

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No comments.
<i>Province of Alberta</i>	
Alberta Health Services	<p>This Conceptual Scheme is in alignment with the Central Springbank Area Structure Plan and serves to guide future developments by applying strategic policies for land use designation and subdivisions. The subject area is within 2 km of Calgary and has a long history of country residential developments.</p> <p>AHS has reviewed the Plan from a public health perspective. Healthy communities by design (HCBD) concepts and conventional areas of public health concern were considered (potable water, wastewater systems and storm water management.)</p> <p>It is noted that the Plan is supporting a phased approach consisting of 2 development cells with future individual parcel guidelines for architectural design, landscaping design, wastewater treatment and potable water supply.</p> <p>AHS provides the following referral comments for your consideration regarding planning future development on the site.</p> <p>Local community planning and design directly affect health and well-being. Communities can support the prevention and management of chronic health conditions by creating healthier places for people to live, work and play.</p> <p>Supporting Alberta Health Services' vision (<i>Healthy Albertans. Healthy Communities. Together</i>), Safe Healthy Environments endorses the use of an evidence-based public health approach to designing healthy communities. Healthy community design promotes healthy lifestyle choices; strengthens social connections; improves community safety and resilience; and reduces rates of some injuries, chronic diseases and forms of cancer. Healthy community design can also have social and economic benefits.</p> <p>Prioritizing healthy communities by design principles (neighborhood design, transportation networks, natural environments, food systems and housing) will help build healthier people and communities. The principles for designing healthy communities are explained in detail in <i>Healthy Built Environment Linkages: A Toolkit for Design, Planning and Health</i>. This document is available at: Healthy Built Environment Linkages Toolkit - BC Climate Action Toolkit</p> <ol style="list-style-type: none"> 1. Utility Servicing: The Plan area will be serviced by with potable water through a licensed communal groundwater distribution system (wells). <ul style="list-style-type: none"> • AHS recommends that any water wells on the subject lands be completely contained within the proposed property boundaries. Please note that the drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243-2003, Section 15 (1) which states:

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	<ul style="list-style-type: none"> • “A person shall not locate a water well that supplies water that is intended or used for human consumption within <ul style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).” • Any proposed private sewage disposal systems must be completely contained within the proposed property boundaries and must comply with the setback distances outlines in the most recent Alberta Private Sewage Systems Standard of Practice. • Prior to installation of any private sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. <p>2. Stormwater Management: The Plan includes a Stormwater Management Report in support of this conceptual scheme and concludes that the “City of Calgary and Rocky View County runoff water quality guidelines are expected to be able to be met by a properly designed pond at the time of design.”</p> <p>3. All property developments must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243-2003 which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
Historic Resources Management Branch Alberta Arts, Culture and Status of Women	<p>This area has been identified as having high potential to contain historic resources. The applicant must obtain <i>Historical Resources Act</i> approval prior to proceeding with any land surface disturbance associated with subdivision development. Approval is requested by submitting a Historic Resources Application through Alberta Arts, Culture and Status of Women’s online system at www.opac.alberta.ca.</p>
Public Utility	
ATCO Gas	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p>

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	<p>1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.</p> <p>2. Subdivisions with lot sizes less than 2 acres are unacceptable and lots between 2-5 acres are subject to engineering review, if ATCO facilities are present in subdivided area.</p> <p>3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.</p> <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information. <p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Road crossing(s) must not be over any pipeline bend. • Parallel roads are not permitted within ATCO Transmission right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.</p> <p>If you have any questions or concerns, please contact the undersigned at hp.circulations@atco.com.</p>
ATCO Pipelines	No response.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
Canada Post	These new addresses will be placed into an existing community mailbox site at Lower Springbank road and Horizon View Road.

