

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	After review, the Calgary Catholic School District does not have any questions or concerns regarding the referenced circulation (PL20240189). It is noted that Municipal Reserves are not required for this application but will be considered at the Subdivision Stage.
<i>Province of Alberta</i>	
Alberta Transportation & Economic Corridors	<p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Alberta Transportation and Economic Corridors has no concerns, or objections with the proposed redesignation. 2. 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 22. <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation would not be met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors is prepared to grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation, at the future subdivision stage.</p> <p>The requirements of Section 19 are met; therefore, no variance of Section 19 of the Regulation would be required, at the future subdivision stage.</p> <p>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is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed redesignation.
ATCO Transmission	ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com .
FortisAlberta	FortisAlberta Inc. has no concerns regarding this redesignation application.

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Rogers Communications	No objections.
Telus Communications	No concerns.
Cochrane Lake Gas Co-op Ltd.	No concerns.

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<i>Internal Departments</i>	
Recreation, Parks and Community Support	No comments.
Building Services	This review is based on the circulation package dated November 14, 2024. The following items have been identified: <ul style="list-style-type: none"> <li data-bbox="513 495 1458 590">a) Site is located outside fire departments 10 minute response time. limiting distance used to determine max amount of openings within an exposed building face is half the actual limiting distance. <p data-bbox="464 611 1295 636">Alberta Building Code articles for applicant/designer information:</p> <p data-bbox="464 657 1240 682">9.10.15.3. Limiting Distance and Fire Department Response</p>
Fire Services & Emergency Management	Fire Services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Enforcement Services	No comments.
Capital and Engineering Services	<p data-bbox="464 957 574 982"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="513 1010 1430 1104">• The application is proposing redesignation of subject lands from Agriculture, Small Parcel District (A-SML p8.1) to Residential, Rural Residential District (R-RUR) to accommodate future subdivision. <p data-bbox="464 1125 646 1150"><u>Geotechnical</u></p> <ul style="list-style-type: none"> <li data-bbox="513 1178 1403 1241">• Based on the review of site contours on GIS steep slopes 15% or greater are not observed. <li data-bbox="513 1262 1146 1287">• Engineering has no requirements at this time. <p data-bbox="464 1308 672 1333"><u>Transportation</u></p> <ul style="list-style-type: none"> <li data-bbox="513 1360 1479 1808">• Access to the proposed northern lot will be from an existing mutual approach off of Camden Road via mutual access easement (0812069). Camden Road is a paved road. <ul style="list-style-type: none"> <li data-bbox="610 1478 1479 1808">○ Given the proposed lot configuration, the northern proposed lot does not have frontage to a County road. Camden Road ends approximately 25 m before the proposed northern boundary. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for construction of a Country Residential Road to the boundary of the proposed northern lot and extend the existing Cul-de-sac bulb accordingly, in accordance with County Servicing Standards. The Owner must also update the existing Access Easement to incorporate the affected lots. <li data-bbox="513 1829 1398 1892">• The TOL is not applicable to subject lands as it has already been collected.

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	<ul style="list-style-type: none"> • Camden Road is not a part of the long-range transportation network. • Engineering has no requirements at this time. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • Prior to decision of future subdivision, the applicant/owner shall submit a Level 2 PSTS assessment to evaluate the suitability of the new lot for the use of PSTS, as per the Model Process Guidelines. • Prior to decision of future subdivision, the applicant/owner shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP. • Engineering has no requirements at this time. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • As per the application, the existing dwelling is being serviced via an existing groundwater well. The applicant intends on drilling a new well for the proposed new lot at the time of future subdivision. As a part of the application, the applicant submitted a Phase 1 Groundwater Supply Evaluation report from Waterline Resources Inc. (October 4th, 2024). The report clearly states that the bedrock aquifers can support the groundwater demand for the proposed development without impacting existing users. • As a condition of future subdivision, the applicant/owner must submit a Phase 2 Aquifer Testing report and Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well on the proposed lot. <p><u>Storm Water Management</u></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><u>Environmental</u></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.

Circulation Period: November 14, 2024, to December 5, 2024.