

**ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Rocky View Schools	No response.
Calgary Catholic School District	No objection to the above-noted circulations (PL20230044 & PL20230045 & PL20230046 & PL20230047). Given the nature of this industrial development area we understand that Municipal Reserves will not be considered for this application, but that Municipal Reserves would be considered at any future subdivision stage.
<b><i>Province of Alberta</i></b>	
Alberta Arts, Culture, and Status of Women	No objection to the proposed Amendments and Redesignation, but 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 Arts, Culture, and Status of Women's Online Permitting and Clearance (OPaC) system – <a href="http://www.opac.alberta.ca">www.opac.alberta.ca</a> . For more information, please refer to our website: <a href="https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx">https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx</a> .
Alberta Forestry and Parks	<p>From reviewing satellite imagery, it appears that there are wetlands on the property that may be impacted by any proposed future development. Under Section 3 of the Public Lands Act, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development.</p> <p>If the wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed for the wetland and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the wetlands.</p> <p>If the wetland is determined to be Crown claimable under Section 3, it should be surveyed out from the parcel of land. An authorization is required under the Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland. An approval may also be required under the Water Act. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.</p>
Alberta Transportation and Economic Corridors (ATEC)	<ul style="list-style-type: none"> <li>• The revised TIA looks good but needs some cleanup to avoid confusion and remove errors, for example it speaks about five phases but contains Figure 4 with six cells (A to F) – also the legend in this figure needs to be corrected for the land uses in each cell.</li> <li>• Sec 3.2 Trip generations Table 3: Add a column to show the proposed land-use types</li> <li>• Figure 2 shows two westbound left turns, while in the google road view there is only one WBLT.</li> <li>• Table 5, Figure 5: Please add a figure showing trip distribution as listed in table 5</li> </ul>

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Alberta Health Services	<ul style="list-style-type: none"> <li>• Sec 4 future horizons (2030): 2nd para says the 2030 background traffic volume does not include the surrounding development as anticipated in the Janet ASP</li> <li>• TABLE 11 &amp; 12: 2040 background traffic analysis and post dev analysis; please add analysis summary for with improvements as well, to ensure the improvements are working</li> <li>• Table 15 - improvements for 2030 background scenario @ Glenmore trl / Garden Road includes NB and EB dual left turn bays, which seems to be already existing.</li> <li>• Sec 8 – table 15 and subsequent sections: please clearly list recommended upgrades and their respective timelines</li> <li>• Please add a safety/collision analysis for intersections of Glenmore trail with Garden road and RR 284.</li> <li>• An interchange at Glenmore @ Garden Road by 2040 could happen in 15 years. Its about the time the recent upgrade expects the current signalized intersection to fail.</li> </ul> <p>Based on the information provided, we have no concerns with the proposal at this time. However, we would like to offer the following considerations:</p> <ul style="list-style-type: none"> <li>• AHS-EPH recommends that any development which has the potential to adversely impact surrounding receptors (e.g., noise, odours, emissions, etc.) SHOULD NOT BE located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or other sensitive land use receptors are adequately protected.</li> <li>• AHS-EPH welcomes the opportunity to review and comment on building permit applications for businesses which may be storing hazardous chemicals onsite and/or which might partake in activities that create emissions, odors, noise, or other conditions that could impact adjacent properties or could otherwise constitute a public health nuisance.</li> <li>• The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates: No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any premise in a condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</li> </ul>
<b>Public Utility</b>	
ATCO Gas	No objection.
ATCO Pipelines	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.</li> <li>2. ATCO Transmission requires a separate utility lot for its sole use.</li> </ol>

