



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lots being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
Alberta Health Services	<p>I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.</p>
Public Utility	
ATCO Gas	<p>ATCO Gas has no objection to the proposed Redesignation.</p>
FortisAlberta	<p>FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.</p>
Telus Communications	<p>TELUS COMMUNICATIONS INC. has no objection to the above circulation.</p>
Adjacent Municipality	
The City of Calgary	<p><i>Comments dated January 29, 2021:</i></p> <p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View</i> County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support the application and has the following comments for your consideration.</p> <p>It is unclear what has changed with the application between circulations. The City had previously identified concerns around servicing, particularly wastewater and stormwater servicing. No additional details, even at a high level, have been provided. Without information on proposed servicing systems/strategies, it is not</p>



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	<p>possible for The City or The County to fully understand the potential impact the development will have on the local environment and more specifically The City's source water. It is not clear whether the applicant is expecting service extensions to accommodate the development. Without these details (high level), The City would still suggest the application is pre-mature and would further suggest that it is the responsibility of The County as the development authority to fully understand the potential environmental implications of the development prior to granting land use, setting a precedent for subdivision consideration.</p> <p>The City's position remains that the application is pre-mature for the following reasons:</p> <ol style="list-style-type: none"> 1) The application is incomplete given the lack of any technical detail (even at a high level) on wastewater, water supply, or stormwater management. Without this information the City is unable to provide comment and continues to have concern of the negative cumulative environmental and source water impact this and other similar developments could have on The City's source water. <p>Stormwater:</p> <ul style="list-style-type: none"> • No information provided. City is unable to provide comment. Appropriate stormwater plan should be developed and inform the decision of re-designation. <p>Source Water:</p> <p>The proposed application falls within the City of Calgary source watershed within an area of high and very high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</p> <ul style="list-style-type: none"> • Areas with a high rating: <i>Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff 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> • Areas with a very high rating (in this case the result of an existing stream in the area that connects directly to the Bow River: <i>Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the rivers is potentially very short, making response to an event difficult. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained immediately.</i> <p>Application does not provide any details on source water protection.</p>



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	<p>Servicing:</p> <ul style="list-style-type: none"> • No information provided. City is unable to provide comment. Appropriate servicing plan should be developed and inform the decision of re-designation. • An MSA exists for servicing the Bearspaw School, this servicing would not be extended to any nearby developments. <p>In summary, The City of Calgary does not support the proposed application as it may have detrimental impact on source water for The City of Calgary.</p> <p><i>Comments dated April 29, 2020:</i></p> <p>The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support the application and has the following comments for your consideration.</p> <ol style="list-style-type: none"> 1) The application is incomplete given the lack of technical detail on wastewater, water supply, or stormwater management. Without this information the City is unable to provide comment. Also, The City has concerns with the negative cumulative impact this and other similar developments could have to the source watershed. 2) The City is requesting that a stormwater management plan and a servicing plan be provided to The City for review. At this time, The City is unable to provide full comments and it is difficult to understand the impacts of the application. 3) An MSA exists for servicing the Bearspaw School, this servicing would not be extended to any nearby developments. <p>Source Water:</p> <p>The proposed application falls within the City of Calgary source watershed within an area of high and very high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</p> <ul style="list-style-type: none"> • Areas with a high rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff 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. • Areas with a very high rating (in this case the result of an existing stream in the area that connects directly to the Bow River: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the rivers is potentially very short, making response to an event difficult.



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	<p>Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained immediately.</p> <p>In summary, The City of Calgary does not support the proposed application as it may have detrimental impact on source water for The City of Calgary and at this time it is difficult to understand the impacts of the application.</p>
Internal Departments	
Recreation, Parks and Community Support	The Recreation, Parks and Community Support department has reviewed the redesignation application and have no concerns at this time. Additional comments will be provided with respect to the associated subdivision application affecting these lands.
GIS Services	Just in case Bearspaw road is ever extended (There's a proposed subdivision just south of the area right now) I'd recommend that the applicant apply for a new internal road name.
Planning and Development Services - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> As per County's GIS, the site contains slopes in excess of 15% and greater than 2 m in vertical height. The applicant provided a Slope Stability Assessment, prepared by E2K Engineering Ltd, dated September 17, 2020. The assessment was based on ground-based observations incorporating observations of soil activity, potential instability and information on surficial material, groundwater, vegetation and weak zones. As per the assessment, no significant signs of slope instability were found on the slopes and the subject site can be considered reasonably safe for urban development. However, the construction of houses may adversely affect the stability of slopes during construction and after construction. Preliminary setbacks and recommendations are provided. At the time of future subdivision, the applicant will be required to provide an updated slope stability analysis in accordance with County's servicing standards and recommendation of slope stability assessment for the subject lands. The slope stability analysis shall give clear and concise recommendations on the suitability of slopes for the intended use, the assessment of factor of safety, setback distances and registration of any required easements and/or restrictive covenants. It shall also address the post development conditions recommending means and methods of mitigating any potential problems including the potential for a slope failure caused by septic fields, irrigation, access construction, stormwater erosion and other like considerations.



