

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	As noted Municipal Reserves are outstanding and comprise 10% of the parent parcel.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Transportation & Economic Corridors	<p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <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"> 1. 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, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act 2. 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 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. Please note that the

AGENCY	COMMENTS
Alberta Health Services	<p>Alberta Transportation and Economic corridors exempts all residential uses that otherwise comply with the municipality's Land Use Bylaw for all proposed parcels within this subdivision from the requirement to obtain a Roadside Development Permit.</p> <p>Any non-residential applications or further subdivision voids this exemption and a roadside development would be required in these scenarios. Please contact TEC for clarity regarding any questions regarding permitting requirements.</p> <p>3. 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.</p> <p>4. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.</p> <p>5. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.</p> <p>Alberta Health Services-Environmental Public Health (AHS-EPH) thanks you for the opportunity to comment on the above noted land use application from a public health perspective.</p> <p>It is understood that this application proposes to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.</p> <p>Documents submitted for this application, in addition to internal files and publicly available databases have been reviewed.</p> <p>Overall, AHS-EPH has no concerns with this subdivision application at this time, from a public health perspective.</p> <p>Although no specific information was provided regarding drinking water source, based on location and that septic separation tanks and drainage field/mounds will be used, it is assumed that each property will have its own private well. Please note that any water wells on the subject lands should be completely contained within the proposed property boundaries. A 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 (AR 243/2003), which states:</p> <p>A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <p>a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system,</p>

AGENCY	COMMENTS
	<p>b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,</p> <p>c) 30 metres of a leaching cesspool,</p> <p>d) 50 metres of sewage effluent on the ground surface,</p> <p>e) 100 metres of a sewage lagoon, or</p> <p>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).</p> <p>Future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer.</p> <p>If any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of future development, AHS wishes to be notified.</p>
Public Utility	
ATCO Gas	No response received.
ATCO Pipelines	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named revised plan and withdraws its objection dated MAY 21, 2024 subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <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. 3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 5. ATCO Transmission requires a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 6. 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. <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. 7. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.

AGENCY	COMMENTS
FortisAlberta	No concerns.
TELUS Communications	Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new development.
Westridge Utilities Inc.	No response received.

Adjacent Municipality

The City of Calgary	<p>Thank you for the circulation of the above noted application and for the opportunity to provide comments. The City of Calgary has reviewed the application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. City of Calgary Administration offers the following comments for your consideration.</p> <ul style="list-style-type: none"> Rocky View should ensure that the composition and ROW width for Springbank Road along the south edge of the subdivision are appropriately addressed, including any ROW widening and implementation/construction opportunities. With respect to Springbank Road, the City notes the following: <ul style="list-style-type: none"> The existing ASP identifies the corridor as “Major Collector” Draft ASP tentatively identifies the corridor as an Industrial Commercial Collector (I/CC: 36m ROW, 4 lanes, per County Standards) Figure 6 of Appendix D of the Partridge View CS (Section B-B) appears to show 35m ROW – existing 27m, plus 5m widening, plus 3m “future” widening; it’s not clear how the ROW shown aligns with the 36m I/CC standard nor what the alignment of a 4-lane road would be along the site boundary. <p>In light of recent discussions between Rocky View, the City, and Alberta Transportation and Economic corridors regarding potential changes to Highway 563, Rocky View should ensure that the segment of Springbank Road bounding this subdivision is appropriately established (at a minimum in terms of ROW width). Springbank Road should be established such that it can adapt to any network changes that will be put in place alongside the changes to Highway 563 (for example, if a discontinuity is introduced in Highway 563, then subsequent improvements to the segments of Range Road 31 and Springbank Road that connect between Highway 1 and Highway 201 may be identified to address the overall network connectivity).</p>
---------------------	--

Other External Agencies

Canada Post	This development will be serviced by community mailbox. Please have the developer reach out to me to arrange a location for the address when development starts.
-------------	--