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Internal Departments	
Recreation, Parks, and Community Support	No comment.
GIS Services	No response.
Building Services	<p>The comments provided below are an initial, high-level review of design items that must be considered by the applicant, should the proposal go forward to the Building Permits stage.</p> <p>This review is an overview, highlighting some of the more significant items and it is not a complete list of all Code items applicable to the project, and is based on the design plans and specifications available at this time. <i>This review is based on the plans submitted and dated September 6, 2024 and the following items have been identified:</i></p> <p>Items Requiring Information – Additional information required for the Building Permit Application</p> <ul style="list-style-type: none"> Note that the proposed development falls outside the county's 10 minute response time based on the fire services response time map. This will impact the limiting distance (glazing) calculations for each side of each building as per article 9.10.15.3 of the NBC 2023 AE. A link to the code is provided below. All proposed buildings will require building permits. Registration on Rocky View County's MyBuild permit portal is the first step to application. Information can be found at the link below. <p>Relevant Building Services Forms, Guidelines and Checklists can be found on our website:</p> <ul style="list-style-type: none"> General Permit documents, checklists, and forms can be found here: https://www.rockyview.ca/building-forms-documents Rocky View County MyBuild login and and registration information can be found here: https://www.rockyview.ca/mybuild <p>If you have any questions or require clarification of this report, please contact Rocky View County Building Services: building@rockyview.ca.</p>
Fire Services & Emergency Management	No concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> The application is proposing to adopt "The Heights Conceptual Scheme" that provides a policy framework to guide future residential development, containing thirteen (13) residential lots ranging from 2 to 4 acres on 38.08 acres of land. The proposed conceptual scheme (CS) can be reviewed on the County's website: https://www.rockyview.ca/proposed-conceptual-schemes. The application is proposing to redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) and Residential, Rural District (R-RUR), to Residential, Country Residential District (R-CRD),

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	<p>in order to facilitate future subdivision to create 13 country residential lots, ranging from ± 2.00 to ± 4.00 acres on a ± 38.08 acres of land, within the proposed "The Heights Conceptual Scheme".</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and municipal reserve areas associated with the proposed phase of development to the satisfaction of the County's Municipal Lands department. • As a condition of future subdivision, the applicant shall be responsible to dedicate all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County. • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan with each proposed phase of the development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. • As a condition of future subdivision, the Owner is to enter into a Deferred Services Agreement with the County to be registered on title of each new lot, indicating: • Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available; • Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available. <p>Geotechnical:</p> <ul style="list-style-type: none"> • As part of the Conceptual Scheme application, the applicant/owner submitted the following report: <ul style="list-style-type: none"> ○ Geotechnical Report - Springbank Escarpment Drive Site, Rocky View County, AB – New Residential Land Development, conducted by Englobe dated March 22, 2023. The geotechnical investigation for this site included eight boreholes, and found up to 0.3m of topsoil over silt and silty clay till with traces of sand and gravel. Bedrock was encountered in one testhole at 7.6m below grade. Groundwater was encountered in two testholes at 9m below grade. The report concluded that Strip and spread footing foundations are feasible for residential development with typical progress inspections, native soils are suitable for slab-on-grade support and vehicle routes with appropriate inspections, conventional hydraulic excavators are suitable for excavating site soils. This report included a groundwater measurement program that was limited to just one reading at 7 days after borehole drilling. ○ As per the report, soils are considered to be suitable for the proposed development, but statement of stormwater ponds will not adversely affect surrounding properties due to water

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	<p>migration and/or discussion about lining for any proposed ponds was not included.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall submit a Geotechnical Evaluation report specific to the proposed development in accordance with the County's Servicing Standards, to develop appropriate geotechnical recommendations for the design and construction of the proposed development including CBR testing, recommendations for road structure design and the pond liner thickness. The Geotechnical Evaluation report shall include additional groundwater monitoring results and re-evaluate potential impacts of groundwater. <p>Transportation:</p> <ul style="list-style-type: none"> • The northern subject parcel (Block 13, Plan 2850JK) currently gains access from an existing single approach off of Horizon View Road and the southern subject parcel (Lot 4, Plan 8011118) currently gains access from an existing single approach off of Lower Springbank Road. • As per CS application, the applicant is proposing to construct two internal subdivision roads off of Escarpment Drive to access the proposed thirteen (13) residential lots and construct an approach off of Lower Springbank Road to access the PUL for the purpose of maintaining the Stormwater Pond. The existing approaches off of Horizon View Road and Lower Springbank Road will be decommissioned by the Developer once the internal subdivision roads are built. • The applicant will be required to enter into a road Right of Way (ROW) Construction Agreement to construct the roads to County standards and prepare all associated reports at future subdivision stage. • As a condition of future subdivision, the applicant shall construct a new paved approach on Lower Springbank Road, in accordance with the County Servicing Standards, in order to provide access to the PUL and decommissioning the existing single approach off of Horizon View Road and the mutual approach off of Lower Springbank Road. • As part of the Conceptual Scheme application, the applicant/owner submitted the following report: <ul style="list-style-type: none"> ○ The Heights RVC Traffic Impact Assessment (TIA) Memorandum conducted by Watt Consulting Group dated June 24, 2024. The TIA memo concluded that it is expected that the future traffic volumes from the proposed development can be adequately accommodated by the existing road network. No additional improvements are anticipated to be necessary to support the proposed development. • As a condition of future subdivision, <ul style="list-style-type: none"> ○ the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw for the proposed new lots. ○ the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a two phased development, the onsite and offsite infrastructure