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	<ol style="list-style-type: none"> <li>3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> <li>• Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.</li> <li>• Contact ATCO Transmission Land Department at 1-888-420-3464 or <a href="mailto:landadmin@atco.com">landadmin@atco.com</a> for more information.</li> </ul> </li> <li>4. Road crossings are subject to Engineering review and approval. <ul style="list-style-type: none"> <li>• Road crossing(s) must be paved and cross at a perpendicular angle.</li> <li>• Road crossing(s) must not be over any pipeline bend.</li> <li>• Parallel roads are not permitted within ATCO Transmission right(s)-of-way.</li> <li>• If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.</li> </ul> </li> <li>5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</li> <li>6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</li> <li>7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</li> <li>8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ul style="list-style-type: none"> <li>• If alterations are required, the cost will be borne by the developer/owner.</li> </ul> </li> <li>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.</li> <li>10. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required. <ul style="list-style-type: none"> <li>• All costs associated with the evaluation and any mitigation will be borne by the developer/owner.</li> <li>• This process can take up to 18 months to complete.</li> </ul> </li> </ol>
AltaLink Management	No response.
FortisAlberta	No concerns.
TELUS Communications	No objection.
<b>Adjacent Municipality</b>	<p>The City of Calgary</p> <p>Thank you for the recirculation of the proposed Carmek Business Park Conceptual Scheme dated February 22, 2024, and the proposed Peigan Trail realignment and for the opportunity to provide comments.</p> <p>The City of Calgary has reviewed the applications in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other</p>

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	<p>applicable policies. The City of Calgary Administration offers the following comments for your consideration.</p> <ul style="list-style-type: none"> <li>Policy 4.6 in the Rocky View County/City of Calgary Intermunicipal Development Plan identifies that the area on the north side of the Peigan Trail extension is to be residential lands within the City of Calgary. In order to fully understand the impacts of the proposed revised Peigan Trail alignment on the future land use, layout, and composition of the affected lands, The City is requesting an amendment to the Janet Area Structure Plan to reflect the revised alignment prior to rendering a decision on the Conceptual Scheme. City Administration is available to meet to discuss this comment further prior to the finalization of the Conceptual Scheme.</li> <li>CSMI is expected to be the ultimate solution for the Janet ASP lands and provisions should be made for this development to tie into that system and be compliant with the CSMI requirements at the time of connection.</li> </ul> <p>Thank you for the opportunity to review and comment. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.</p>
The City of Chestermere	No response.
<b><i>Other External Agencies</i></b>	
Canada Post	No concerns.
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	Recreation recommends MR dedication to support linear pathway connectivity with the existing and proposed pathways identified through the Active Transportation Plan.
GIS Services	In Cell C there is proposed road heading east from RGE RD 285. This would need a road naming application. Proposed extension of 61 AVE would not require a road naming application if the name is kept the same.
Fire Services & Emergency Management	Further development would be subject to access route design and water supply requirements as per the NBC (AE) and County Bylaws.
Building Services	No comments.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>As a condition of future subdivision or development permit or Development Permit, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide</li> </ul>

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	<p>for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.</p> <ul style="list-style-type: none"> <li>As a condition of future subdivision or development permit, the applicant is required to submit a Construction Management Plan in accordance with the servicing standards.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Applicant provided a Carmek Business Park Expansion Areas Preliminary Geotechnical Assessment for Due Diligence, prepared by Englobe., dated December 4, 2022. The geotechnical investigation evaluated subsurface soil and groundwater conditions within the project boundaries. As per the Geotechnical Investigation, the site is suitable for the proposed industrial development. The geotechnical investigation provided recommendations pertaining to excavation, pipe support, foundations, frost protection, groundwater considerations, backfill materials and compaction, seismic design considerations and other relevant items.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The applicant provided a Carmek Industrial Park - Transportation Impact Assessment (TIA), prepared by Watt Consulting Group, dated January 09, 2024. The TIA was completed to assess the impact of the proposed development on the existing transportation network and provides recommendations on offsite improvements based on the growth of background traffic and the addition of the proposed development.</li> <li>The assessment determined following improvements in 2030 and 2040 background and post development. <ul style="list-style-type: none"> <li>2030 Background: <ul style="list-style-type: none"> <li>Upgrading Glenmore Trail to Four-Lane Cross Section east of Garden Road</li> <li>Addition of Turn Bays (NB Dual Left, EB Dual Left, SB Right &amp; Left, WB Separate Left &amp; Right) at Glenmore Trail/Garden Road intersection.</li> <li>Signalization of Glenmore Trail/Range Road 284 intersection</li> </ul> </li> <li>2030 Post Development: <ul style="list-style-type: none"> <li>Discontinuing TWP 240 between 100st and RR 284 upon completion of Peigan Trail realignment</li> <li>Signalization of Garden Road and Frontier Road/Township 240/61 Avenue intersections.</li> <li>Glenmore Trail/Range Road 284: Add EB Left Turn Lane</li> </ul> </li> <li>2040 Background: <ul style="list-style-type: none"> <li>Regional Improvements including interchanges at the intersections of Glenmore Trail/Garden Road and RR 284, as well as widening the Peigan Trail and Garden Road corridors when required should be considered as</li> </ul> </li> </ul> </li> </ul>

