

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable 2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies. 3. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.
Alberta Health Services	<p>AHS-SHE has reviewed the documents submitted for this application and understands the following:</p> <ol style="list-style-type: none"> 1. Proposal: A site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41, Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.50 m (4.92 ft). 2. The proposed land is situated within 0.80 km of the right-of-way of a highway, highway 8 3. There are no known abandoned wells, and landfills within the subjected land 4. There are no known abandoned oil or gas well or pipeline on the property. 5. The proposed land is not within 1.5km of a sour gas facility 6. There are no known oil or gas wells on or within 100m of the propert <p>After considering the information provided, at this time AHS-SHE has no objection to this application and provides the following comments for your consideration.</p> <ol style="list-style-type: none"> 1. If any evidence of contamination or other issues of public health concern are identified, AHS wishes to be notified. 2. AHS-EPH would like an opportunity to review and comment on building permit applications for the construction of any public facilities on the subject lands (e.g., food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding plans for these facilities to AHS-EPH for approval before the building permit is granted helps to ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.

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	<p>3. Ensure the property is maintained in accordance with Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which states:</p> <p>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p> <p>4. Any applicable setback distances as outlined in the Nuisance and General Sanitation Regulation (AR 243/2003) must be adhered to.</p>
	Public Utility
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
TELUS Communications	TELUS has no concerns with the proposed activities.
	Adjacent Municipality
Tsuut'ina Nation	No response received.
	Internal Departments
Building Services	No comments from Building Services on this application.
Fire Services & Emergency Management	Fire services has no concerns at this time.
Enforcement Services	Current Enforcement: None Historical Enforcement: None
Capital and Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> The applicant proposes a site-specific amendment to Direct Control Bylaw C-4763-97 (DC-13) on Unit 41, Plan 0013252 to allow the existing dwelling to have a minimum side yard setback of 1.42 m (4.66 ft) on the southeast corner instead of the required 1.50 m (4.92 ft). <p><u>Geotechnical</u> - Section 300.0 requirements:</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><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The subject parcel gains access off Snowberry PI from a single paved approach. Engineering has no requirements at this time.

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	<p data-bbox="488 180 1179 212"><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul data-bbox="537 233 1398 348" style="list-style-type: none"><li data-bbox="537 233 1398 296">• There are no proposed changes regarding the existing sanitary services.<li data-bbox="537 317 1170 348">• Engineering has no requirements at this time. <p data-bbox="488 369 1414 401"><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul data-bbox="537 422 1455 495" style="list-style-type: none"><li data-bbox="537 422 1455 453">• There is no proposed change regarding the existing water services.<li data-bbox="537 474 1170 495">• Engineering has no requirements at this time. <p data-bbox="488 516 1243 548"><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul data-bbox="537 569 1479 716" style="list-style-type: none"><li data-bbox="537 569 1479 632">• There is no expected change in impervious area. Engineering has no requirements at this time.<li data-bbox="537 653 1422 716">• As a permanent condition, the applicant shall rectify any adverse drainage impacts to neighbouring properties. <p data-bbox="488 737 1089 768"><u>Environmental</u> – Section 900.0 requirements:</p> <ul data-bbox="537 789 1170 821" style="list-style-type: none"><li data-bbox="537 789 1170 821">• Engineering has no requirements at this time.

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