AGENCY	COMMENTS
Internal Departments	
Recreation, Parks, and Community Support	Recreation is in support of the dedicated MR as it promotes future opportunity for linear pathway connectivity.
GIS Services	Developer to submit a road naming application as a condition of subdivision.
Building Services	No concerns.
Capital and Engineering Services	<p data-bbox="488 512 607 541">General:</p> <ul data-bbox="488 562 1503 688" style="list-style-type: none"> <li data-bbox="488 562 1503 688">• The application is proposing to create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve. <p data-bbox="488 714 841 743">Development Agreement:</p> <ul data-bbox="488 764 1503 1612" style="list-style-type: none"> <li data-bbox="488 764 1503 890">• As a condition of subdivision, the owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul data-bbox="537 903 1471 1092" style="list-style-type: none"> <li data-bbox="537 903 1414 961">• Design and construction of a public road system with associated infrastructure which includes the following: <ul data-bbox="630 966 1471 1092" style="list-style-type: none"> <li data-bbox="630 966 1305 995">○ Construction of internal roadway and cul-de-sac; <li data-bbox="630 999 1455 1029">○ Intersection treatment in accordance with the approved TIA; <li data-bbox="630 1033 1471 1092">○ Offsite network improvements, if required, in accordance with the approved TIA; <li data-bbox="537 1104 1471 1163">• Design, construction and implementation of the recommendations of the approved Stormwater Management Plan; <li data-bbox="537 1167 1446 1226">• Dedication of necessary easements and right of ways for utility line assignments; <li data-bbox="537 1230 1382 1260">• Mailboxes are to be located in consultation with Canada Post; <li data-bbox="537 1264 1273 1293">• Installation of power, natural gas and telephone lines; <li data-bbox="537 1297 1357 1356">• Implementation of the recommendations of the Construction Management Plan; <li data-bbox="537 1360 1471 1390">• Implementation of the recommendations of the Geotechnical Report; <li data-bbox="537 1394 1479 1470">• Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement; <li data-bbox="537 1474 1503 1533">• Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services; <li data-bbox="537 1537 1414 1612">• Obtaining approval for a road name by way of application to and consultation with the County. <p data-bbox="488 1633 683 1663">Geotechnical:</p> <ul data-bbox="488 1684 1503 1812" style="list-style-type: none"> <li data-bbox="488 1684 1503 1812">• The applicant provided a Geotechnical Site Investigation report prepared by Almor Testing Services Ltd., dated May 2015 at Partridge View Conceptual Scheme (CS) Amendment & Redesignation stage and engineering has no further comments.

AGENCY	COMMENTS
	<p>Transportation (Road Widening and Site Plan):</p> <ul style="list-style-type: none"> Springbank Road is part of the Long Range Transportation 4 Lane Arterial Road, requiring 40 m Road Right of Way (ROW). The current right of way is 27 m. As a condition of subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m and by Caveat, a +/- 3.0 m, strip of land as road ROW along entire southern boundary of subject lands. Horizon View Road is part of the Long Range Transportation Network A Road, requiring 36 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of subdivision, the Owner shall be required to dedicate, by Plan of Survey a +/- 5.0 m and by Caveat, a +/- 3.0 m strip of land as road ROW along entire eastern boundary of subject lands. The intersection of Springbank Road and Horizon View Road is a four leg intersection with stop control posted on its north and south legs. Currently there are acceleration lanes, 70m and 80m long on west and east leg, respectively and deceleration lane (80m long) on west leg. According to the Springbank Functional Study, this intersection is planned to be modified to a signalized and channelized intersection with two traffic lanes and channelized right turn lanes in the westbound and eastbound directions. It is proposed to keep the existing lane configurations on the minor approaches (north and south). As a condition of subdivision, the Owner shall be required to implement improvement plans at the Springbank Road / Horizon View Road intersection in accordance with the Greater Springbank Functional Study. <p>Transportation (Access and Road Network):</p> <ul style="list-style-type: none"> The existing lot gains access off Horizon View Road from a single approach. The Applicant proposes to construct an internal subdivision road to provide access to the development. The County has received an application for a similar subdivision immediately east of the subject application. The access road alignment must be consistent with that of the adjacent proposal in order to establish a proper intersection alignment (avoid an offset intersection). The Owner provided a Traffic Impact Assessment (TIA) prepared by Scheffer Andrew Ltd., dated February 2015 at Partridge View CS Amendment & Redesignation stage. As a condition of subdivision, the applicant will be required to enter into a Development Agreement with the County to design and construct the internal subdivision road (County Residential Road), cul-de-sacs, intersections, and other related infrastructure in accordance with the County Servicing Standards and any other offsite upgrades required as outlined in the TIA. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per the application, the proposed eight new lots will be serviced with individual private Sewage Treatment System (PSTS) for sanitary/wastewater disposal. In accordance with Policy 449, the County does not support the use of any type PSTS for lot sizes less than 1.98 acres. However, the Amendment of Partridge View Conceptual Scheme (Bylaw C-7526-2015) approved lot size of 1.82 acres for this subdivision and indicated that the proposed nine lots of development is to be provided by advanced Packaged Sewage Treatment Plants involving a septic tank, secondary treatment unit and

