



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Adjacent Municipality</i>	
The City of Calgary	<p data-bbox="464 478 1479 611">The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p data-bbox="464 632 1479 764">The City of Calgary Administration cannot support the redesignation of this parcel with the intent to subdivide. It is our opinion that this application is not in line with the objectives and intent of the <i>Rocky View/Calgary Intermunicipal Development Plan</i>. Further comment is below.</p> <p data-bbox="464 785 1479 1010">The subject parcel is located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations: Calgary's via the future growth corridors, and Rocky View County's via the directional red arrows. Generally, The City of Calgary is not supportive of subdivision applications within the growth areas.</p> <p data-bbox="464 1031 1479 1360">Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision, and development permit applications within these corridors in consultation with the City of Calgary.</p> <p data-bbox="464 1381 1479 1577">If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul data-bbox="464 1598 1479 1906" style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. • The liability of existing on-site servicing for small parcels.



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	<p>Fragmented ownership is disadvantageous to future comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors will be maintained as unfragmented as possible.</p> <p>It is not clear how access to the existing dwelling will be maintained if the subject parcel is subdivided, and any new access to/from 146 Avenue SE, which is located within City limits, would not be supported.</p> <p>If Rocky View County Administration is going to recommend approval of the application, The City recommends referring this application to the Rocky View/Calgary IMC for further discussion prior to consideration by Rocky View County Council as per policy 8.1.5 of the Rocky View/Calgary IDP:</p> <p>8.1.5 Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.</p> <p>Thank you for the opportunity to review and comment on this application. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.</p>
Internal Departments	<p>Capital and Engineering Services</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> The subject lands do not include slopes greater than 15%. <p>Transportation:</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant is required to enter into a mutual access easement with associated right of way plan for the use of the proposed mutual approach for both the remainder lot and the proposed new lot. As a condition of future subdivision, the Applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020. The TOL will be applied to proposed new lot. The TOL does not apply to the remainder lot since it has an existing residence. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> At the time of subdivision, the Applicant shall submit a Level 3 PSTS Assessment to evaluate the suitability of the new lot for the use of PSTS, as per the Model Process Guidelines. As the proposed future lots are less than 4 acres in size, and in accordance with County Policy 449, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the new lot and shall include the following: <ul style="list-style-type: none"> For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.



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	<ul style="list-style-type: none">○ The system to be in accordance with the required Level 3 PSTS Assessment. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">• The applicant submitted a Phase 1 Groundwater Feasibility Assessment, prepared by Strom Engineering Inc. and dated April 2022, confirming the existing groundwater underlying the subject lands are expected to be able to supply water for household use, at 1,250 cubic meters of water per year, without adversely impacting existing surrounding groundwater uses.• As a condition of future subdivision, the Applicant is required to drill a new well in the proposed new lot and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm. <p>Storm Water Management:</p> <p>As a condition of future subdivision, the applicant/owner will be required to provide a detailed Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with the County Servicing Standards.</p>

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