the following: <ul data-bbox="634 1549 1468 1612" style="list-style-type: none"> <li data-bbox="634 1549 1468 1612">○ Accordance with the Level 4 PSTS Assessment, prepared by Osprey Engineering Inc. (October 15, 2019). <li data-bbox="537 1633 1500 1764">• The applicant is not required to demonstrate adequate servicing for Lot 2, as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i>, since the subject lands are located in the Ranch and Farm land use district and are greater than 30 acres in size. <p data-bbox="488 1785 915 1814"><u>Water Supply And Waterworks</u></p> <ul data-bbox="537 1839 1484 1902" style="list-style-type: none"> <li data-bbox="537 1839 1484 1902">• Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:

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Agriculture & Environment Services	<ul style="list-style-type: none"> ○ The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1; ○ Verification is provided that each well is located within each respective proposed lot's boundaries; ○ A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided. ● The applicant is not required to demonstrate adequate servicing for the remainder parcel, as per the County's <i>Residential Water and Sewer Requirements Policy (C-411)</i>, since the subject lands are located in the Ranch and Farm land use district and are greater than 30 acres in size. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> ● The proposed development is not expected to have a significant impact to existing stormwater drainage conditions. ● Engineering has no requirements at this time. <p><u>Environmental</u></p> <ul style="list-style-type: none"> ● Lot 2 is mostly within the Elbow River floodplain. ● It is the applicant's responsibility to obtain all required AEP licensing and approvals should the proposed development have a direct impact on any wetlands. ● Engineering has no requirements at this time. <p>No concerns.</p>

Circulation Period: August 15, 2019, to September 6, 2019.