



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	<p>A review of this application indicates the presence of naturally occurring water bodies which appear to have a level of permanence. These waterbodies located within the identified area may be crown claimed, as per section 3 of the <i>Public Lands Act</i>.</p> <p>Contact with the Water Boundaries unit in Edmonton should be made to ensure that these potentially Public Lands, in the form of waterbodies, are identified and delineated within this application.</p> <p>Should these water bodies be found to be Crown-owned, application for occupation and adherence with the Provincial wetland policy would be required.</p> <p>https://www.alberta.ca/water-boundaries.aspx</p>
Alberta Culture and Community Spirit (Historical Resources)	<p>Alberta Culture, Multiculturalism, and Status of Women have no objection to the Conceptual Scheme/Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information, please refer to our website: https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx</p>
<i>Other External Agencies</i>	
Canada Post	<p>This development will be serviced by a community mailbox. We will request that it be placed within the development. Please have the developer reach out to me to select a suitable location once we have the approved addressing ready.</p>
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	<p>As MR is not being considered until the subdivision stage, Recreation, Parks and Community Support will provide comments at that time</p>
GIS Services	<p>Please ensure a road naming application is completed by the applicant for the internal road</p>
Fire Services & Emergency Management	<p>They need to ensure to comply with the following</p>



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	<p>NBC (AE) Div B 3.2.5.6. Access Route Design</p> <p>1) A portion of a roadway or yard provided as a required access route for fire department use shall</p> <ul style="list-style-type: none"> a) Have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) Have a center-line radius not less than 12m, c) Have an overhead clearance not less than 5m, d) Have a change of gradient not more than 1 in 12.5 over a minimum distance of 15m, e) Be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt, or other material designed to permit accessibility under all climatic conditions, f) Have turnaround facilities for any dead-end portion of the access route more than 90m long, and g) Be connected with a public thoroughfare. <p>C-7259-2013 Fire Hydrant Water Suppression Bylaw 4.0 INSTALLATION OF NEW PRIVATE HYDRANTS AND PRIVATE WATER SYSTEMS</p> <p>4.1 At the time of Development of lands, the Land Owner is responsible to ensure that the appropriate number of Fire Hydrants, as well as the Private Water System with the necessary level of Fire Flow, are installed on the lands in accordance with the requirements of the current Alberta Fire Code, Alberta Building Code, the County's Servicing Standards National Fire Code and National Building Code, the County's Land Use Bylaw and this Bylaw, all as such exist at the time that Development commences on the lands.</p> <p>COUNTY SERVICING STANDARDS 2013 607. HYDRANTS</p> <p>607.1 Approvals A plan showing all proposed hydrant locations within the Development must be submitted to the County's Emergency Services Department and Engineering Services Department, for review of locations and spacing prior to finalizing the design of the water distribution system.</p> <p>607.2 Alignment and Placement Hydrants should be placed at street intersections where possible to improve their visibility to emergency vehicles, particularly at cul-de-sac entrances. Where hydrants are installed within a commercial/industrial area within 2m of an approach, the hydrant shall be protected from damage by</p>



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Planning and Development Services - Engineering	<p data-bbox="813 262 1503 390">bollards. For fire hydrants installed in rural areas with rural road cross-sections they shall be installed in turnouts 2m off the edge of road pavement and be protected from damage by bollards.</p> <p data-bbox="719 411 1503 741">607.3 Hydrant Type Hydrants shall be McAvity M67 or Canada Valve Century B-50-B-24 and shall include 3 ports: • One 114 mm (4-1/2") pumper connection. National Hydrant Thread (Type NA) • Two 57 mm (2-1/2") hose connections. Alberta Mutual Aid Thread (Type AMA) • Operating nuts shall be 1 1/4" (32mm) Pentagon • Counterclockwise to open • Fire hydrants shall be red in areas utilizing drafting hydrants, the drafting hydrant shall meet the standard identified in Section 700 - Stormwater.</p> <p data-bbox="623 762 732 787">General</p> <ul data-bbox="672 814 1523 1906" style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • As a condition of future subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting the provision of the following: <ul style="list-style-type: none"> ○ Construction of a public internal road system (Country Residential Standard 400.5) complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. ○ Construction of stormwater facilities in accordance with the recommendations of an approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Construction of a drafting hydrant and roadside pullout in accordance with the County Servicing Standards. ○ All necessary site grading; ○ Implementation of the recommendations of the construction management plan. ○ Implementation of the recommendations of the ESC plan. ○ Installation of power, natural gas, and telephone lines. ○ Obtaining all necessary approvals from AEP.



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	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details. • As a condition of future subdivision, the applicant will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction. • The Wetland Impact Model shows that the Spring Bank Creek Riparian setback exists on several lots (proposed Lot 1, 3, 6, 7, and 9). As a condition of future subdivision, the applicant shall demonstrate that there is at least one contiguous acre of developable area for each parcel. • As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available. <p>Geotechnical</p> <ul style="list-style-type: none"> • The applicant provided a Geotechnical Report prepared by Lone Pine Geotechnical Ltd. dated March 18, 2021. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. • As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development including recommendations for the pond liner thickness. • As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans. <p>Transportation</p> <ul style="list-style-type: none"> • A site transportation impact assessment memo, prepared by Bunt & Associates dated March 18, 2021, has been provided. Based on the submitted memo, the proposed subdivision is expected to generate a relatively low volume of daily traffic. No upgrades are required at this time.