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	<p>requirements shall be determined at the subdivision stage in relation to the phase proposed at that time.</p> <ul style="list-style-type: none"> • The Escarpment Dr. is classified as Long Range Transportation Network B road requiring 30 m road ROW and the current road ROW is about 20 m. As a condition of future subdivision, the owner will be required to dedicate, by Plan of Survey, a +/- 5 m strip of land as road ROW along northern boundary of subject land. • The Lower Springbank Rd is classified as Long Range Transportation 4 Lane Arterial Road requiring 40 m road ROW and the current ROW is about 30 m. As a condition of future subdivision, the owner will be required to dedicate, by Plan of Survey, a +/- 5 m strip of land as road ROW along southern boundary of subject land. • Horizon View Rd is classified as Long Range Transportation Network A road requiring 36 m ROW. The current road ROW is 25 m. As a condition of future subdivision, the owner shall be required to dedicate, by Plan of Survey, a +/- 5 m and by Caveat, a 3 m strip of land as road ROW along entire western boundary of subject land.

Sanitary / Waste Water:

- As per the newly adopted Springbank Area Structure Plan (SASP) policy 20.07, all new residential parcels less than 0.8 ha (+/-1.98 acres) in size located within either the Infill Residential Areas or the New Residential Areas shall connect to piped water and wastewater servicing at the time of subdivision. On-site servicing via water well and PSTS shall not be supported for new residential parcels less than 0.8 ha (+/-1.98 acres) in size.
- The applicant provided a Feasibility Study of Wastewater Servicing Option for the Heights Subdivision dated April 1, 2025. The Feasibility Study concluded that the only reasonable wastewater servicing option for the proposed 13 lots subdivision is the installation of individual Private Sewage Treatment Systems due to the following reasons:
 - The absence of a Regional Wastewater System;
 - Proposed lot sizes exceed 0.8 ha; and
 - The technical and financial constraints of a Decentralized Wastewater System,
- As part of the Conceptual Scheme application, the applicant/owner submitted the following report:
 - The Heights Springbank Subdivision Private Sewage Treatment Systems (PSTS) Assessment conducted by Osprey Engineering Inc., dated September 4, 2024. The PSTS Assessment recommended that Packaged Sewage Treatment Plant should be installed within each proposed new lot.
- The Conceptual Scheme application indicates that wastewater services for these sites will be facilitated through individual Packaged Sewage Treatment Plant systems (PSTS).
- **As a condition of future subdivision**, the Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
 - Accordance with the Heights Springbank Subdivision Private Sewage Treatment Systems (PSTS) Assessment conducted by Osprey Engineering Inc., dated September 4, 2024.

