



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	Upon review, Calgary Catholic School District (CCSD) has no objection to circulation PL2022-0083 (NW of Keoma). As this is a redesignation, and Municipal Reserve has been deferred, CCSD looks forward to a dedication of reserve at a later date.
<i>Province of Alberta</i>	
Alberta Transportation	<p>The subsequent subdivision application would be subject to the requirements of Sections 14 and 15 of the Subdivision and Development Regulation due to the proximity of Highway 9. Alberta Transportation offers the following comments with respect to this application:</p> <ul style="list-style-type: none"> • The requirements of Section 14 of the Regulation is not met. <p>The future subdivision would not cause any significant concern for highway operations or future highway expansion.</p> <ul style="list-style-type: none"> • The requirements of Section 15 of the Regulation is not met. <p>There is an adequate local road network and access is not from a highway.</p> <p>Pursuant to Section 16 of the Subdivision and Development Regulation, Alberta Transportation authorizes the subdivision authority to vary the requirements of Section 14 and/or Section 15 of the Regulation to accommodate the proposed subdivision, at the time of subdivision.</p> <p>Alberta Transportation has the following additional comments and/or requirements with respect to this proposal:</p> <ul style="list-style-type: none"> • Alberta Transportation have no concerns with the redesignation from Agricultural General District to Residential, Rural District
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time, we have no concerns with the proposal, based on the information provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
<i>Internal Departments</i>	
Capital & Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Based on the review of site contours on GIS steep slopes 15% or greater are not observed. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to the subject lands is via existing dedicated approaches off Township Road 264 which is a gravel road.



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	<ul style="list-style-type: none"> Township Road 264 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire southern boundary of subject lands. As the proposed future subdivision will involve lands with an existing Dwelling, and the subdivided parcel will contain the existing Dwelling, the applicant will not be required to pay the transportation Off-site Levy, as per the TOL bylaw C-8007-2020 as amended, since the resulting subdivided parcel is not considered part of the Development Area. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> As per the application, the proposed new lot will be serviced with the existing PSTS system. As a condition to future subdivision, the applicant/owner shall provide a Level 1 Assessment Variation in accordance with the Model Process for Subdivision Approval and Private Sewage, that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the proposed development meets the requirements of the Alberta Private Sewage Systems Standard of Practice. The applicant will not be required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size <p>Water Supply and Waterworks</p> <ul style="list-style-type: none"> As per the application, the proposed new lot will be serviced for potable water with a new private water well. As a condition of future subdivision, the applicant/owner shall be required to drill a new well within the proposed new lot and provide a Well Driller's report confirming that the flow is equivalent to 1 igpm or greater. The applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. <p>Stormwater Management:</p> <ul style="list-style-type: none"> Given the size of the subject land(s), and no new development is proposed, engineering does not have any stormwater concerns at this time. A SSIP may be required at future subdivision stage depending on the information provided at the time of application. Engineering has no requirements at this time.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Environmental: <ul style="list-style-type: none">Based on a desktop review, there does not appear to be any environmentally sensitive features within or near the development. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.Engineering has no requirements at this time.

Circulation Period: August 26, 2022, to September 19, 2022.

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