



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Health Services	The application indicates that potable water will be supplied via individual water wells, and that wastewater services will be addressed by individual septic tanks and fields. AHS-EPH supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems wherever possible. We would appreciate being notified if changes are made to this plan during future development stages.
Internal Departments	
Agricultural and Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential parcels from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The Wetland Impact Model shows that wetlands exist in the subject lands (proposed Lot 3, 2, 1 and 11). As a condition of future subdivision, the applicant shall demonstrate that there is at least one contiguous acre of developable area for each parcel. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical Report prepared by Tetra Tech dated September 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development including recommendations for the pond liner thickness. <p>Transportation:</p> <ul style="list-style-type: none"> A site transportation impact assessment memo, prepared by ISL Engineering dated March 23, 2020 has been provided. Based on submitted memo, the proposed subdivision is expected to generate relatively low volume of daily traffic. At future subdivision stages, further assessment will be required, more specifically for Range Road 284 to determine if upgrade may be required. Range Road 284 is currently a



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	<p>gravel road that experience relatively high volume of traffic facilitating the north-south movement between Twp Rd 232 & Twp Rd 230. Traffic count completed in 2017 for Range Road 284 identified approximately 252 vehicles per day.</p> <ul style="list-style-type: none"> At future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of Country Residential Road in accordance with the County Servicing Standards for the construction of a public internal road system to service the proposed development. As a condition of future subdivision stage, the applicant is required to construct an access from Range Road 284 to the remainder lot. As a condition of future subdivision, 5m along the west boundary of the subject lands shall be dedicated as road right of way by plan of survey as per the applicable TOL bylaw since this portion of Range Road 284 is part of the long-range transportation plan Network B which requires 30m of right of way. At future subdivision stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of subdivision, the applicant provided a Level IV Private Sewage Treatment System Assessment for Subdivision conducted by Solstice Environmental Management. Dated August 4, 2020. The assessment determined that a mound system will be required for lots 1-5 and 10-12 while conventional fields will be suitable for lots 6-9. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report including use of Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant has proposed to utilize water wells to service the proposed lots. As part of application, the applicant submitted a Phase 1 Aquifer Analysis prepared by Solstice Environmental Management. Dated August 5, 2020. The report concludes that theoretically there is adequate groundwater to supply 12 residential lots with 3.4 m3/day without affecting existing users.



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	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to drill new wells on Lots 1 to 12, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 ig/m for each well. As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The subject parcel is located within the Shepard Regional Drainage area, however, the lack of define drainage channel and challenging topography create challenges for any stormwater runoff to be discharged offsite without impact to adjacent landowners. The applicant provided the Shepard Estates Conceptual Scheme Stormwater Management Plan Prepared by Idea Group Date April 2020. The SWMP determined that a ditch and culvert ssystem that conveys stormwater to the existing natural stormwater collections areas will be sufficient to convey the 1:100 year storm safely. All stormwater runoff is anticipated to be retained on-site using two proposed storms ponds to the east and west of the subject site. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for any stormwater infrastructure required because of the development and outlined in the final approved stormwater management plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. As a condition of future subdivision, the applicant will register an encumbrance against each title to each residential lot to notify future owners of specific development obligations relative to ongoing operation and maintenance of the stormwater management facilities. As a condition of future subdivision the County will require a stormwater utility right of way be registered on all overland drainage facilities in the development granting rights to the County of Rocky View for operation and maintenance of the facilities should this be necessary in future. As a condition of future subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge. As the proposed remainder parcel is greater than 30 acres in size and there is currently no development planned, a stormwater management plan is not warranted.



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	<p>Environmental:</p> <ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment for the development prepared by Tannas Conservation Services Ltd. Dated April 2020. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information and a field visit. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment <ul style="list-style-type: none"> ○ At the subdivision stage, the applicant is responsible to follow all recommendations made in the BIA. • The Biophysical Impact Assessment identified two semi-permanent wetlands, two seasonal wetlands, and one ephemeral waterbody. <ul style="list-style-type: none"> ○ The two seasonal wetlands and ephemeral wetland are expected to be removed as part of the development while the semi-permanent wetlands will remain with a 30m setback required. • At the subdivision stage, the applicant will be responsible for obtaining the required approvals from AEP for the proposed disturbance to the wetlands identified in the BIA.
Transportation	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> • CP to be circulated for the possible upgrade to crossing on RR 284.

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