

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b>Province of Alberta</b>	
Alberta Environment	<p>Thank you for the opportunity to review proposed PL20240029-30 Conceptual Scheme and Redesignation. From reviewing satellite imagery, it appears that wetlands on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, 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>If the wetlands cannot be avoided during development, 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 wetlands 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 <i>Public Lands Act</i> to alter, infill or otherwise impact Crown claimable wetlands. An approval may also be required under the <i>Water Act</i>. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.</p>
Alberta Transportation & Economic Corridors	<p>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 development(s).</p> <p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):</p> <ul style="list-style-type: none"> <li>• 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>• 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> </ul> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> <li>1. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Transportation and Economic Corridors. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks</li> </ol>

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	<p>would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed.</p> <ol style="list-style-type: none"> <li>The proponent is advised that the subdivision and subsequent development of any and all cells beyond those identified as the "Fasakin Estates" development cell shall require a new Transportation Impact Assessment (TIA) or an update to the TIA, based on the exclusive discretion of Transportation and Economic Corridors.</li> <li>Transportation and Economic Corridors expects that the municipality will mitigate the cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the Municipal Government Act.</li> </ol>
Alberta Health Services	Overall, AHS-SHE has no concerns with the proposed Conceptual Scheme or the redesignation for future subdivision proposed in this application at this time, from a public health perspective. Both the application and Conceptual Scheme outlined the plans, requirements and confirmed ability to meet demands for both potable water and wastewater services for the proposed subdivision, therefore AHS-SHE has no concerns with requirements on these items.
<b>Public Utility</b>	
ATCO Gas	No concerns.
FortisAlberta	No concerns.
Telus Communications	No concerns.
Rockyview Water Co-op Ltd.	This request will not adversely affect Rocky View Water Co-op Infrastructure.
<b>Adjacent Municipality</b>	
The City of Calgary	The subject lands are not located within the IDP policy area boundary. As a result, The City of Calgary will not be providing comments on this application.
<b>Internal Departments</b>	
Recreation, Parks and Community Support	Recreation has no comment at this time but will comment on MR dedication at the subdivision stage.
Building Services	No comments received.
Fire Services & Emergency Management	No comments received.

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Enforcement Services	<u>Current Enforcement</u> N/A
Capital and Engineering Services	<u>Historical Enforcement</u> N/A  <u>General</u> <ul style="list-style-type: none"> <li>It is to be noted that the application is proposing: <ul style="list-style-type: none"> <li>PL20240029: To adopt the Section 25 Conceptual Scheme (CS) to provide a policy framework to guide future residential redesignation and subdivision proposals within NE-25-25-03-W05M. The proposed Section 25 Conceptual Scheme is available for your review at: <a href="https://www.rockyview.ca/proposed-conceptual-schemes">https://www.rockyview.ca/proposed-conceptual-schemes</a></li> <li>PL20240030: To redesignate Block 2, Plan 2410JK, and Block 7, Plan 9410545 within NE-25-25- 03-W05M from Agricultural, Small Parcel District (A-SML p8.1), and Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the future subdivision of 14 lots between <math>\pm 0.80</math> hectares (<math>\pm 1.98</math> acres) and <math>\pm 1.63</math> hectares (<math>\pm 4.03</math> acres).</li> </ul> </li> <li>As a condition of future subdivision, The Owner will be required to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, indicating: <ul style="list-style-type: none"> <li>Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;</li> <li>Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.</li> </ul> </li> <li>The application and TIA were circulated to Alberta Transportation and Economic Corridors (ATEC) for review and comments.</li> </ul> <u>Geotechnical - Section 300.0 requirements:</u> <ul style="list-style-type: none"> <li>The applicant submitted an updated Pre-Development Slope Stability Assessment (SSA) prepared by Englobe, dated January 16, 2024. The assessment concluded that no development setbacks are required within the property to meet a 1.50 FOS against global instability and once the final grading plan is complete, Englobe should be notified to complete a post-grading slope stability analysis with new grades and development surcharges, and considering the final lot boundaries and building locations.</li> <li>As a condition of future subdivision, the applicant shall follow the recommendations of the updated SSA.</li> <li>The applicant submitted a Fasakin Estates Residential Development geotechnical report, prepared by Englobe, dated July 17, 2024. The report assessed the onsite subsurface (soil and groundwater) conditions and development constraints and provided geotechnical recommendations for the design and construction of the proposed development. The Englobe indicated that all the subject lands as it currently sits are stable.</li> <li>As a condition of future subdivision, the applicant shall follow the recommendations of geotechnical report.</li> </ul>

