



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation offers the following comments and observations with respect to the Transportation Memorandum and has concerns with the following:</p> <p>In 2041 (20 year) post-development horizon, the shared Southwest Through Left Turn (STWL) movement on Highway 1A and Glendale Road intersection is operating at LOS F, which is due to the increase in background traffic volumes.</p> <p>Therefore, as indicated, a detailed Traffic Impact Assessment (TIA) should be undertaken at the subdivision stage.</p> <p>Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. Please contact the undersigned if you have questions, or require additional information Gerry Benoit, Gerry.Benoit@gov.ab.ca (403) 297-5027</p>
<b><i>Internal Departments</i></b>	
GIS	Please ensure a road naming application is submitted for the internal road.
Capital & Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, the Applicant will be required to provide a landscaping plan for all open space and recreational areas associated to each proposed phase of development to the satisfaction of the County's Municipal Lands department.</li> <li>As a condition of future subdivision, the Applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.</li> <li>As a condition of future subdivision, the Applicant is required to submit a Construction Management Plan with each proposed phase of the development 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.</li> <li>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</li> </ul>



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	<p>required to connect to County wastewater, storm water and potable water servicing when such services become available.</p> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>The Applicant provided a Shallow Subsoil &amp; Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated July 2021. The geotechnical investigation was done to evaluate the subsurface soil and groundwater conditions within the project boundaries. As per the Shallow &amp; Groundwater Site Investigation, the subsurface conditions are considered to be suitable for the proposed development. The geotechnical investigation provided a recommendation pertaining to site grading, utility trench and excavation stability, foundation requirements, frost protection, concrete type, pavement designs and construction.</li> <li>A policy should be added in the Conceptual Scheme that the Glendale Road development will align with the recommendations of Shallow Subsoil &amp; Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated July, 2021.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The Applicant provided a Glendale Country Residential Transportation Access Review memo, prepared by Sedulous Engineering dated March 18, 2022. The memo provides a preliminary review of Highway 1A &amp; Glendale Road intersection, capacity of Glendale Road and the transportation access along Glendale Road from a conceptual scheme level for the development of 25 lots from Parcel A and B.</li> <li>As per the memo, Glendale Road would be able to support full build out of Parcel A and B development by 2041 including background traffic. Based on the preliminary assessment completed using the estimated AADT and the AT Traffic Volume Warrant Chart, Parcel A intersection would require AT Type 2A Intersection. The proposed intersection spacing along Glendale Road meets the minimum intersection spacing for a collector road and a minimum intersection sight distance as per TAC requirements. <ul style="list-style-type: none"> <li>In the 2041 (20 year) post-development horizon the shared Southwest Through Left Turn (SWTL) movement on Hwy 1A and Glendale Road intersection is operating at a LOS F, which is due to the increase in background traffic volumes.</li> </ul> </li> <li>As per the Alberta Transportation and Transportation Access Review memo, a detailed traffic impact assessment should be undertaken at the subdivision stage to study further the transportation impacts of proposed development.</li> <li>At the time of future subdivision, the Applicant will shall provide a detailed TIA considering the existing/future background traffic at the time of future subdivision including any other approved developments from Bearpaw ASP in accordance with County's servicing standards and recommendations of the transportation memo. The Applicant will be required to enter into a Development Agreement with the County for the implementation of all the necessary upgrades identified in the TIA.</li> </ul>



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	<ul style="list-style-type: none"> <li>As a condition of future subdivision, the Applicant will be required to enter into a Development Agreement with the County for the construction of the Type 2A intersection and internal road network including all related infrastructure and all other offsite improvements identified in the approved TIA in accordance with the requirements of the County's Servicing Standards.</li> <li>As per the conceptual scheme, the future development concept shows development of parcel A and B (cell 1) with 24 country residential parcels, accessed via a cul-de-sac roadway. A <math>\pm</math> 12.5 m Access Right of Way will be dedicated at the northern portion of Parcel A to accommodate for a Temporary Emergency Access for the 24-lot subdivision. As a condition of future subdivision, the Applicant will be required to enter into a Development Agreement with the County for the construction of secondary emergency access through the northern portion of Parcel A in accordance with County's servicing standards and register an Access Right of Way for public access to the satisfaction of the County.</li> <li>Glendale Road is identified as a Long-Range Network A road requiring 36 m road right of way. As a condition to future subdivision, 5 m of land dedication by a plan of survey and additional 3 m of land dedication by a caveat will be required as a condition of future subdivision along the eastern boundary of Parcel A and B.</li> <li>As a condition of future subdivision, the Applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the Transportation off-site levy bylaw C-8007-2020.</li> <li>It is to be noted that the Applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>As per the conceptual scheme, the wastewater services will be provided via individual private sewage treatment systems.</li> <li>The Shallow Subsoil &amp; Groundwater Site Investigation provides a conceptual level PSTS assessment for the proposed development with 7 test holes. As per the conceptual PSTS assessment, the sewage treatment field system would be the suitable PSTS for the proposed development based on the soil gradation analyses and allowable loading rates.</li> <li>At the time of future subdivision, the Applicant shall provide a Level 4 PSTS Assessment in accordance with the Model Process Reference Document for each lot.</li> <li>It is to be noted that as per County Policy 449, the County will not permit the use of standard PSTS to support the development as the proposed subdivision will result in the creation of lots less than 4 acres. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible for proposed development, a Packaged Sewage Treatment Plant will be required to be used for each lot as a condition of future subdivision.</li> </ul>



