

**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

---

**AGENCY**                      **COMMENTS**

---

***School Authority***

Calgary Catholic School District	No objection.
-------------------------------------	---------------

***Province of Alberta***

Alberta Culture and Community Spirit (Historical Resources)	No objection to the redesignation, but there are outstanding Historical Resources Act requirements for this project (Our File 4835-19-0045-001, 015745652). Consequently the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – <a href="http://www.opac.alberta.ca">www.opac.alberta.ca</a>
---	---

Lands Division, Forestry, Parks and Tourism	No response.
---	--------------

Alberta Health Services	No response.
----------------------------	--------------

***Public Utility***

ATCO Gas	No response.
----------	--------------

ATCO Pipelines	No objection.
----------------	---------------

FortisAlberta	No response.
---------------	--------------

TELUS Communications	No objection.
-------------------------	---------------

***Adjacent  
Municipality***

The City of Calgary	No comment.
---------------------	-------------

The City of Chestermere	No concerns.
----------------------------	--------------

***Rocky View County  
Boards and  
Committees***

ASB Farm Members	No response.
------------------	--------------

---

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Recommends that the MR dedication on the south side of the conceptual scheme be wide enough to accommodate regional pathway connectivity.
GIS Services	The Applicant needs to apply for road naming application at future subdivision stage.
Building Services	No response.
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> <li>1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required.</li> <li>2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code.</li> <li>3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Please ensure that the two access routes are maintained.</li> <li>4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code &amp; NFPA 1141.</li> </ol>
Capital and Engineering Services	<p><b><u>General:</u></b></p> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following. <ul style="list-style-type: none"> <li>○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan.</li> <li>○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County.</li> <li>○ Extending the County's sanitary and potable water services to the proposed development including construction of the pressurized central fire suppression system to the satisfaction of the County.</li> <li>○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.</li> <li>○ Mailbox in consultation with Canada Post to the satisfaction of the County.</li> <li>○ Installation of Street Lighting (Dark Sky).</li> <li>○ Installation of shallow utilities.</li> <li>○ Obtain all necessary approvals from AEP.</li> <li>○ Implementation of the recommendations of the approved construction management plan including ESC plan.</li> </ul> </li> </ul>

---

AGENCY	COMMENTS
	<ul style="list-style-type: none"><li>As a condition of future subdivision, the applicant will be required to submit a construction management plan in accordance with County's servicing standards.</li><li>As a condition of future subdivision, the applicant will be required to submit updated reports as detailed below as the current reports on file are several years old.</li></ul>
	<p><b><u>Geotechnical:</u></b></p> <ul style="list-style-type: none"><li>No geotechnical studies were submitted as part of the CS application.</li><li>As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development in accordance with County's servicing standards.</li></ul>
	<p><b><u>Transportation:</u></b></p> <ul style="list-style-type: none"><li>The subject site will be accessed from Range Road 285. Two access points are proposed off Range Road 285.</li><li>At time of future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the proposed subdivision and any other traffic from other approved developments in proximity to the proposed development. The TIA is to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of subdivision development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure.</li><li>The applicant submitted a Transportation Impact Assessment prepared by McElhanney Consulting Services LTD. dated July 2019. The TIA provides the impact of the proposed development on the adjacent road network and explored the following improvements:<ul style="list-style-type: none"><li>Stoney Trail interchange/Township Road 250: Widening of Township Road 250 to two lanes in the EB direction and three lanes in the WB through the Stoney Trail/McKnight Interchange and construction of an exclusive left turn lane for the SBL turns on the west intersection of the Stoney Trail and McKnight interchange.</li><li>84<sup>th</sup> Street and Township Road 250: Signalization of the 84<sup>th</sup> Street and Township Road 250 intersection. Construction dual EBL lanes with 150m of storage. Construction of exclusive NBL and SBL turn lanes. Construction of a free flow SBR turn lane.</li><li>Range Road 285 and Township Road 250: Construction of dual EBL turn lanes with 300m of storage. Construction of a free flow SBR turning lane.</li><li>Widening of Township Road 250 to three lanes in both the EB and WB directions through the Range Road 285 and 84 Street intersection.</li></ul></li></ul>