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	<p><b><u>Transportation - Section 400.0 requirements:</u></b></p> <ul style="list-style-type: none"> <li>As per the CS, access to the Fasakin Estates will be provided by an internal subdivision road network off of Township Road 254B. Both Internal subdivision road and Township Road 254B are dead-end road. The applicant provided secondary access to the same local road (Township Road 254B) as primary access. As per County Servicing Standards, in cases where there is not a through roadway a separate access shall be provided to the nearest adjacent road. Sound planning best practices would encourage the provision of secondary access to surrounding road infrastructure; however, given the topography of the site and existing commercial users in the immediate area there is limited opportunity for secondary connection to alternative routes. Council will have the ability to waive the requirements at their discretion.</li> <li>The applicant provided a Transportation Impact Assessment (TIA), prepared by Bunt &amp; Associates, dated August 9, 2024 for the proposed 14 lots subdivision. The TIA assessed controls and lanes at study intersections of Fasakin Heights/ Township Road 254B, Bearspaw Road/ Township Road 254B, and Bearspaw Road/ Highway 1A, and analyzed traffic volumes for current conditions, and projected traffic for opening day, 10-years and 20-year horizons. The TIA concluded: <ul style="list-style-type: none"> <li>The development generated trips are anticipated to be in the order of 8 total trips in the AM peak hour and 11 total trips in the PM peak hour;</li> <li>The study intersection of Bearspaw Road &amp; Highway 1A will require an upgrade to the northbound left turn lane from the existing permissive left turn to a protected-permissive left turn in the 2034 Background horizon. This is warranted without consideration for the development of the subject site as the movement will exceed capacity limits in the 2034 Background horizon without any Fasakin Estates site traffic added to the network.</li> <li>The addition of site traffic is not expected to appreciably change intersection operations;</li> <li>The developer will be required to upgrade Township Road 254B to a paved surface between Fasakin Heights and the CLS Landscape Supply approach, should development occur before the County upgrades the road;</li> <li>No upgrades to illumination are required; and</li> <li>The collision history indicates that the intersection of Bearspaw Road &amp; Highway 1A is operating with a collision rate within the acceptable threshold. No collision history was available for the intersection of Bearspaw Road &amp; Township Road 254B.</li> </ul> </li> <li>The TIA concluded that the addition of site traffic created by the development does not have an appreciable impact on intersection operations; however, the TIA summarized the southbound queue length from the intersection of Bearspaw Road &amp; Highway 1A back up northwards as table below. Queue lengths summarized below would</li> </ul>

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make difficult and unsafe for vehicles turning northbound left onto Township Road 254B intersection.

Scenarios	Queue Length (m)
Background	
Existing (2024)	30
Long Term (2034)	40
Long Term (2034) - Improved	65
Long Term (2044)	86
Long Term (2044) - Improved	63
After Development	
Opening Day (2024)	31
Long Term (2034)	61
Long Term (2044)	64

- As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed or subdivided. The TOL will be applied to each proposed new lot.
- It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development.

**Sanitary/Waste Water - Section 500.0 requirements:**

- As per the CS, the wastewater services will be provided via individual private sewage treatment systems.
- Prior to decision of future subdivision, the applicant shall provide a Level 4 PSTS Assessment in accordance with the Model Process Reference Document for each lot.
- It is to be noted that as per County Policy 449, the County will not permit the use of standard PSTS to support the development as the proposed subdivision will result in the creation of lots less than 4 acres. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible for proposed development, a Packaged Sewage Treatment Plant will be required to be used for each lot as a condition of future subdivision.

**Water Supply & Waterworks - Section 600.0 & 800.0 requirements:**

- As per the CS, the applicant is proposing to serve the proposed 14 lots with potable water via the Rocky View Water Co-op. The applicant provided a letter from Rocky View Water Co-op confirming that potable water capacity is available.
- As a condition of future subdivision, the applicant will be required to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, as shown

