



TEL 403-230-1401
FAX 403-277-5977

Engineering – Circulation Comments

911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

FILE NUMBER(S): 07328001 (07327A & 07327B) Land Sale
LEGAL DESCRIPTION: WSW & WNW-27-27-28-W4M
APPLICANT/ OWNER: Benedict Edward Thorlakson / Rocky View County
DATE: July 4, 2024

Engineering has undertaken a review of the above noted application(s) and provides the following comments/recommendations/issues which need to be resolved and shall be read in conjunction with the attached Inspection Report. The review of this file is based upon the application submitted. These conditions/recommendations are subject to change at future subdivision/development permit stage to ensure best practices and procedures.

Recommendations

General

- The application is proposing to consolidate the closed Road Allowance (+/- 8 acres) into the adjacent land to the east, in order to create a +/- 132.74 hectares (+/- 328 acres).

Geotechnical - Section 300.0 requirements:

- Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands.
- Engineering has no requirements at this time.

Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.

Sanitary/Waste Water - Section 500.0 requirements:

- Engineering has no requirements at this time.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- Engineering has no requirements at this time.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.

Environmental – Section 900.0 requirements:

- Based on a desktop review, there are wetlands on subject parcels. Should the applicant propose future development that has a direct impact on the wetland, the applicant will be responsible for obtaining all required EPA approvals.
- Engineering has no requirements at this time.

Discussion:

If you have any further questions or require clarification with regards to the above, please do not hesitate to contact the undersigned.

Regards,



TEL 403-230-1401
FAX 403-277-5977

Engineering – Circulation Comments

911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

Michael Zhao, P.Eng. / Municipal Engineer
Engineering Services