



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Capital Projects - Engineering	<p data-bbox="448 436 643 472">Geotechnical:</p> <ul data-bbox="448 485 1365 562" style="list-style-type: none"> • As per the County's GIS system the site slopes are less than 15%. • Engineering has no requirements at this time. <p data-bbox="448 590 662 625">Transportation:</p> <ul data-bbox="448 638 1487 953" style="list-style-type: none"> • Access to lot 2 is provided by a paved approach off Woodland Green. • No access is currently present for lot 1 and 3. • As a condition of future subdivision, single and/or mutual gravel approaches with access easements will be required on Woodland Green to provide access to the newly subdivided lots 1 and 3 • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the proposed lot 1 and 3. • Engineering has no requirements at this time. <p data-bbox="448 968 756 1003">Sanitary/Waste Water:</p> <ul data-bbox="448 1016 1471 1430" style="list-style-type: none"> • As per the application, the existing house on lot 2 is serviced by a septic system. The proposed lot 1 and 3 will be serviced by a septic system. • At the time of future subdivision, the applicant shall submit a Level 3 PSTS Assessment for proposed lot 1 and 3, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County. • It is to be noted that in accordance with Policy 449, 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. • Engineering has no requirements at this time. <p data-bbox="448 1444 883 1480">Water Supply And Waterworks:</p> <ul data-bbox="448 1493 1487 1869" style="list-style-type: none"> • The existing house is serviced by a water well. • As per the application, proposed lot 1 and 3 will be serviced by water wells. • The applicant provided a Phase 1 Groundwater Supply Assessment, prepared by Groundwater Resources Information Technologies Ltd., dated January 7, 2022. The Phase 1 Groundwater Evaluation concluded following: <ul data-bbox="505 1661 1487 1869" style="list-style-type: none"> ○ There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users. ○ It appears that no significant water level decline in the aquifer would be expected due to addition of new wells. ○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.



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	<ul style="list-style-type: none"> • As a condition of future subdivision, applicant shall provide following for lot 1 and 3: • Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for new wells. • An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new wells in accordance with County's servicing Standards; and • The results of the aquifer testing meeting the requirements of the Water Act • The Rocky View Water Co-op provides piped water service in proximity of the proposed subdivision. As per the applicant, Rocky View Water Co-op has indicated that there is not sufficient capacity in the line to service the proposed development. • As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement indicating that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available. • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant is required to provide a Site-Specific Stormwater Implementation Plan for the proposed subdivision conducted by a qualified professional that is consistent with Bearspaw Master Drainage Plan and County's servicing standards. Should any lot specific improvements be recommended in the site-specific Storm water implementation Plan, as a condition of subdivision, the applicant/Owner will be required enter into a Site Improvement/Servicing Agreement for the construction of such improvements. • Engineering has no requirements at this time.

Circulation Period: June 4, 2021 to June 25, 2021.

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