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	<ul style="list-style-type: none"> • The applicant indicated that the existing approach to the existing NW residence will remain after subdivision. Engineering has no concerns at this time. • As a condition of future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of Country Residential Road in accordance with the County Servicing Standards for the construction of a public internal road system to service the proposed development. • As a condition of future subdivision, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided/developed in accordance with the applicable TOL Bylaw • Range Road 33 has been identified in the Long Range Transportation Network as Network B road requiring 30m of ROW. Range Road 33 currently has 30m of ROW thus at the future subdivision stage no dedication by survey will be required.
	<p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • The applicant provided a Level IV Private Sewage Treatment System Assessment for Subdivision conducted by Groundwater Resources Information Technologies Inc. Dated March 12, 2021. The assessment determined that a mound system will be required for all lots. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report including the use of Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449.
	<p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> • The applicant indicated that the newly subdivided lots will be serviced by connecting to the Calalta Waterworks water line. The applicant provided a letter of confirmation from Calalta Waterworks that indicated that there is sufficient water supply to service the proposed subdivision. • As a condition of future subdivision, the applicant will be required to enter into a Water Services agreement with Calalta Waterworks as well as purchase the required number of capacity units for the subdivision.
	<p>Storm Water Management</p> <ul style="list-style-type: none"> • The applicant provided the Stormwater Management Concept and Strategies for Willow Ranch Prepared by Westhoff Engineering Resources, Inc. dated March 22nd, 2021. The SWMP determined that overland bio-swales and roadside ditches



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	<p>stormwater collection system that conveys stormwater to Springbank Creek at an acceptable release rate of 1.71 L/s on 40mm. The report also recommended the use of lot-specific LID and BMP to decrease runoff volumes and treat stormwater. Engineering does not recommend proceeding with the solution proposed in the current Stormwater Management Report. Engineering recommends the use of a centralized pond as required by the County Servicing Standards.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for any stormwater infrastructure required because of the development and outlined in the final approved stormwater management plan. Registration of any required easements, utility right of ways, and/or public utility lots is required as a condition of the subdivision. • As a condition of future subdivision, the applicant will register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the stormwater management facilities. • As a condition of future subdivision, the County will require a stormwater utility right of way be registered on all overland drainage facilities in the development granting rights to the County of Rocky View for operation and maintenance of the facilities should this be necessary in future. • As a condition of future subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge. <p>Environmental</p> <ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment for the development prepared by Westhoff Engineering Resources, Inc. Dated March 17, 2021. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment. <ul style="list-style-type: none"> ○ The field visit was undertaken during the primary field season. Thus prior to going to Council, the applicant will be required to submit an update to the BIA after with results of the required field study undertaken in the Spring of 2021.



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Capital Projects	<ul style="list-style-type: none"> ○ At the future subdivision stage, the applicant is responsible to follow all recommendations made in the BIA. • The Biophysical Impact assessment identified six (6) wetlands within the Project Site totaling 3.44 the wetlands are classified as Temporary to Seasonal graminoid marshes. The assessment also identifies 13 ephemeral waterbodies totaling 0.64 ha. All Project Site waterbodies were submitted for review at the Water Boundaries Division of Public Lands on February 28, 2021. The BIA did not indicate if any wetlands will be lost due to the development. It should be indicated in the required update of the BIA that wetlands will potentially be lost due to the development. • At the future subdivision stage, the applicant will be responsible for obtaining the required approvals from AEP for the proposed disturbance to the wetlands identified in the BIA. <p>The County has a project on Policy 459 for drainage improvements in Westview Estates. The nature of the problem and lands impacted are shared between Westview Estates and the lands proposed for development as part of Willow Ranch.</p> <p>Although the project is currently unfunded, the County requests the following at the time of subdivision in order to support future advancement of the project and alleviate flooding concerns in the nearby community:</p> <ul style="list-style-type: none"> - The wetlands on the SW portion of the proposed development be protected via overland drainage right of way. - A 10m strip of land be provided as overland drainage right of way along the west boundary of the subject lands (from the existing wetlands to Springbank Creek) to accommodate the potential future connection of a stormwater outlet from the wetlands.
Transportation Services	<ul style="list-style-type: none"> • Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the proposed residential subdivision development including site grading, import of fill, and construction of access road to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020. • Applicant shall not direct any additional overland surface drainage from the proposed residential subdivision development into the County's adjacent road right-of-way of Rge Rd 33. • The water co-op servicing this area is the Calaway Park Water Co-op or Calalta.



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Utility Services	<ul style="list-style-type: none">• There is no sanitary sewer servicing this area.

Circulation Period: May 14, 2021, to June 7, 2021; some responses were received after this time period.

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