AGENCY	COMMENTS
	<p>dispersal field. The amendment policy states that a PSTS Level 4 Assessment is required to be submitted to the County to verify the suitability of the soil to accommodate "Package Sewage Treatment Plants".</p> <ul style="list-style-type: none"> • The Owner provided a Level 4 Assessment prepared by Almor Testing Servies Ltd., dated May 7, 2015 and a PSTS memo prepared by Almor, dated February 3, 2025 in accordance with the Model Process Reference Document for subject lots. The memo confirmed that each of the areas tested is suitable for a Packaged Sewage Treatment System, based on the Level 4 Assessment. • As a condition of 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: <ul style="list-style-type: none"> ○ Accordance with the Level 4 PSTS Assessment prepared by Almor Testing Servies Ltd., dated May 7, 2015. ○ The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations. • As a condition of subdivision, the Owner is 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"> ○ 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.

Water Supply and Waterworks:

- As per the application, the proposed eight new lots will be serviced for potable water with piped water distribution system provided by Westridge Water Utilities Inc. The applicant provided a confirmation of Application to contract for potable water service with Westridge Water Utilities Inc.
- The Westridge Water Utilities confirmed that they have the capacity to supply the proposed subdivision. However, Westridge does not make representations with respect to fire flows or fire protection.
- As per County Fire Hydrant Water Suppression Bylaw (C-7259-2013) and County Servicing Standards Fire Flow requirements, the fire suppression systems are required to service the development because the lot sizes of the development do not comply with Country Residential standards, which define a qualifying lot as 1.98 acres or greater with a nominal building separation of more than 100 feet.
 - As this condition cannot be met, Council must waive the requirement. As a condition of subdivision, a 100 foot nominal building separation must be maintained.
- As a condition of subdivision, the Owner is to provide confirmation of the tie-in for connection to Westridge Water Utilities Inc., an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
 - The completion of all paperwork for water supply allocation e.g. Water Service Agreement;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision; ○ The allocation and reservation of the necessary capacity; ○ 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.). • As a condition of subdivision, the Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, 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>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a conceptual Stormwater Management report (SWMP) prepared by Scheffer Andrew Ltd., dated February 25, 2015 at Partridge View CS Amendment & Redesignation stage. The detailed comments regarding the conceptual SWMP was provided on August 17, 2015. • As a condition of subdivision, the Owner shall provide a Site-Specific Stormwater Management Plan, in accordance with Springbank Master Drainage Plan (MDP) and County Servicing Standards. Implementation of the Stormwater Management Plan shall address County's detailed comments dated August 17, 2015 and include the following: <ul style="list-style-type: none"> ○ If the recommendations of the Site-Specific Stormwater Management Plan require improvements, then the Owner shall enter into a Site Improvements Service Agreement with the County; ○ Registration of any required easements and / or utility rights-of-way; ○ Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and ○ Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system. <p>Site Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include: <ul style="list-style-type: none"> ○ Weed management during the construction phases of the project. ○ Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

AGENCY	COMMENTS
	<p data-bbox="487 189 763 220">Payments & Levies:</p> <ul data-bbox="487 241 1510 378" style="list-style-type: none"><li data-bbox="487 241 1510 378">• As a condition of 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.

Circulation Period: May 16, 2024, to June 17, 2024.