



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services – Engineering Review	<p data-bbox="467 464 659 491">Geotechnical:</p> <ul data-bbox="516 516 1419 663" style="list-style-type: none"> <li data-bbox="516 516 1419 579">• The county's GIS system indicates that there are some areas with slopes more than 15% on site. <li data-bbox="516 600 1419 663">• As there is at least 1 acres of contiguous developable land on site, engineering have no requirements at this time. <p data-bbox="467 699 680 726">Transportation:</p> <ul data-bbox="516 751 1438 1184" style="list-style-type: none"> <li data-bbox="516 751 1308 848">• Access to north and south lots will be provided by existing approaches off Bearspaw Road and Biggar Heights Bay respectively. <li data-bbox="516 869 1438 1037">• Applicant provided a trip generation review, prepared Watt Consulting, dated April 30, 2019. As per the Trip Generation review, the environmental capacity of Bearspaw Road and Biggar Heights Bay will not be exceeded due to proposed development. No significant impact to the surrounding road network is expected. <li data-bbox="516 1058 1438 1184">• As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided. <p data-bbox="467 1203 773 1230">Sanitary/Waste Water:</p> <ul data-bbox="516 1255 1446 1919" style="list-style-type: none"> <li data-bbox="516 1255 1446 1520">• Applicant provided a Level II Site Assessment, prepared by D&S Enterprises Water System Design, dated September 12, 2019. Watertech Engineering Research & Health Inc. provided an engineering review of the Level II site assessment and validated that the Level II assessment was done in accordance with Rocky View County Policy C-449 and the Model Process methods and procedures. There is sufficient space within the proposed lot to accommodate a PSTS. <li data-bbox="516 1541 1438 1919">• As a condition of future subdivision, the applicant enter into a Site Improvements Services Agreement with the County, which shall be registered on the title of north lot and shall include the following: <ul data-bbox="610 1661 1438 1919" style="list-style-type: none"> <li data-bbox="610 1661 1438 1919">○ For the construction of Sand Treatment Mound System and Packaged Sewage Treatment System or LFH at Grade Dispersal System and Packaged Sewage Treatment System on north lot in accordance Level 2 PSTS assessment, prepared by D&S Enterprises Water System Design, dated September 12, 2019 and Engineering review, prepared by Watertech Engineering Research & Health Inc., dated September 30, 2019.



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	<ul style="list-style-type: none"> As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The southern lot is serviced by Rocky View Water Co-op. A letter from Rockyview Co-op was provided, dated June 18, 2019. As per the letter, Rockyview Water Co-op have capacity to service a north lot. As a condition of future subdivision, applicant is required to provide confirmation from Rockyview water Co-op that the necessary capacity for north lot has been purchased and the applicant has entered into a servicing agreement or contract with the Rocky View Water co-op to tie the north lot to the co-op distribution system. <p>Storm Water Management:</p> <ul style="list-style-type: none"> A stormwater management report letter was provided, prepared by EXP Services Inc., dated May 07, 2019. As per the letter, the drainage characteristics of the existing parcel will be changing due to added imperviousness resulting from the proposed subdivision. A site-specific Stormwater Implementation Plan should be prepared at the subdivision stage. As a condition of future subdivision, applicant is required to provide a site-specific stormwater implementation plan, prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with County's Servicing Standards and Bearspaw Master Drainage Plan. 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 Development Agreement (Site Improvement/Servicing Agreement) for the construction of such improvements. <p>Environmental:</p> <ul style="list-style-type: none"> Based on GIS review, no environmental constraints are present. Engineering have no requirements at this time.

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