



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
GIS Services	<p>A new address will need to be created if the application is approved. The current address will need to be given to the new parcel and a new address given to the remaining parcel. The current existing building would need to change its address. This will ensure the numbering is sequential.</p>
Planning and Development Services (Engineering)	<p>General</p> <ul style="list-style-type: none"> The review of this file is based on the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures. The application shall be circulated to Alberta Transportation for review and comment since the proposed subdivision is within the 1.6 km setback to Hwy 1A. As per the application, the applicant is proposing to redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivisions. <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, the slope greater is less than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the subject lands is via an existing mutual approach and private driveway off Woodland Close. As per the application, access to proposed lots 1 and 2 will be provided by a new mutual approach off Woodland Close. As a condition of future subdivision, the owner shall be required to construct a paved mutual approach off Woodland Close in order to provide access to the subject lands. In addition, the owner shall: <ul style="list-style-type: none"> Provide an access right of way plan; and Prepare and register respective easement on each title, where required. The applicant submitted a Letter RE: Opinion on Requirement for Traffic Impact Assessment (TIA) by Sedulous Engineering Inc. dated December 12, 2020. As per the letter, a TIA is not required for the proposed subdivision. Engineering has no further concerns. As a condition of future subdivision or development permit, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at the time of subdivision approval for the total gross acreage proposed to be subdivided.

**AGENCY****COMMENTS****Sanitary/Waste Water:**

- The Applicant provided a Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering Inc. dated December 2020. Based on the submitted PSTS assessment, sites for proposed lots 1 and 2 are moderately suitable for PSTS system. It is recommended advanced PSTS systems be used that result in the effluent quality of <30 mg/L. For residential developments relying on PSTS, where lot sizes are equal to, or greater than, 1.98 acres but less than 3.95 acres, the County requires the use of a Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in Procedure 449.
- As a condition of future subdivision, the Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on each lot and shall include the following:
 - In accordance with the Level 3 Private Sewage Treatment System (PSTS) Assessment of Site Suitability with Level 1 Variation, prepared by Sedulous Engineering dated December 2020
 - For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- As a condition of subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available.

Water Supply And Waterworks:

- As per the application, the existing house on the proposed Lot 1 is serviced by a groundwater well. The proposed Lot 2 will be serviced by Rocky View Water Co-op.
- Applicant provided a letter from Rocky View Water Co-op indicating that Rocky View Water Co-op Ltd has the capacity to service the proposed subdivision.
- As a condition of future subdivision, the applicant is required to provide confirmation of tie-in to the Rocky View Water Co-op potable water distribution system for the proposed Lot 2. The applicant will be required to provide:
 - Documentation showing that the necessary water supply has been purchased for both proposed lots 1 and 2.
 - Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications. (Servicing Agreement)
 - Documentation showing the registration of utility right-of-way and/or restrictive covenants if required



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a Conceptual Level Site-Specific Stormwater Implementation Plan (CL-SSIP) prepared by Sedulous Engineering Inc. dated December 2020. The plan recommends the use of absorbent landscaping that can temporarily store runoff from impervious areas and thereafter promote discharge via infiltration, evaporation and evapotranspiration. The County may request an updated plan at the time of subdivision. The CL-SSIP considers the 2007 MPE Bearspaw Master Drainage Plan and Bearspaw – Glenbow Master Drainage Plan guidelines as the subject lands fall within the study boundaries. As a condition of future subdivision, the Applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement registered on title for the construction of improvements as per the plan. As a condition of future subdivision, the applicant is required to enter into a Deferred Services Agreement with County requiring the owner to tie into municipal services when they become available. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> As per the GIS review, wetlands could exist on the subject lands. Should the applicant/owner propose development that has a direct impact on any wetlands, the applicant/owner will be responsible for obtaining all required AEP approvals. Engineering has no requirements at this time.

Circulation Period: February 4, 2021, to February 26, 2021.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.