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	<ul style="list-style-type: none"> At the time of future subdivision, the Owner shall provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within all lots including setbacks from slope stability analysis and riparian areas of intermittent drain and stream. Land with slopes in excess of 15% may be considered as part of the developable area if a Geotechnical Engineer can certify the stability of the slopes prior to, during and after development. <p>Transportation:</p> <ul style="list-style-type: none"> As per the submitted site plan, the proposed access to subdivided lots will be through an access right-of-way. Based on this, proposed lot 1, 2 and 3 will not have a physical road access to local road network. As both legal and physical access is required in accordance with Municipal Government Act and County Plan, Engineering recommends to have a physical access by the construction of an internal road off Bearspaw Road. As a condition of future subdivision, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a Country Residential Road in accordance with the County Servicing Standards for the following: <ol style="list-style-type: none"> Construction of a new internal road system from Bearspaw Road west to the subject lands to a Country Residential (400.4) standard complete with cul-de-sac bulb, all necessary signage and approaches to each lot, Appropriate tie-in of the new internal road to Bearspaw Road; Submission of the geotechnical report for the construction of County Residential road and implementation of the recommendations of the geotechnical report Submission of ESC Plan for the construction of County Residential road and implementation of the recommendations of the ESC Plan Submission of the Construction Management Plan for the construction of County Residential road and implementation of the recommendations of the Construction Management Plan Submission of Stormwater Management Plan for the construction of County Residential road and implementation of stormwater improvements, in accordance with the recommendations of the approved Stormwater Management Plan



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	<p>g) Registration of necessary easements, right-of-ways and/or restrictive covenants to the satisfaction of the County;</p> <p>h) Appropriate onsite grading (if required) to facilitate drainage in accordance with the requirements of the approved Stormwater Management Plan</p> <ul style="list-style-type: none"> The proposed lots will be serviced by the proposed internal road. As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at the time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No information was provided. At the time of future subdivision, the applicant shall submit a Level 4 PSTS Assessment for proposed lot 1, 2, 3 and 4, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County. a) If the recommendations of the PSTS assessment indicate improvements are required, as a condition of a future subdivision, the Owner shall enter into a Site Improvements/Services Agreement with the County. As a condition of future subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Applicant provided a Phase 1 Groundwater Supply Evaluation, prepared by Solstice Environmental Management, dated December 4, 2020. The Phase 1 Groundwater supply report concluded following: <ul style="list-style-type: none"> There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users, at a rate of 1250 m³/year. It appears that no significant water level decline in the aquifer would be expected due to addition of new wells. No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.



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	<ul style="list-style-type: none"> As a condition of future subdivision, applicant shall provide following for each new well: <ol style="list-style-type: none"> Well Driller's Report confirming a minimum pump rate of 1.0 IGPM. An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new well in accordance with County's servicing Standards; and The results of the aquifer testing meeting the requirements of the Water Act <p>Storm Water Management:</p> <ul style="list-style-type: none"> No information was provided. At the time of subdivision, applicant shall provide a site-specific stormwater implementation plan, prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with County's Servicing Standards. Should any improvements be recommended in the site-specific Storm water implementation Plan, as a condition of future subdivision, the applicant/Owner will be required enter into a Development Agreement (Site Improvement/Servicing Agreement) for the construction of such improvements. As a condition of subdivision, the applicant is required to enter into Deferred Services Agreement with County requiring the owner to tie into municipal services when they become available. <p>Environmental:</p> <ul style="list-style-type: none"> Based on the review of County GIS, Intermittent drain and stream pass through proposed development. The extent of riparian area for the drain and stream is 30 m which covers some of proposed lot 1, 2 and 3. The applicant provided a Desktop Assessment of a Riparian Setback, prepared by Ghostpine Environmental Services Ltd., dated September 18, 2020. Based on desktop assessment, a watercourse (stream) was identified on site. The total riparian setback recommended for the watercourse is 30 m based on site constraints and vegetated filter strip. It's to be noted that intermittent drain was not assessed through a Desktop Assessment of Riprap Setback by Ghospine Environmental Services Ltd. However, applicant indicated a detailed environmental assessment would include this area prior to development of the applicable lot. At the time of subdivision, the applicant shall provide a detailed environmental assessment including a intermittent drain on proposed lot 1 to determine an appropriate riparian



ROCKY VIEW COUNTY

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Agriculture & Environment Services	<p>setback for the intermittent drain. The new setback shall be determined in accordance with the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region."</p> <ul style="list-style-type: none"> • The applicant shall take into consideration the on-site riparian areas for Intermittent drain and stream for the geotechnical developable area assessment required at the time of subdivision. • In accordance with Policy # 419, the County will rely on science-based standards to develop setback requirements for riparian lands adjacent to watercourses and water bodies. • Applicant shall be responsible for obtaining approval from AEP under the <i>Water Act</i> for the disturbance/loss of watercourses. <p>No agricultural concerns as this parcel falls within the Bearspaw Area Structure Plan.</p>

Circulation Period: March 26 to April 29, 2020

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.