

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Arts, Culture and Status of Women	No response received.
Alberta Child Services	No response received.
Alberta Energy Regulator	No response received.
Alberta Environment and Protected Areas	No response received.
Alberta Forestry and Parks	No response received.
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Distributions	No concerns.
ATCO Transmissions	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
Shaw Cablesystems (Rogers)	No response received.
TELUS Communications	No concerns.

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TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	<p data-bbox="488 279 1438 338">Rockyview Gas Co-op Ltd. submits the following comments regarding the above referenced Redesignation Application:</p> <ol data-bbox="537 363 1507 1056" style="list-style-type: none"> <li data-bbox="537 363 1507 493">1. Any existing Rockyview Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered, according to the Land Titles Act, to the subdivision parcel and registered to the remaining parcel. <li data-bbox="537 514 1507 611">2. Rockyview Gas Co-op Ltd. has buried natural gas distribution line(s) within the subject area. If the main gas line is required to be relocated, the owner will be responsible for the cost to move the natural gas line. <li data-bbox="537 632 1089 661">3. There is no designation of public lands. <li data-bbox="537 682 1507 812">4. Rockyview Gas Co-op requires a Letter of Understanding regarding secondary yard lines to be executed by the title holder of the parcel being subdivided. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. <li data-bbox="537 833 1507 892">5. The landowner shall be responsible for the cost, at time of application, for the installation of the natural gas service line. <li data-bbox="537 913 1507 972">6. The applicant shall pay for any alterations to the natural gas distribution system if required. <li data-bbox="537 993 1507 1052">7. The applicant shall be responsible for the cost of system upgrades and /or gas main extensions should natural gas service be required.
Rocky View Water Co-op	We have no objections with the application proceeding.
Rocky View Water Co-op	This proposal will not impact existing Rocky View Water Co-op infrastructure.
Adjacent Municipality	
City of Airdrie	No response received.
City of Calgary	While we acknowledge that the subject lands are located within an identified City of Calgary residential Growth Area, The City Administration has no objection to this specific application, and requests that dedication of Municipal Reserves be deferred (not cash in lieu).
Other External Agencies	
Canada Post	No response received.
Rocky View Regional Handibus Society	No response received.

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<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No comment.
GIS Services	No response received.
Building Services	<p>Items Requiring Information – Additional information required for the Building Permit Application</p> <p>a) Prior to boundary adjustment ensure the buildings on the lot comply with subsections 9.10.14. and 9.10.15. Spatial Separations between Buildings. Some building faces will no longer be exempt from spatial separation requirements due to the increase in major occupancies on the consolidated lot.</p>
Fire Services & Emergency Management	Fire services have no concerns at this time subject to requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Development Authority	No response received.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • The application proposes to redesignate Lot 1, Block 1, Plan 1812387 (Lot 1) containing ± 2.52 hectares (± 6.23 acres) from Rural Residential District (R-RUR) to Small Agricultural District (A-SML) and a portion of SE-21-26-01-W5M (Lot 2) containing ± 5.58 hectares (± 13.78 acres) from General Agricultural District (A-GEN) to A-SML. The purpose of the redesignation is to facilitate a boundary adjustment between the subject lands resulting in a ± 8.10 hectare (± 20.01 acre) parcel and a ± 56.25 hectare (±138.99 acre) remainder. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The subject lands do not include slopes greater than 15%. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • The existing lot gains access off Range Road 13 from a mutual paved approach. As per the application, the proposed lot (± 20.01 acre) will gain access off Range Road 13 from the existing mutual paved approach. The applicant proposes to construct a new single approach off Range Road 13 to access the remainder lot (±138.99 acre). • As a condition of future subdivision (boundary adjustment), the applicant shall construct a new approach on Range Road 13, in accordance with the County Servicing Standards, in order to provide access to the remainder lot (±138.99 acre). • Contact County Engineering / Road Operations for a pre-construction and a post-construction inspection for final acceptance.

AGENCY	COMMENTS
Agriculture & Environment Services	No concerns.

- The applicant will not be required to pay the transportation offsite levy (TOL), as per the applicable TOL bylaw as the redesignation is for future boundary adjustment only.

Sanitary/Waste Water:

- The applicant submitted a site plan that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the proposed boundary adjustment meets adequate setbacks in accordance with the Alberta Standards of Practice.
- The applicant is not required to demonstrate adequate servicing for the remainder lot (± 138.99 acre), as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.

Water Supply and Waterworks:

- As per the application, the existing dwellings within the boundaries of the proposed lot (± 20.01 acre) are serviced by an existing groundwater well and the Rocky View Water Co-op. No changes to the existing servicing are proposed. Engineering has no requirements at this time.
- The applicant is not required to demonstrate adequate servicing for the remainder lot (± 138.99 acre), as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.

Storm Water Management:

- Given the size of the subject land(s) and the application is for future boundary adjustment, engineering does not anticipate that the future boundary adjustment will result in a significant increase in imperviousness, therefore a site-specific stormwater implementation plan (SSIP) is not required at this time. An SSIP may be required at future subdivision or development stages depending on the information provided at the time of application.
- Engineering has no requirements at this time.

Environmental

- There are wetlands on the subject land. As the application is only for a future boundary adjustment and there is no proposed change. Engineering has no requirements at this time.
- Should the wetland be directly impacted by the proposed development, as a condition of future subdivision or development, the applicant/owner may be required to provide a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland.