



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Culture, Multiculturalism and Status of Women (Historical Resources)	<p>Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed 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 – <a href="http://www.opac.alberta.ca">www.opac.alberta.ca</a></p> <p>For more information, please refer to our website:  <a href="https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx">https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx</a></p>
<b><i>Adjacent Municipality</i></b>	
The City of Airdrie	<p>The West Hills CASP is a statutory plan that will ultimately comprise six quarter sections of land east of the subject site in Rocky View County. West Hills CASP land use concept shows most of the lands just within its boundary as residential uses. In addition, the 12 Thousand Acres Plan, which is a non-statutory document intended to guide Council's decision-making on future development within the annexation lands, has a land use concept that shows the lands just within the City of Airdrie boundary as a mixture of residential land uses and open space / environmental features.</p> <p>There are two (2) waterbodies (watercourses) crossing the proposed amendment area, west-to-east, and confluence together before flowing beyond the proposed amendment area. These watercourses contribute to the larger surface water network of Airdrie and specifically the ecological health of the creek and respective riparian area. Flow in these watercourses needs to be maintained to maintain the integrity and ecological health of this natural asset downstream in Airdrie. Any disruptions to the flow of water as a result of this application could result in lasting impacts to the preserved natural ecosystem in Airdrie. Further, it is important to maintain and protect this watercourse for the citizens of Airdrie who have a direct interface with this natural feature.</p> <p>Notwithstanding comments above and based on the information provided, Planning &amp; Development has no objections to the application as the proposed development is not anticipated to impact the City of Airdrie's growth pattern and adjacent parcels located within its boundary.</p>




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**AGENCY**
**COMMENTS**


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***Internal Departments***

 Planning and Development  
 Services – Engineering

**Geotechnical**

- The County GIS contours show that site slopes are less than 15%.
- Engineering has no requirements at this time.

**Transportation**

- As per the application, access to the remainder parcel is provided by an approach off Range Road 14.
- As a condition of future subdivision, the applicant shall construct a new gravel approach off Range Road 14 to provide access to subdivided lot.
- Big Hill Spring Road is identified as 4 Lane Arterial Road in the Transportation Off-site levy bylaw, requiring 40 m road right of way. As a condition of future subdivision, 5 m of land dedication shall be required by a plan of survey along the southern boundary of the remainder parcel for road widening.
- Range Road 14 is identified as Network B Road in the Transportation Off-site levy bylaw, requiring 30 m road right of way. As a condition of future subdivision, 5 m of land dedication shall be required by a plan of survey along the western boundary of both subdivided parcels for road widening.
- As the resulting parcel sizes are larger than 7.41 acres, Transportation Offsite Levy shall be deferred at this time.
- Engineering has no requirements at this time.

**Sanitary/Waste Water**

- At the time of future subdivision, the applicant shall submit a Level 1 PSTS Assessment for the subdivided lot, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County.
- The remainder lot is not required to demonstrate adequate servicing in accordance with County Policy #411 as it is larger than 30 acres.
- Engineering has no requirements at this time.

**Water Supply and Waterworks**

- As a condition of future of subdivision, the applicant shall provide a well driller's report for the subdivided lot confirming flow of 4.5L/min (1 igpm) or greater in accordance with the County's servicing standards.
  - Phase 1 Groundwater Supply Evaluation is not required at this time in accordance with County's servicing standards as the proposed subdivision will result in less than 6 lots in a quarter section.
  - The remainder lot is not required to demonstrate adequate servicing in accordance with County Policy #411 as it is larger than 30 acres
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Agriculture & Environment Services	<ul style="list-style-type: none"> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Storm Water Management</b></p> <ul style="list-style-type: none"> <li>• No site-specific stormwater implementation plan is warranted at this time.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• Two tributaries to Nose Creek flow through the subject lands.</li> <li>• It is the applicant/owner's responsibility to obtain AEP approvals for any disturbance to the watercourses. The applicant/owner shall protect the riparian areas in accordance with the Riparian Protection Areas sections of the County Land Use Bylaw.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust &amp; normal agricultural practices.</p>

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