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	<p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The Applicant provided a Glendale Country Residential Water Supply Memo, prepared by Sedulous Engineer Inc., dated January 19, 2022.</li> <li>• As per the memo, the water service will be provided by a piped connection to the existing Rocky view Water Co-op that will feed a new on-site potable water distribution system.</li> <li>• The Applicant provided a letter from Rockyview Water Co-op confirming that the co-op can service 24 lots with upgrades to its existing system. The average day demand is expected to be 38.25 m<sup>3</sup>/day for Parcel A and B.</li> <li>• As per the preliminary hydraulic review provided by Rockyview Water Co-op, a +/-800m water main extension with minimum pipe diameter of 100 mm HDPE is required to service the proposed development. Marginal pressure is expected to be dropped at Peak Hour Demand after the Glendale Road Development is added. Rockyview Water Co-op recommends implementing the Mountain Ridge Place Booster Station to boost the pressure if the development proceeds. Also, a pressure release valve would be required on the services to Lots 9 &amp; 10 at the south end of Mountain Ridge Place when the booster station is installed.</li> <li>• As a condition of future subdivision, the Applicant will be required to provide:             <ul style="list-style-type: none"> <li>○ Documentation showing that the necessary water supply has been purchased for all proposed lots.</li> <li>○ Documentation showing that all necessary water infrastructure to bring water servicing to the proposed lots are installed or secured through a Servicing Agreement with Rockyview Water Co-op and that the Rockyview Water Co-op has approved the associated plans and specification.</li> </ul> </li> <li>• According to the County's Fire Hydrant Water Suppression Bylaw, Country Residential lots that are 2 acres or greater and have a building separation of &gt;100 ft, do not require a Fire Hydrant System unless one is proposed by the developer or required by Council or the approving authority for the Development. At this point, the Developer has indicated it is their preference to not provide a hydrant system. As per the conceptual scheme, all lots are proposed to be close to 2 acres or greater. Architectural controls will be required at the future subdivision stage to ensure a nominal building separation of greater than 30.5 m (100 ft).</li> <li>• It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the Applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure.</li> <li>• All Alberta Environment approvals shall be the sole responsibility of the applicant.</li> <li>• A policy should be added to indicate that the developer shall complete all the necessary offsite upgrades to Rockyview Water Co-op system at their cost as per the recommendations of the hydraulic review completed by Rockyview Water Co-op.</li> </ul>



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	<p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• The Applicant provided a Conceptual Level Stormwater Management Report for Glendale Road Country Residential Conceptual Scheme, prepared by Sedulous Engineering, dated January 2022. The purpose of the conceptual level study is to provide a concept for managing drainage in order to prove the developability at the land-use approval stage of the subject lands. The concept involves having a new storm pond to control volumes and peak flows to both mimic pre-development conditions and to adhere to the criteria of Nose Creek Watershed Water Management Plan. The storm pond will have an outlet weir to allow overland discharge of permitted flows. This study has determined that, from a Stormwater management perspective, the land is developable based on the concept of using stormwater management practices.</li> <li>• As a condition of future subdivision, the Applicant will be required to provide a detailed stormwater management plant for the proposed storm pond and all related infrastructure in accordance with the requirements and recommendations of Conceptual Level Stormwater Management Report, Nose Creek Watershed Water Management Plan, the County's servicing Standards, Alberta Environment regulations and best practices.</li> <li>• As a condition of future subdivision, the Applicant will be required to enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure.</li> <li>• As a condition of future subdivision, the Applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</li> <li>• It is to be noted that the applicant shall be responsible for seeking all the necessary approvals from AEP for the stormwater system and acquiring required rights of way and drainage easements to service the proposed development.</li> <li>• The Applicant is to remove Policy 3.3.3.4 as the stormwater report doesn't propose any stormwater management facilities that provide benefits to adjoining lands with regards to accomodating the runoff.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• The Applicant provided a Preliminary Environmental Assessment, prepared by Associated Engineering, dated October 13, 2021. Based on a preliminary Environmental Assessment, no rare plant species occurrences have been identified within study area. Five sensitive species ranges are present within the study area. There are eleven potential wetland areas identified on site. However, no mapped waterbodies (creeks, stream, lakes) were identified within the study area. Based on the provincial mapping database, the site is not considered a provincially Environmentally Significant area.</li> <li>• As there are on-site wetlands, which will be disturbed by the proposed development, a Wetland Impact Assessment will be required at the time of</li> </ul>



ROCKY VIEW COUNTY

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	<p>future subdivision to support the Water Act application. The assessment should also include a Crown Ownership assessment. Should there be any impacts identified to any permanent Crown-claimable wetlands, an application for a title disposition under Public Land Act will be required.</p> <ul style="list-style-type: none"><li>• At time of future subdivision, the Applicant shall provide an update to Preliminary Environmental Assessment including recommendations on minimizing the disturbance to the surrounding environment and required permits/approvals for the proposed development with all relevant municipal, provincial, and federal legislation, regulations and policies.</li><li>• As a condition of future subdivision, the Applicant is required to provide a Historical Resources Impact Assessment including deep testing, prepared by qualified professionals, in accordance with County's servicing standards. Should findings include any archaeological or paleontological sites, the applicant will be required to obtain clearance under the Historical Resources Act prior to commencing any construction.</li></ul>

Circulation Period: PL20220003 & PL20220004: February 10 – March 4, 2022

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