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	<p>on the Approved Tentative Plan. This includes providing the following information:</p> <ul style="list-style-type: none"> <li>○ The completion of all paperwork for water supply allocation e.g. Water Service Agreement;</li> <li>○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;</li> <li>○ The allocation and reservation of the necessary capacity;</li> <li>○ The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).</li> </ul> <ul style="list-style-type: none"> <li>• As per the application, the Developer has indicated Rocky View Water Co-op's water distribution network does not have the capacity to deliver minimum fire flow requirements as required by the County Servicing Standards. However, the Developer has indicated that they will explore opportunities at the subdivision stage to accommodate alternate methods of fire suppression such as ensuring each country residential building maintains a nominal separation of greater than 30.48 metres (100ft) in accordance with the County's Fire Suppression Bylaw C-7259-2013.</li> <li>• As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for extending potable water infrastructure at their cost within the development area in accordance with applicable Provincial regulatory requirements, the County Servicing Standards, and the Rocky View Water Co-op's specifications.</li> </ul> <p><b><u>Storm Water Management – Section 700.0 requirements:</u></b></p> <ul style="list-style-type: none"> <li>• The applicant/owner submitted a Fasakin Estates Conceptual Stormwater Management Plan (SMP) conducted by Osprey Engineering Inc., dated July 9, 2024. The SMP concluded that due to the constraints presented by topography, intermittent streams and wetlands, constructing centralized stormwater facilities (pond) to serve the Fasakin Estates development is neither practical nor desirable. The SMP simulated different scenarios and concluded that in all scenarios the average annual volume of runoff is less than the 50 mm recommended by the Bearspaw MDP and the Bearspaw-Glendale MDP. The SMP recommended that preferred decentralized measures (low impact source control practices (SCPs)), including bioretention (rain gardens) on each lot and establishment of woody vegetation in the environmental setback along the shoreline of the waterbodies noted in the BIA, should be implemented to ensure runoff volumes and peak flows are improved over pre-development conditions.</li> <li>• As a condition of future subdivision, the applicant will be required to provide a detailed stormwater management plan for the proposed storm pond and all related infrastructure in accordance with the approved Conceptual Level SMP, Bearspaw-Glenbow Master Drainage Plan, the</li> </ul>



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	<p>County's servicing Standards, Alberta Environment regulations and best practices.</p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of any proposed stormwater system and all related infrastructure in accordance with the approved stormwater management report and the County Servicing Standards.</li> <li>As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</li> <li>It is to be noted that the applicant shall be responsible for seeking all the necessary approvals from AEP for the stormwater system and acquiring required right of ways and drainage easements to service the proposed development.</li> <li>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.</li> </ul> <p><b><u>Environmental – Section 900.0 requirements:</u></b></p> <p>As part of the Conceptual Scheme application, the applicant/owner submitted the following report:</p> <ul style="list-style-type: none"> <li>Phase 1 Environmental Site Assessment (ESA) – 30080 Township Road 254B conducted by Basin Environmental Ltd., dated September 29, 2023. The Phase 1 ESA concluded that the on-site septic field is suspected to have impacted the subject site's potable water supply that poses a medium risk for environmental concern. Basin recommends a Phase 2 ESA to be completed on the subject site to ascertain the presence of any surface and subsurface environmental impacts.</li> <li>Phase 1 Environmental Site Assessment (ESA) - 30082 Township 254B conducted by Basin Environmental Ltd., dated June 16, 2023. The Phase 1 ESA concluded that the subject site presents a low risk for environmental concerns and Basin does not recommend any further environmental assessments at this time.</li> <li>Biophysical Impact Assessment (BIA) conducted by Zanshin Environmental Networks Inc. dated January 2024. As per the BIA, <ul style="list-style-type: none"> <li>Based on the riparian setback width assessment, the proponents are proposing to set aside a 15 m Environmental Reserve Easement from the edge of the intermittent stream and 6m Environmental Reserve Easement from the outer edge of the two wetlands along the north boundary to ensure that these waterbodies are protected from potential project effects.</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"><li>○ Mitigation measures are recommended for design, construction, and post-construction &amp; Monitoring phases to negate or minimize any project impacts to the Valued Ecosystem Components (VECs).</li><li>○ Provincial authorizations are required for road crossing activities within the intermittent stream.</li></ul> <ul style="list-style-type: none"><li>• Historical Resource Overview (HRO) Phase 1 - Fasakin Estates conducted by Bison Historical Services Ltd., dated October 20, 2023. HRO concluded that a Historical Resources Impact Assessment (HRIA) is recommended for the Fasakin Estates development.</li><li>• As a condition of future subdivision, the applicant shall submit a Phase 2 ESA prepared by a qualified professional to support the proposed development as recommended in the Phase 1 ESA – 30080 Township Road 254B conducted by Basin Environmental Ltd., dated September 29, 2023.</li><li>• As a condition of future subdivision, the applicant shall submit a HRIA prepared by a qualified professional to support the proposed development as recommended in the HRO Phase 1 - Fasakin Estates conducted by Bison Historical Services Ltd., dated October 20, 2023.</li><li>• Due to the wetland/intermittent stream will be directly impacted by the proposed driveway crossing activities, as a condition of future subdivision, the applicant/owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetland/ intermittent stream and the impacts the proposed development will have on the wetland/ intermittent stream. The WIA shall also provide recommendations to address the impacts to the wetland/intermittent stream.</li><li>• As a condition of future subdivision, the applicant shall follow the recommendations of the WIA through Site Improvement Service Agreement.</li><li>• As a condition of future subdivision, the applicant shall obtain all necessary approvals from AEP for the disturbance and loss to the onsite of wetlands/stream areas prior to entering into any Development Agreement with the County.</li></ul>

Circulation Period: March 20, 2024, to April 22, 2024.