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	<p>warranted by surrounding development and are expected to be in place. No additional improvements are required.</p> <ul style="list-style-type: none"> <li>○ 2040 Post Development: <ul style="list-style-type: none"> <li>• Addition of EB Separate Left Turn Lane at Garden Road and Frontier Road.</li> </ul> </li> <li>○ Illumination Warrant <ul style="list-style-type: none"> <li>• Delineation Lightings are required at Garden Road and Peigan Trail/Frontier Road/Township 240/61 Avenue intersections and Range Road 284 and 61 Avenue/Glenmore Trail intersections.</li> </ul> </li> <li>○ All the study roadways within the vicinity of the site will be required to be Industrial Arterial roads (except for Glenmore Trail which is a Skeletal Road) to be adequate to support future traffic volumes.</li> <li>• At the time of future subdivision or development permit for each applicable phase/development, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the proposed development and any other traffic from other approved developments in proximity. If any improvements are required to be implemented to support the proposed development, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades. The applicant will be eligible to receive cost recoveries for any oversizing allowed in the infrastructure.</li> <li>• As a condition of future subdivision or development permit, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.</li> <li>• It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted a Servicing Strategy Report, prepared by Sedulous Engineering, dated September 2023.</li> <li>• As per the Servicing Strategy Report, the sanitary collection system in Cell A consists of a network of 75mm high density polyethylene (HDPE) low pressure force mains connected to small individual holding tanks/lift stations outside of each building. The force mains discharge to the privately owned and operated wastewater treatment plant (also owned and operated by a private utility company as per a Franchise Agreement with Rocky View County).</li> <li>• The future phases of the Carmek Business Park shall tie into and utilize the existing Cell A low pressure sanitary force main network with a corresponding lift station. Based on the Pump Head Test, the lift stations are capable of discharging under the maximum pressure/flow conditions that these systems will see at full build out.</li> <li>• The applicant provided a Carmek Park Water Treatment and Wastewater Treatment Capacity Letter, prepared by Sim-Flo System Inc. dated</li> </ul>



