

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No comment.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response.
Alberta Transportation and Economic Corridors	No response.
Alberta Sustainable Development (Public Lands)	No response.
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	<p>All residential (house, duplex, quadplex, condo, apartment), commercial (condo, apartment), and outbuildings (garages, sheds, play structures, etc.) must be built outside the AltaLink right of way and cannot be located beneath AltaLink transmission facilities.</p> <p>Please note that AltaLink transmission lines produce induced electric and magnetic fields (EMF) that may extend slightly beyond the right of way of the transmission line. Based off the clearance in the area, we strongly recommend that structures exceeding 2.0 meters are not placed within 15.0 meters of an AltaLink line.</p> <p>Also, we require that you have the appropriate grounding measures in place to ensure safety, once again due to EMF.</p>

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	These would be our initial guidelines regarding the construction of the residential lots. Once a more detailed design has been completed, we would appreciate more information about the exact location of the lots, heights of buildings, any road, and grading changes, etc. to provide a more detailed plan. Please let me know if you have any questions or concerns. Please direct all responses to Oe.Lines@AltaLink.ca (cc'd above).
FortisAlberta	No easement is required.
TELUS Communications	TELUS Communications Inc will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement. (Please include the original circulation package and this response).
TransAlta Utilities Ltd.	No concerns.
Rockyview Gas Co-op Ltd.	No response.
Internal Departments	
Recreation, Parks, and Community Support	No comment.
GIS Services	No response.
Building Services	For all residential applications, all applicants must submit a complete application as per the requirements of the Building Permit Checklist for a New Single Family Dwelling. Applications missing some documentation may be delayed. All applications must be made on the MyBuild portal. Single-Family-Dwellings_Checklist.pdf (rockyview.ca)
Fire Services & Emergency Management	<p>Fire Services would recommend the following:</p> <p>Road Ways:</p> <ul style="list-style-type: none"> a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory b) have a centre-line radius not less than 12 m c) have an overhead clearance not less than 5 m d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) be connected with a public thoroughfare

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Capital and Engineering Services	<p><u>C-7259-2013 Fire Hydrant Water Suppression Bylaw</u></p> <p>4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants as well as the Private Water System with the necessary level of Fire Flow are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>Ensure engineering capacity certificate for the new development and hydrant placement. Hydrants should be in operation prior to commencing construction (utilities and foundations maybe completed prior to hydrant commissioning).</p> <p>All other requirements of the NBC apply. Quote the RVC Fire Service Level Policy C-704. RVC Fire Hydrant Bylaw for hydrant spec and min flow rates.</p>
	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the proposal is to create 81 residential lots on \pm 4.474 hectares (\pm 11.055 acres) of land within the Bridges of Langdon Conceptual Scheme (Bridges of Langdon Phase 3B). • As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> a) Design and construction of the public internal road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements. b) Design and construction of the paved pathway connection to Centre Street including signage and any necessary easement agreements. c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards. e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws. f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.

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	<p>g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.</p> <p>h) All necessary site grading including a building grade plan as per County Standards and Bylaws.</p> <p>i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.</p> <p>j) Implementation of the recommendations of the construction management plan.</p> <p>k) Implementation of the recommendations of ESC plan.</p> <p>l) Installation of power, natural gas, and telecommunication lines.</p> <p>m) Obtaining all necessary approvals from AEP.</p> <p>n) Dedicating 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.</p> <p>o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.</p> <p>p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.</p> <p>q) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.</p> <p>r) Obtaining approval for a road name by way of application to and consultation with the County.</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to provide a detailed landscaping plan for all open space, municipal reserve areas, and the north pond associated with the proposed phase of development to the satisfaction of the County's Municipal Lands department. As a condition of subdivision, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards. As a condition of subdivision, the applicant will be required to submit an erosion and sediment control plan, prepared by a qualified professional, to outline ESC measures in accordance with section 1200 of the County Servicing Standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a geotechnical report, prepared by Beairsto & Associates Engineering Ltd. dated March 8, 2024. The report is deficient in groundwater monitor as it only includes three (3) readings taken about 1 week apart. As a condition of subdivision, the applicant shall submit an updated geotechnical report to include adequate groundwater monitoring in

