

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received
Calgary Catholic School District	No concerns
Public Francophone Education	No response received
Catholic Francophone Education	No response received
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	<p>Alberta Forestry & Parks, Lands Division has reviewed the proposal and provides the following comments:</p> <p>From reviewing satellite imagery, it appears that wetlands and an unnamed watercourse on the property may be impacted by the subdivision. Under section 3 of the Public Lands Act, 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>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 wetland or unnamed watercourse 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 Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland or watercourse. An approval may also be required under the Water Act. 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 (Public Lands Act, Water Act) https://kings-printer.alberta.ca/Laws_Online.cfm</p>

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Alberta Culture and Community Spirit (Historical Resources)	No response received
Energy Resources Conservation Board	No response received
Alberta Health Services	No concerns
Public Utility	
ATCO Gas	No objection. ATCO Gas' existing and future lines are protected by an existing Utility Right of Way.
ATCO Pipelines	No objections
AltaLink Management	No response received
FortisAlberta	No response received
TELUS Communications	No concerns
TransAlta Utilities Ltd.	No response received
Other External Agencies	
EnCana Corporation	No response received
Internal Departments	
Recreation, Parks, and Community Support	No comments
GIS Services	No response received
Building Services	No response received
Fire Services & Emergency Management	No concerns
Capital and Engineering Services	<p data-bbox="488 1743 602 1768">General:</p> <ul data-bbox="537 1793 1511 2022" style="list-style-type: none"> <li data-bbox="537 1793 1511 1917">• The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures. <li data-bbox="537 1927 1511 2022">• As per the application, the applicant is proposing to create a ± 4.05 hectare (± 10.00 acre) parcel (Lot 1) with a ± 4.02 hectare (± 9.94 acre) remainder.

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	<ul style="list-style-type: none">• The applicant submitted a site plan which shows it meeting the requirement of having at least 1 acre of contiguous geotechnical developable area.• No development agreement required as part of the proposed subdivision. No road or serviced connection upgrades are being proposed.
	<p>Geotechnical:</p> <ul style="list-style-type: none">• Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands.• Engineering has no requirements at this time.
	<p>Transportation:</p> <ul style="list-style-type: none">• Access to lot 1 and the remainder lot are provided by existing approaches off Range Road 282.• As a condition of subdivision, the applicant will be required to upgrade the existing approach on the remainder lot to a mutual gravel approach with a minimum width of 7m in accordance with County Servicing Standards.<ul style="list-style-type: none">○ The applicant/owner shall contact County Road Operations for a pre-construction inspection of the proposed approach locations.○ The applicant/owner shall contact Road Operations for a post-construction inspection of the proposed approaches for final acceptance.• As a condition of subdivision, the applicant will be required to upgrade the existing approach on Lot 1 to a gravel approach with a minimum width of 6.1m in accordance with County Servicing Standards.<ul style="list-style-type: none">○ The applicant/owner shall contact County Road Operations for a pre-construction inspection of the proposed approach locations.○ The applicant/owner shall contact Road Operations for a post-construction inspection of the proposed approaches for final acceptance.• The Transportation off-site levy has not yet been collected on the subject lands. The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, as the subject lands are greater than 7.41 acres.
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none">• The applicant has indicated that Lot 1 and the remainder lot will be serviced by individual septic systems. Lot 1 currently has an existing septic system as per the tentative plan.• A Level 4 Model Process Assessment Report was submitted by Western Water Resources Inc. on February 7th, 2022, along with a redesignation application (PL20220014). The report clearly states that the remainder lot is suitable for a PSTS and that there are no apparent encumbrances within this lot. The report states that there is space available for a treatment field receiving primary or secondary treated effluent OR a subsurface treatment system receiving secondary treated effluent. The sizing of the system itself will be calculated and designed for at the building permit stage, when there is a future residence being proposed.
	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">• The applicant indicated that Lot 1 and the remainder lot will be serviced by water wells. Lot 1 currently has an existing well as per the tentative plan.

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Agriculture & Environment Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential properties from the agricultural land to the South. 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>

- A Phase 1 Groundwater Supply Evaluation Report was submitted by Western Water Resourced Inc. on December 23, 2021, along with a redesignation application (PL20220014). The report clearly states that the subject lands can sustain an additional water well on the remainder lot and have sufficient groundwater reserves to supply water for future residences within the target quarter section during peak demand periods over the long term. The report also confirms a Total Cumulative Mean Groundwater Production Potential for 24.21 IGPM for the target quarter section.
- As a condition of subdivision, the applicant must provide an Aquifer Testing (Phase II) report in accordance with County Servicing Standards.

Storm Water Management:

- The applicant submitted a Stormwater Management Report (SWMR), prepared by Western Water Resources Inc and dated January 29, 2023. The SWMR considers the subject lands, as well as the expanded lot and road plan for the surrounding area and makes recommendations to mitigate stormwater impacts for both development scenarios.
- Before the council hearing on December 10, 2024, Western Water Resources Inc. raised concerns about the accuracy of the impervious area calculations, specifically questioning whether the house size provided by the applicant would be suitable for the proposed number of bedrooms. However, after further discussion with the applicant and Western Water Resources Inc, it is clear that the numbers provided for the footprint of the house and garage were adequate and would not negatively impact stormwater management. Engineering has no stormwater concerns at this time.
- **As a condition of subdivision**, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of both lots to implement the recommendations of the Stormwater Management Report (SWMR), prepared by Western Water Resources Inc. and dated January 29, 2023.
- Engineering has no requirements at this time.

Environmental

- Should the owner propose development that has a direct impact on any of the wetlands in the subjected lands, the applicant will be responsible for obtaining all required AEP approvals.
- The applicant submitted a site plan which shows it meeting the requirement of having at least 1 acre of contiguous geotechnical developable area.