

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas – Forestry and Parks	Alberta Forestry and Parks, Lands Division, has reviewed the proposed development permit application (PRDP20232206) and has no concerns.
<i>Adjacent Municipality</i>	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary offers the following comment for your consideration regarding Application # PRDP20232206:</p> <ul style="list-style-type: none"> - CSMI is expected to be the ultimate solution for the Janet ASP lands and provisions should be made to tie into that system
City of Chestermere	No response received.
<i>Other</i>	
Western Irrigation District	No response received.
<i>Internal Departments</i>	
Capital and Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures. • Prior to issuance, the applicant shall provide a construction management plan in accordance with County's servicing standards to the satisfaction of the County. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth. • Engineering has no requirements at this time. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • Access to the parcel is proposed to be provided off Heatherglan Place. • Prior to issuance, the applicant shall construct a paved industrial/commercial standard approach off Heatherglan Place to the subject parcel in accordance with County's servicing standards.

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	<ul style="list-style-type: none"> • Prior to issuance, the applicant shall contact County Road Operations to determine if a Road Use Agreement is required for the hauling of material to the subject land. Should a Road Use Agreement is required, the applicant shall enter to Road Use Agreement with the County for hauling of material to the subject land. • Prior to issuance, the applicant shall provide a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt & Associates (February 27, 2018) for this land meet the criteria for the development. If not, a TIA will be required for the site to address the potential for off-site impacts. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into. • No Transportation Offsite Levy will be required at this time as the transportation off-site levy is already paid for the subject parcel as a part of the previous subdivision approval. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • No information was provided. • Should the sanitary services be needed, the County requires utilizing sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. • Engineering has no requirement at this time. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • No information was provided. • Should the water services be needed, the county recommends utilizing potable water cisterns to service the proposed lots aligning with the policies of the Janet ASP. • Engineering has no requirements at this time. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> • Prior to issuance, the applicant shall provide a site-specific stormwater management plan for the proposed development in accordance with approved HeatherGlen Industrial Business – Stormwater Management Report to the satisfaction of the County and provide for any necessary easements and rights-of-way for drainage as required. <ul style="list-style-type: none"> ○ Applicant submitted drawings on August 8, 2023; Revisions Required • As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SWMP. • Storm water levy required for the Janet area has already been received under PL20180039

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	<p data-bbox="488 163 691 193"><u>Environmental</u></p> <ul data-bbox="537 218 1487 596" style="list-style-type: none"> <li data-bbox="537 218 1487 344">• Prior to issuance, the Owner shall update the Erosion and Sedimentation Control Plan, prepared by a Richview Engineering Inc., in accordance with the County Servicing Standards and best management practices. <ul data-bbox="634 365 1312 428" style="list-style-type: none"> <li data-bbox="634 365 1312 428">○ Applicant submitted drawings on August 8, 2023; Approved/Accepted by Engineering <li data-bbox="537 449 1487 512">• As a permanent condition, the applicant shall implement the approved ESC plan in perpetuity. <li data-bbox="537 533 1487 596">• As a permanent condition, the applicant is responsible for ensuring that proper dust mitigations measures are adhered to on site.
Enforcement Services	There is no history on file and no concerns from Enforcement Services at this time.
Transportation Services - Road Operations	<ol data-bbox="537 730 1523 1860" style="list-style-type: none"> <li data-bbox="537 730 1523 961">1. Applicant to contact County Road Operations with haul details for materials and equipment needed for the development of the subject lands for the proposed truck and trailer outside storage business including stripping, excavation, site grading and any placement of fill to confirm if a Road Use Agreement will be required for any hauling along the County's road system pursuant to the County's Road Use Agreement Bylaw C-8323-2022. <li data-bbox="537 982 1523 1079">2. Applicant to be reminded that any proposed lot regrading and placement of fill is not to direct any additional overland surface drainage into the County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1100 1523 1197">3. Applicant to be reminded to have appropriate dust control measures in place to prevent dust generated from any site grading activities from impeding traffic movements along Heatherglen Place Road. <li data-bbox="537 1218 1523 1314">4. Applicant to be reminded that all site development construction traffic parking is restricted to onsite only. No overflow parking is permitted within County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1335 1523 1461">5. Applicant to confirm if traffic generated from the proposed truck and trailer outside storage business will have an operational and maintenance impact on the County's area road system including Heatherglen Place Road and Rge Rd 285. <li data-bbox="537 1482 1523 1579">6. Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking is permitted within the County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1600 1523 1860">7. Site Plan Drawing #DP1 included as page 12 in the circulation shows that the applicant proposes to construct a new approach along Heatherglen Place Road to serve as access for the truck and trailer outside storage business. Applicant to contact County to confirm approach location and scope of work to ensure adherence to County Servicing Standards and to confirm new approach will accommodate turning movements of the vehicles that will be accessing the business without impeding traffic movements along Heatherglen Place Road.

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	8. Applicant to be reminded no business signage to be installed within the County's road right-of-way of Heatherglen Place Road.

Application Circulation Dates:

Agency Circulation: June 22, 2023, to July 17, 2023.

Adjacent Landowner Circulation: December 1, 2023, to December 22, 2023.