---

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ As per the TIA, no improvements will be required at the two newly constructed site accesses at the developments opening day. By 2040, the north access may require signalization by 2040. This will be addressed in the updated TIA as condition of future subdivision.</li> <li>○ By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic.</li> <li>○ The TIA determined that even with the above improvements the road network in the vicinity of the development will still have a failing level of service due to background traffic.</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 internal road network including all related infrastructure and all other offsite improvements identified in the updated TIA in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time.</li> <li>● Township road 250 and Range Road 285 are both identified as six lane roads in the Long-Range Transportation study requiring 50m of ROW. Township Road 250 has a ROW of 55m thus no ROW will be required by plan of survey. Range Road 285 has approximately 30m ROW currently. As a condition of future subdivision, a land dedication of 5 m by plan of survey and an additional 5 m by caveat will be required along the east boundary of the quarter section as per the applicable TOL bylaw.</li> <li>● As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company.</li> <li>● This development has the ability to impact both City of Calgary and Alberta Transportation infrastructure. As a result, the application will be circulated to both the City of Calgary and Alberta Transportation. The applicant will be required to meet all conditions implemented by the City or Province.</li> <li>● As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval.</li> </ul> <p><b><u>Sanitary/Waste Water:</u></b></p> <ul style="list-style-type: none"> <li>● The applicant provided a Technical Memo for the Bridge Water and Wastewater Servicing, prepared by McElhanney, dated March 6, 2022. <ul style="list-style-type: none"> <li>○ As per the memo, the average daily flow generated from the proposed development will be 313 m<sup>3</sup>/day with servicing connection to the East Rocky View Water and Wastewater System</li> <li>○ Servicing will require that LS-1 be constructed along with the 450mm gravity servicing trunk line to provide wastewater servicing. The 525mm force main to the existing 600mm force main will also need to be constructed.</li> </ul> </li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ The site-specific servicing will be completed through 200mm diameter gravity pipes, leading to a future connection to a regional wastewater main through a future lift station to the Southeast of the site.</li> <li>● At the time of future subdivision, the applicant will be required to provide an updated and detailed Wastewater Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional wastewater infrastructure. The applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required wastewater infrastructure improvements to support the proposed development.</li> <li>● As a condition of subdivision, the applicant will be required to enter into a development agreement for the construction of wastewater infrastructure within the subject lands along with any offsite improvements as required.</li> <li>● As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval.</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 wastewater infrastructure.</li> </ul> <p><b><u>Water Supply:</u></b></p> <ul style="list-style-type: none"> <li>● As per the above mentioned technical memo, the required ADD for the proposed development will be approximately 314 m3/day connecting to the East Rocky View Water and Wastewater System.</li> <li>● The site-specific servicing for The Bridge will be completed through 150mm and 200mm diameter servicing mains, leading to a future potable water pump station and potable water reservoir at the north of the site referenced as lot PUL 9. Servicing will connect to a future feeder main in the East.</li> <li>● At the time of future subdivision, the applicant will be required to provide a detailed Water Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional water infrastructure. The applicant shall also provide an assessment of the existing Conrich Pump Station and Reservoir to understand whether the capacity exists or not. Should any improvements be required, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required all the water infrastructure improvements as per the Conrich Potable Water Network Plan to support the proposed development.</li> <li>● As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of feeder main to the subject lands and construction of water infrastructure within the subject lands.</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"><li>• As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval.</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 wastewater infrastructure.</li></ul>
	<p><b><u>Storm Water Management / Environmental:</u></b></p> <ul style="list-style-type: none"><li>• The applicant provided a Stormwater Management Report, prepared by McElhaney, dated January 13, 2020.</li><li>• As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for each phase of development in accordance with the requirements of the CSMI, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure with the applicable phase of the development.</li><li>• As per the existing stormwater management report, a wet pond will be constructed to capture stormwater runoff. A dual drainage stormwater management method will be applied onsite as required by Rocky View County. Lot and road drainage will enter the minor system through manholes/catch basins sized which will flow down to the piped system and into stormwater ponds.<ul style="list-style-type: none"><li>○ The report proposes the interim stormwater management system, which will consist of a normal wet pond located on the SE portion of the site and a private landscaped irrigation area adjacent to the pond to maintain pond's water level. Since the CSMI system is not anticipated to be in operation during the time frame for Phase 1 and Phase 2 development, there is no discharge outlet for this pond in the interim scenario. In the ultimate stormwater management system, the pond will discharge with unit area release rate in accordance with Conrich Master Drainage Plan. In this case, the irrigation area will then be redeveloped with business industrial development.</li></ul></li><li>• As condition of future subdivision, the applicant will be required to pay the Stormwater Offsite Levy in accordance with applicable Stormwater off-site bylaw at that time.</li><li>• As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system.</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 any ROW acquisitions and drainage easements required to service the proposed</li></ul>

AGENCY	COMMENTS
Agriculture & Environment Services	<p>development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.</p> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>• The applicant provided a Biophysical Impact Assessment, prepared by McElhanney, dated November 2019. As a condition of future subdivision, the applicant shall provide an updated report to ensure accuracy. <ul style="list-style-type: none"> <li>○ Based on the proposed development of the Project Site, impacts on the valued ecosystem components have been identified. To help reduce or eliminate residual and cumulative impacts, mitigation measures have been determined for each valued ecosystem component (soils, surface water, wetlands, vegetation, wildlife, ESAs and Historic and Archaeological Resources) within the Project Site prior to, during and post construction.</li> </ul> </li> <li>• The applicant shall follow the recommendation of updated Biophysical Impact Assessment in perpetuity and obtain required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies.</li> </ul> <p>No agricultural concerns as the parcels fall within the Conrich Area Structure Plan. The application of the Agricultural Boundary Design Guidelines referenced in the Bridge Industrial Park Conceptual Scheme will help to mitigate areas of concern including, trespass, litter, pets, noise and concern over fertilizers, dust &amp; normal agricultural practices.</p>

1<sup>st</sup> Circulation Period: December 9, 2020, to January 4, 2021.

2<sup>nd</sup> Circulation Period: December 21, 2023, to January 22, 2024.