

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	No concerns.
<b><i>Province of Alberta</i></b>	
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection, ATCO Gas has no need for a Utility Right of Way currently
ATCO Pipelines	No concerns.
FortisAlberta	<p>We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at <a href="mailto:landserv@fortisalberta.com">landserv@fortisalberta.com</a> or by calling (403) 514-4783 for any questions.</p>
Telus Communications	TELUS Communications Inc. has no objection to the above circulation.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	As MR was previously provided, Recreation Parks & Community Support have no concerns.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>As per the application, the applicant is proposing to subdivide a parcel to create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder.</li> <li><b>As a condition of subdivision</b>, the applicant will be required to pay the Community Recreation Off-site levy as per the applicable Community</li> </ul>



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	<p>Recreation Off-site levy Bylaw C-8550-2024. The Community Recreation Off-site levy will be applied to proposed new lots. The Community Recreation Off-site levy does not apply to the remainder lot since it has an existing residence.</p> <ul style="list-style-type: none"> <li>• <b>As a condition of subdivision</b>, the Owner is to enter into a Deferred Services Agreement with the County to be registered on title the subject lots, indicating:               <ul style="list-style-type: none"> <li>○ Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;</li> <li>○ Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.</li> </ul> </li> </ul> <p><b><u>Geotechnical</u></b> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> <li>• Steep slopes are present on the new proposed lot. Given the size of the proposed lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a geotechnical assessment.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b><u>Transportation</u></b> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> <li>• Access to the remainder lot is provided by an approach off Woodland Close.</li> <li>• <b>As a condition of subdivision</b>, the applicant will be required to construct a single paved approach within the panhandle area to the new lot.               <ul style="list-style-type: none"> <li>○ The applicant/owner shall contact County Road Operations for a pre-construction inspection of the proposed approach locations.</li> <li>○ The applicant/owner shall contact Road Operations for a post-construction inspection of the proposed approach for final acceptance.</li> </ul> </li> <li>• The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential, Rural District (R-RUR). The TOL will be applied to the new lot. The TOL does not apply to the remainder lot.</li> </ul> <p><b><u>Sanitary/Waste Water</u></b> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>• The applicant provided a Level 3 PSTS Assessment prepared by Almor Testing Services Ltd., dated October 2, 2024. The assessment concluded that given the low loading rates and vertical limitations dictated by Heavy Clay and gravel pockets, it's likely that mounding and LFH at-grade systems will have to be incorporated with secondary effluent treatment by a PSTS certified installer. The assessment also demonstrated that the existing PSTS system is located within the boundaries of the remainder lot.</li> </ul>



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	<ul style="list-style-type: none"> <li>• <b>As a condition of subdivision</b>, 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"> <li>○ Accordance with all recommendations of the Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd., dated October 2, 2024.</li> </ul> </li> </ul> <p><b><u>Water Supply And Waterworks</u></b> - Section 600.0 &amp; 800.0 requirements:</p> <ul style="list-style-type: none"> <li>• The applicant provided a letter from Rocky View Water Co-op confirming that an adequate and continuous piped water supply is available for the proposed lot. The letter also confirmed that the existing home is being serviced by the Rocky View Water Co-op.</li> <li>• <b>As a condition of subdivision</b>, the applicant/owner is to provide confirmation of tie-in for connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier for the proposed lot. This includes providing information regarding:               <ul style="list-style-type: none"> <li>○ Documentation proving that water supply has been purchased and secured for the proposed lot;</li> <li>○ Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.</li> </ul> </li> </ul> <p><b><u>Storm Water Management</u></b> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> <li>• <b>As a condition of subdivision</b>, the Owner/applicant shall provide a Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Nose Creek Watershed Water Management Plan and Bearspaw-Glenbow Master Drainage Plan to demonstrate no adverse impact to neighbouring properties.               <ul style="list-style-type: none"> <li>○ As a permanent condition, the owner shall adhere to the recommendations of the SSIP.</li> </ul> </li> </ul> <p><b><u>Environmental</u></b> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> <li>• Should the owner propose development that has a direct impact on any of the wetlands onsite, the applicant will be responsible for obtaining all required AEP approvals.</li> </ul>

Circulation Period: October 4, 2022, to October 26, 2022.  
(Recirculation to Engineering from July 29, 2025, to August 11, 2025).

Update to Engineering comments: February 25, 2026