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	<p>accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards.</p> <ul style="list-style-type: none"> ○ Alternatively, since Phase 3B appears to be in relatively close proximity to Phase 2, the applicant may submit a geotechnical memo, prepared and authenticated by a professional geotechnical engineer, confirming that the conclusions and recommendations of the previous geotechnical report for Phase 2, including the groundwater conditions, are applicable to the Phase 3B development. <ul style="list-style-type: none"> • As a condition of subdivision, the applicant shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site. <ul style="list-style-type: none"> ○ A Deep Fills Report, prepared by a professional geotechnical engineer, will be required for all areas of fill greater than 1.2 m in depth. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant submitted an updated Traffic Memo prepared by Bunt and Associates, dated December 5, 2024. The report was prepared for the previous Bridges of Langdon Phase 4 (BOL 4) subdivision, however, it includes current proposed subdivision in the analysis. The report indicates offsite improvements are required to support the Phase 4 development with the inclusion of Phase 3B. The developer of Phase 4 is required to construct as a condition of their subdivision. These offsite improvements include: <ul style="list-style-type: none"> ○ Implement centerline painting along Railway Avenue, between Mowat Street and Centre Street, to the satisfaction of the County. ○ Upgrade Railway Avenue to a 9 m paved standard acceptable to the County, between Mowat Street and Vale View Road. ○ Upgrade the intersection at Mowat Street and Railway Avenue to a 3-way stop. • As a condition of subdivision, the applicant will be required to pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development, including the above noted improvements. • As a condition of subdivision, the applicant will be required to dedicate the necessary width of additional ROW along the frontage of the development with Centre Street (approximately 5 m), in accordance with the Langdon Transportation Network Analysis. • As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.

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	<ul style="list-style-type: none">It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required by the TIA) to support the proposed phase of development <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none">The sanitary collection system within the proposed development will tie into the piped sanitary collection system to be constructed with Bridges of Langdon (BOL) Phase 3. Wastewater will be conveyed to the sanitary lift station which was constructed with BOL Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant.The applicant provided a wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd. dated August 28, 2024, which included a projected average daily wastewater flow 69.3 m³/day for the proposed development, based on the proposed 81 lots.As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval.As a condition of subdivision, the applicant may be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant.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 and Waterworks:</p> <ul style="list-style-type: none">The applicant provided updated written confirmation from Langdon Waterworks, dated April 30, 2024, indicating their ability to service the Phase 3B development for residential water flows and fire flows and pressures.As a condition of subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.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>Stormwater Management:</p> <ul style="list-style-type: none">As part of the previous redesignation application, the applicant provided a stormwater management report, prepared by LGN Consulting Engineering Ltd. dated December 4, 2023. With the subdivision application, the applicant provided an updated stormwater memo prepared by LGN Consulting Engineering Ltd. dated April 2, 2024. The reports confirm that

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	<p>the existing downstream stormwater system, including the pond and canal, that was constructed in previous phases of Bridges of Langdon has capacity for the development of Phase 3B without any upgrades required.</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant may be required to pay cost recoveries to Others for oversized infrastructure that benefits the proposed development. As a condition of subdivision, the applicant will be required to provide payment of the Offsite Stormwater Levy, in accordance with the applicable levy bylaw at time of Subdivision approval, for the improvements to the local (Hamlet) and regional (CSMI) drainage network. As a condition of subdivision, the applicant will be required to provide verification of AEP approvals and EPEA registration for the stormwater system. As a condition of 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 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. 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>Environmental:</p> <ul style="list-style-type: none"> With the previous Phase 3 subdivision, the developer submitted a Biophysical Impact Assessment prepared by Tannas Consulting Services Ltd. and dated December 2022. The assessment covered the entire quarter-section (NE 15-023-27-W4M), which include the current proposed development boundary, and provided a summary of the potential environmental concerns associated with the proposed development based on published information and field investigation. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of development on the environment. The environmental impacts identified in the BIA include: <ul style="list-style-type: none"> permanent impacts to native vegetation within onsite wetlands to be removed; two (2) rare plant species, also found in other wetlands in the local area, to be maintained through cultivation; some removal of sensitive wildlife species habitat to be done outside of critical breeding windows; and minor impacts to onsite hydrology from wetland removals, mitigated through ESC plan implementation and other BMPs.

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Agriculture & Environment Services	<ul style="list-style-type: none">• With this proposed development, the applicant provided a Desktop Wetland Assessment for the development prepared by Base Land & Environmental, dated April 16, 2024. The applicant subsequently submitted a Wetland Assessment and Impact Report (WAIR), dated May 26, 2025. The report builds upon the desktop analysis and includes a filed assessment of the site to identify and delineate all wetlands and environmentally sensitive features and provides recommendations for impact mitigation.• As a condition of subdivision, the applicant/owner will be required to submit an Environmental Protection Plan conducted by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the WAIR during the construction of the proposed development.• As a condition of subdivision, the applicant will be required to prepare or update all necessary Wetland Identification, Wetland Assessment and Impact and Replacement Reports and obtain Water Act approvals from EPA for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.

Circulation Period: May 28, 2024, to June 18, 2024.