



## ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200069). As per the circulation, municipal reserve will be considered at the Subdivision stage.
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 2A. The department is currently protecting Highway 2A to a Major Two-Lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation The department has concerns about operational and safety impacts to the highway should this subdivision be approved.</p> <p>Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 at the time of subdivision if they choose to do so.</p> <p>Department approval is subject to the conditions listed below:</p> <p>1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional in accordance with Alberta Transportation guidelines <a href="https://open.alberta.ca/publications/traffic-impact-assessment-guideline">https://open.alberta.ca/publications/traffic-impact-assessment-guideline</a>. The TIA will provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway intersection.</p> <p>The TIA shall be reviewed and accepted by Alberta Transportation as a condition of subdivision approval. The TIA shall assume an average "General Industrial" land use trip generation, typical of the proposed land uses.</p> <p>Construction of intersection upgrades to accommodate traffic from planned development activities as identified in the TIA shall be undertaken by the local road authority, as a condition of subdivision approval. A permit is required from Alberta Transportation for this work.</p> <p>2. Future subdivision is subject to the requirements of Section 14 of the Subdivision and Development Regulation. Future development is subject to the requirements of the Highways Development and Protection Act / Highways Development and Protection Regulation.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.</p>



AGENCY	COMMENTS
<b><i>Adjacent Municipality</i></b>	
Town of Crossfield	<p>Thank you for allowing the Town of Crossfield to provide comments. The outlined area (Industrial portion) for development will directly be adjacent to future residential development within the Town of Crossfield/RVC boundary line (Township 290). My comment would be that screening measures be put in place for the transition from Industrial development to residential in order to minimize intensity.</p> <p>Additionally, can you confirm that the developer of the Crossfield lands adjacent to this proposal was circulated for comments?</p> <p><i>Note: Town of Crossfield provided contact information for adjacent owners and the developer, who were circulated.</i></p>
<b><i>Other External Agencies</i></b>	
CP Rail	<p>For the industrial land use and subsequent subdivision, CP has no concerns in this case as long as applicants give enough setbacks to avoid them encroaching into CP land.</p>
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>Comments pertaining to reserve dedication to support development of parks, recreation or an active transportation network will be provided at any future subdivision stage.</p>
Planning and Development Services (Engineering)	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• The existing site topography consists of a gentle slope from southwest to the northeast of the property, not exceeding slopes of 15%.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended, for the total gross acreage of the lands proposed to be subdivided as per the approved Bylaw.</li> <li>• The subject site currently has direct access onto TWP RD 290 just east of an at-grade railway crossing and another farm approach west of Hwy 2A.</li> <li>• At the time of future subdivision, a Traffic Impact Assessment will be required to assess whether any traffic impacts will result from the change of land use of the site and proposed development on I-LA parcel. If any upgrades to the road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades.</li> </ul>



## AGENCY

## COMMENTS

- The proposed application is within 1.6 km of Hwy 2A. The application is currently circulated to AT for their review and comments. Should AT have any requirements, as a condition of future subdivision, the applicant shall fulfill all of AT's requirements to their satisfaction.

**Sanitary/Waste Water:**

- No documentation has been provided with regard to the sanitary servicing of the proposed parcels. Please note that for any Industrial, Commercial, and Institutional uses the County generally requires sewage holding tanks. If the applicant is to propose the septic field method of sewage disposal, it must be fully engineered and justified for the proposed development.
- At the time of future subdivision, the applicant shall provide a Level 2 PSTS assessment for R-2 parcel in accordance with County's servicing standards.

**Water Supply And Waterworks:**

- The applicant proposed to service the residential and industrial properties via water wells, no other detail information has been provided at this time for review.
- It should be noted that the any groundwater well is intended for commercial use will require approval from Alberta Environment.
- As there are less than 6 lots within this quarter section, Engineering has no requirement as this time. However, at the time of future Subdivision and/or Development Permit application, the applicant shall provide a well driller's report on R-2 parcel confirming flow of 4.5 l/min (1 igpm) or greater in accordance with County's servicing standards.

**Storm Water Management:**

- No information was provided.
- As a condition of future Subdivision, the applicant will be required to provide a Site-specific Stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures are required to be implemented to service the proposed development. If the findings of the plan require local improvements, site specific stormwater management plan shall provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards.
- Engineering has no requirements at this time

**Environmental:**

- As per County's GIS, there is an existing wetland located within the +/- 10.43 acre I-1A parcel.
- It is to be noted that applicant will be responsible for obtaining all the necessary approvals from Alberta Environment if the wetland is to be disturbed.
- As the proposed change of use is located adjacent to a railway, as a condition of future subdivision, a Phase 1 Environmental Site Assessment will be required to ensure the land is suitable for the proposed change of use in accordance with County's servicing standards.



ROCKY VIEW COUNTY

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AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none"><li>• Applicant to confirm access to development / subdivided lots.</li><li>• Applicant to circulate to the Town of Crossfield</li></ul>
Agricultural and Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land uses 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

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Circulation Period: June 29 to July 30, 2020.

Agencies that were not required for distribution are not listed.