ROCKY VIEW COUNTY

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Transportation	After review, Alberta Transportation has no issues or concerns with the proposed minor changes to the documents. However, the department will continue to review TIA's and require revisions and/or updates prior to subdivision, development and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time.
Alberta Culture, Multiculturalism and Status of Women (Historical Resources)	Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed Harmony Conceptual Scheme Amendments. However, there are outstanding *Historical Resources Act* requirements for this project that must be addressed prior to proceeding with any land surface disturbance associated with subdivision development. The proponent should be advised that *Historical Resources Act* approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development.
Federal Government	
NAV Canada	We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the submission provided lacks specific development details, we cannot provide a comprehensive assessment as to the impacts that any structural development may have at this time. Our assessment does not constitute an approval and/or permit from other agencies. For planning purposes, we suggest adherence be given to TP1247, (Land Use in the Vicinity of Aerodromes) which outlines the specific protection requirements and that a land-use proposal be submitted for any structural development plans or crane use as they become available.
Public Utility	
ATCO Pipelines	The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above-named plan and has no objections subject to the following conditions: 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Transmission requires a separate utility lot for its sole use. 3. A pipeline alteration will be required SW 18-025-03 W5M (License AB00005895-125) • All costs associated with any alterations to ATCO Transmission facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete.

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- Should the property owner wish to obtain a cost estimate for a pipeline alteration, please contact Dobry Mihov, Sr. Engineer, Transmission Engineering via email at Dobry.Mihov@atco.com.

4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
   - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
   - Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
5. Road crossings are subject to Engineering review and approval.
   - Road crossing(s) must be paved and cross at a perpendicular angle.
   - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
   - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
6. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
8. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
9. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
   - If alterations are required, the cost will be borne by the developer/owner.
10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.
11. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
    - All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
    - This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.

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FortisAlberta	No concerns
Rockyview Gas Co-op Ltd.	No concerns
Telus Communications	No objections
Other External Agencies	
Canada Post	No Comments
Internal Departments	
Planning and Development Services	**General** • No concerns with the approval of this application, subject to the recommendations below. Common comments for PL20200121, PL20200122, PL20200123, PL20200124 and PL20200125. **Geotechnical:** • At a future subdivision and/or development permit application stage, Engineering will require the preparation a Geotechnical report. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints of the proposed development to the satisfaction of the County. **Transportation:** • Stage 4 & 5 roads shall be an extension of the internal network developed as part of Stage 1 & 3. Road design classifications shall be determined at a future subdivision stage.

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- A Stage 4 & 5 TIA has been prepared. An updated TIA is required to identify necessary improvements to support the proposed development for future Subdivision and/or Development Permit Stages. Necessary improvements will be the responsibility of the Developer/Owner. The County will work with the Developer/Owner to establish an appropriate scope of work for future Subdivision and/or Development Permit Stages.
- At a future subdivision and/or development permit stage, the applicant will be required to meet National Fire Protection Association (NFPA) standards for access to the Harmony community prior to exceeding 600 dwelling units.
- At a future subdivision and/or development permit stage, cost recovery payments may be applicable should off-site network improvements required to support Harmony be advanced by another developer.
- At a future subdivision and/or development permit stage, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at the time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided.

Water Supply and Sanitary/Waste Servicing:

- Stage 4 & 5 wastewater servicing will be provided by connection to the existing collection system and wastewater treatment plant constructed as part of Stage 1.
- A Site Servicing Strategy demonstrates that there is sufficient capacity for all proposed residential development within the existing Harmony area. The existing water distribution and wastewater collection pipe network would not require upsizing to support Stage 4 and 5 developments. Necessary improvements to the ultimate capacities and expansion plans for the water treatment plant, wastewater treatment plant, and central sewage lift station will be determined and verified at each phase of the future subdivision.
- Stage 4 & 5 potable water servicing will be provided by connection to the existing water treatment plant and distribution system constructed as part of Stage 1. Fire suppression, raw water irrigation lines, and purple pipe services are also to be required in the same manner as Stage 1. A Bow River intake, pump station, and raw water line provide water to the site. The lake acts as a stormwater management facility and community amenity.

Storm Water Management:

- Stormwater will be managed in accordance with the Harmony (West) Sub-Catchment Master Drainage Plan which is meant to supersede earlier documents and is intended to be the main reference document for West Harmony. Runoff will be conveyed from the development stages to Lake A and Lake B through a blended rural and urban stormwater system with the use of "treatment wetland" cells upstream of the lakes as applicable.
- A storm sewer is intended to convey discharge from the Harmony community to the Bow River. A portion of this system is currently in place from Lake A to the north boundary of the community, which functions as an emergency

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	overland escape for Lake A. The completed storm sewer is required to support Lake B, the timing of construction will be determined at the future subdivision and/or development stage. • As the lake serves a multi-utility function, active and adaptive management is required to effectively manage water levels. • At a future subdivision and/or development permit stage, a Site-Specific Implementation Plan (SSIP) will be required which adheres to the Springbank Master Drainage Plan, Harmony Master Drainage Plan, and Harmony (West) Sub-Catchment Master Drainage Plan. **Environmental**: • All lands within the Harmony have been issued Water Act approval. At the future subdivision and/or development stages, confirmation of AEPA approval will be required prior to construction activities associated with the stormwater infrastructure.
Road Operations	1) PL20200121 – No concerns or comments. 2) PL20200122 – No concerns or comments. 3) PL20200123 – "*Section 3.2 Road Network"* as contained in Harmony Stage 4 Neighborhood Plan (Sept 2020) does not contain much detail to comment on. I am assuming more detailed information regarding road network will be provided during DP circulation for comment? 4) PL20200124 – "*Section 3.2 Road Network"* as contained in Harmony Stage 5 Neighborhood Plan (Sept 2020) does not contain much detail to comment on. I am assuming more detailed information regarding road network will be provided during DP circulation for comment? 5) PL20200125 – No concerns or comments.
Capital Project Management	No projects noted in this area
Utility Services	No comments

Circulation Period: February 19, 2021, to March 12, 2021; some comments were received after the circulation period.

Agencies that did not respond, or were not required for distribution, are not listed.