

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Transportation and Economic Corridors	<p>The requirements of Section 18 of the <i>Matters Related to Subdivision and Development Regulation</i> (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>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 <i>Municipal Government Act</i>.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Energy Regulator	No response received.
Alberta Health Services	Based on the information reviewed, AHS-EPH has no concerns with the application at this time.
<b><i>Public Utility</i></b>	
ATCO Gas	No objection
ATCO Pipelines	No objection
AltaLink Management	No response received.

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FortisAlberta	No response received.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
<b>Adjacent Municipality</b>	
The City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments, which echo our previous comments provided on PL20230143, for your consideration.</p> <p>While The City acknowledges that the subject lands are already fragmented, it is our opinion that this application is not in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>.</p> <p>The subject parcel is located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Generally, The City of Calgary is not supportive of subdivision applications within the growth areas.</p> <p>Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> <li>• The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc.</li> <li>• The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes.</li> </ul>

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	<ul style="list-style-type: none"> <li>The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development.</li> <li>The liability of existing on-site servicing for small parcels.</li> </ul> <p>Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors will be maintained as unfragmented as possible. While we understand this area has already experienced fragmentation, each new application to subdivide further perpetuates the issue and The City of Calgary continues to not support subdivision within our identified growth areas.</p>
<b>Other External Agencies</b>	
EnCana Corporation	No response received.
<b>Internal Departments</b>	
Recreation, Parks, and Community Support	As municipal reserves were previously dedicated, recreation has no comment at this time.
GIS Services	No response received.
Building Services	<p>No comments.</p> <p>Relevant Building Services Forms, Guidelines and Checklists can be found on our website: <a href="https://www.rockyview.ca/building-forms-documents">https://www.rockyview.ca/building-forms-documents</a></p>
Fire Services & Emergency Management	<p>Fire Services would recommend the following for circulation PL20240109.</p> <p>Road Ways:</p> <ul style="list-style-type: none"> <li>a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,</li> <li>b) have a centre-line radius not less than 12 m,</li> <li>c) have an overhead clearance not less than 5 m,</li> <li>d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</li> <li>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,</li> <li>f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</li> <li>g) be connected with a public thoroughfare</li> </ul> <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw</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</p>

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Capital and Engineering Services	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.
	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).
	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.
	<b>General:</b> <ul style="list-style-type: none"><li>As per the application, the applicant is proposing to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.81 hectare (± 2.00 acre) remainder (Lot 2).</li><li>As the parcel is within 1.6 km setback of Highway No. 566, the application shall be circulated to Alberta Transportation and Economic Corridors for review and comment.</li><li>No development agreement required as part of the proposed subdivision. No road or serviced connection upgrades are being proposed.</li></ul>
	<b>Geotechnical:</b> <ul style="list-style-type: none"><li>Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands.</li><li>Engineering has no requirements at this time.</li></ul>
	<b>Transportation:</b> <ul style="list-style-type: none"><li>Mountain View Close is not part of the long-range transportation network.</li><li>Park lane is a dead end road and there are 30 lots that gain access off of Park Lane. However, an emergency access has been determined to be infeasible, and therefore not required.</li><li>There is an existing road approach off Mountain View Close providing access to Lot 1. <b>As a condition of subdivision</b>, the applicant will be required to repair/upgrade the existing paved approach in accordance with County Servicing Standards.</li><li>As per the tentative plan provided with the application, the applicant intends on constructing a new road approach off Mountain View Close to provide access to Lot 2.</li><li><b>As a condition of subdivision</b>, the applicant shall construct a new paved approach on Mountain View Close, in accordance with County Servicing Standards, to provide access to Lot 2.<ul style="list-style-type: none"><li>The applicant must contact Engineering for a pre and post construction inspection for final acceptance.</li></ul></li></ul>

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	<ul style="list-style-type: none"> <li>The Transportation off-site levy has not yet been collected on the subject lands. <b>As a condition of subdivision</b>, the applicant will be required to pay the transportation offsite levy in accordance with Bylaw C-8007-2020.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>The applicant has indicated that Lot 1 and Lot 2 will be serviced by individual septic systems.</li> <li>The applicant has submitted a Level 3 PSTS Assessment to evaluate the suitability of the proposed two lots for the use of PSTS, which was found to be sufficient.</li> <li>As the proposed two lots are less than 4 acres in size and in accordance with County Policy 449, <b>as a condition of subdivision</b>, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of both new lots and shall include the following: <ul style="list-style-type: none"> <li>For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.</li> <li>The system to be in accordance with the required Level 3 PSTS Assessment.</li> </ul> </li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>The applicant has indicated that Lot 1 and Lot 2 will be serviced by connecting to Rocky View Water Co-op and has provided a letter of confirmation with the application. <b>As a condition of subdivision</b>, the applicant shall provide the following: <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> </li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li><b>As a condition of subdivision</b>, the Applicant is required to provide a site-specific stormwater implementation plan (SSIP), prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with the Nose Creek Watershed Water Management Plan and County Servicing Standards. Should any lot-specific improvements be recommended in the site-specific Storm Water Implementation Plan, <b>as a condition of subdivision</b>, the applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction of such improvements.</li> </ul>

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Agriculture & Environment Services	<b>Environmental:</b>
	<ul style="list-style-type: none"><li>• Based on a desktop review, there appears to be no wetlands and/or environmentally sensitive features within the subject lands.</li><li>• The applicant submitted a site plan which shows it meets the requirement of having at least 1 acre of contiguous geotechnical developable area.</li><li>• Engineering has no requirements at this time.</li></ul>
	No response received.

Circulation Period: July 19, 2024, to August 21, 2024.