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	<ul style="list-style-type: none"> ○ The installation of a Packaged Sewage Treatment Plant complying with NSF 40 and/or BNQ standards and any other recommendations. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p>Water Supply</p> <ul style="list-style-type: none"> • County Policy 415 identifies that the County is committed to taking reasonable steps to support long term, safe and reliable potable water supply for its residents. • The Central Springbank ASP Policy 2.8.2 states that connection to an existing water distribution system is required for residential purposes where access is feasible and/or cost effective. • Westridge Utilities has existing water lines near the Heights Conceptual Scheme area and provided a letter on March 3, 2025 confirming the intention of Westridge to provide potable water service to thirteen single residential units to be located on the residential development proposed for Plan 2850JK, Block 13, and Plan 8011118, Lot 4. • As a condition of future subdivision, the applicant will be required to provide confirmation of the tie-in for connection to Westridge. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the application, a stormwater pond in the proposed Public Use Land (PUL) area will be designed to serve a dual function: as a water reservoir and supply for a hydrant for fire suppression purposes, if required. • As part of the application, the applicant submitted a Conceptual Storm Report for Manhattan Springbank Residential Development prepared by Scheffer Andrew Ltd., dated August 14, 2024. The report concluded that <ul style="list-style-type: none"> ○ Stormwater runoff from the proposed development can be controlled in a pond to the permissible Unit Area Release Rate (UARR) of 1.71 L/s/ha or less. Runoff volume can be controlled by the conceptual wet pond with active storage volume in the range of 4,500 c.m. ○ The runoff volume target of 45mm can be met by the site's conceptual design. The low proposed imperviousness of the development on each lot is essential to maintain the annual runoff volume target below 45 mm and UARR of 1.71 L/s/ha. • The Conceptual Storm Report conducted a single event analysis and 51-year continuous event (a period from 1960 to 2010) model using the City of Calgary Water Balance Spreadsheet. However, as per County Servicing Standards, in addition to the single event and continuous event models, a statistical analysis (required 100-year volume) is

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	<p>required when determining storage volumes for stormwater ponds using continuous simulation. With continuous simulation, maximum yearly storage volumes are generated; a statistical analysis must then be performed to determine the required 100-year volume. The result for the 1:100-year return period for the pond is required to be compared to results of single event simulation for the 24 hr., 1:100-year storm. The greater of the two is considered the governing value for design purposes. As per County Servicing Standards, an emergency spillway is required for all ponds designed to accommodate storms less than a 1:500-year storm event as per City of Calgary specifications.</p> <ul style="list-style-type: none"> <p>As a condition of future subdivision, the applicant is required to provide a Site Specific Stormwater Management Plan with details on the infrastructure to be constructed to meet the requirements of the Springbank Master Drainage Plan and County Servicing Standards. The Site Specific Stormwater Management Plan shall include a statistical analysis (required 100 year volume) to continuous simulation results. The result for the 1:100-year return period for the pond is required to be compared to results of single event simulation for the 24 hr., 1:100-year storm. The greater of the two is considered the governing value for design purposes. The updated SMP shall</p> <ul style="list-style-type: none"> ○ Evaluate the feasibility of an emergency overflow spillway for stormwater management pond, and where feasible, such provisions are to be incorporated in the pond design. ○ Include but not limited to the method of enforcing the maximum of 20% imperviousness of each lot as the development stage. ○ As the stormwater pond will be used for fire suppression purposes, the plan will have to analysis and design the required on-site storage volume to support the fire flow in accordance with the National Fire Protection Association (NFPA), the Alberta Building Code (ABC), County Servicing Standards and Specifications, and the Alberta Fire Code (AFC). ○ The plan will have to consider the permanent water level that will be required as a result of that. A hydrant will be required, and a water level marker will be present to show the required minimum depth that will be always maintained. <p>As a condition of future subdivision, the applicant/owner will be required to enter into a Development Agreement to design, construct and implement any storm water infrastructure required as a result of the development and outlined in the final approved Storm Water Management Plan;</p> <p>It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.</p> <p>As a condition of future subdivision, the applicant will be required to provide verification of Environmental Protection and Enhancement Act (EPEA) approvals and licensing for the stormwater management infrastructure including registration of the facilities and discharge.</p> <p>As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a</p>

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Agriculture & Environment Services	<p>qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</p>
	<p>Environmental:</p> <ul style="list-style-type: none">• As part of the Conceptual Scheme application, the applicant/owner submitted the following report:<ul style="list-style-type: none">○ A Phase I Environmental Site Assessment (ESA) prepared by Englobe, dated March 9, 2023. Based on the comprehensive review and visual inspection, there is no evidence of contamination or environmental concerns at the site, warranting no further environmental investigation at this time.• There are no treed or shrubbed sites within the Plan Area and it is believed to contain no environmentally sensitive or significant animal or plant species that would require mitigation measures prior to development. Engineering has no comments at this time.• As part of application, the developer has submitted a Historical Resources application and cover letter to the Ministry to determine whether a full Historical Resources Assessment (HRIA) is required. Historical Resource Act Clearance was granted by Alberta Culture and Status of Women on March 4, 2025. If the Developer or anyone else discovers a historic resource during excavation, they must notify the Minister immediately.

Circulation Period: November 12, 2024, to December 3, 2024.