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	<p>October 3, 2023. As per the letter, the current wastewater treatment plant is capable of treating 30 m<sup>3</sup>/day of sewage. The expected sewage generation with Carmek Park Expansion is 56 m<sup>3</sup>/day. Upgrade to the wastewater treatment plant will be required.</p> <ul style="list-style-type: none"> <li>At the time of future subdivision or development permit, the applicant shall submit a detailed wastewater servicing strategy, including detailed wastewater generation for each phase of the development, and engineered design drawings. The detailed Wastewater Servicing Study shall also determine all technical requirements and considerations (tie-in location, minimum flows, impacts to the overall system, etc.) when tying into the sanitary system from the proposed development.</li> <li>As a condition of future subdivision or development permit, the applicant will be required to enter into a Development Agreement for wastewater treatment plant expansion if triggered by the development.</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 or development permit, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>As per the servicing study, water servicing throughout Cell A is provided by the privately owned and operated water treatment plant (owned and operated by a private utility company as per a Franchise Agreement with Rocky View County). For Irrigation, the water is drawn directly from the stormwater management pond facility and filtered prior to distribution.</li> <li>All the proposed cells shall connect to the existing water system and will be looped to provide the redundancy of water supply.</li> <li>As per the servicing study, the required Peak Hourly Demand for Potable Water and Non-Potable Water for the Carmek Business Park expansion with Cell B, C, D and F will be 4.81 l/s and 2.31 l/s. Based on the water modeling, the current pump configuration is capable of providing the required rate for potable and non-potable water throughout the system during peak hour demand. The results from the fire protection model showed that the existing pump configuration is capable of providing a fire flow rate of 166 L/s throughout the system.</li> <li>As per the Carmek Water Treatment and Wastewater Treatment Capacity letter, sufficient source water is available to service the entire development area and the water treatment and distribution system is expandable to meet the needs of the development.</li> <li>At the time of future subdivision or development permit, the applicant shall submit a detailed water servicing strategy, including actual water demands for each phase of the development and engineered design drawings. The detailed water Servicing Study shall also determine all technical requirements and considerations (tie-in location, minimum flows, impacts to the overall system, etc.) when tying into the water system from the proposed development.</li> <li>As a condition of future subdivision or development permit, the applicant will be required to enter into a Development Agreement for wastewater treatment plant expansion if triggered by the development.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.</li> <li>• The applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision or development permit, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• Applicant provided a Stormwater Management Report Future Ponds C &amp; F – Carmek Business Park, prepared by Sedulous Engineering Inc., dated October 2023. The report is intended to provide a stormwater management strategy which would allow the future CARMEK Business Park lands (Cells B and C) to develop now and to provide data for sizing of stormwater management ponds.</li> <li>• As per the Stormwater memo, the stormwater will be managed by the existing pond in Cell A and the future Pond F &amp; Pond C, which will have adequate storage capacity to accommodate the direct runoff from Cell A, B, and C of the CARMEK lands in their fully developed condition, and Frontier flow through. The stormwater strategy will achieve a net zero increase in the average annual run off into the Canal while attaining an average annual volume target of 40mm/year as per the CSMI document.</li> <li>• The existing irrigation/stormwater re-use system will be expanded throughout the future development. This includes the pumping systems as well as the water stored for re-use. There will be a volume of water stored that is reserved for irrigation use.</li> <li>• As a condition of future subdivision or development permit, 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.</li> <li>• As a condition of future subdivision or development permit, 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 condition of future subdivision or development permit, 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 or development permit, 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 or development permit, 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> </ul>



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	<ul style="list-style-type: none"> <li>It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses).</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>The applicant provided a Phase 1 Environment Site Assessment (ESA), prepared by WSP, dated July 22, 2022.</li> <li>The Phase I ESA identified Areas of Potential Environmental Concerns with regards to Asbestos-containing Materials, urea-formaldehyde form insulation, lead-containing materials and mould within the Farmhouse, Barn and Residence location in Cell B and Cell F.</li> <li>To reduce the level of uncertainty associated with the findings of this Phase I ESA, Phase 1 ESA recommended a further investigation to assess the presence of the Special Attention Items potentially associated with the farmhouse and barn.</li> <li>At the time of future subdivision or development permit, the applicant shall submit a further investigation of potential environmental concerns as per the recommendations of Phase 1 ESA to the satisfaction of the County.</li> <li>The applicant submitted a Biophysical Impact Assessment (BIA), prepared by CIMA+. dated February 16, 2023. The BIA recommended the mitigation measures for potential loss of native soil through erosion and admixing, terrain modifications, and loss or damage to vegetation, wetlands, water bodies, wildlife, and wildlife habitats.</li> <li>The applicant shall follow the recommendations of 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> <li>The application obtained a Historical Resources approval from Alberta Culture for the proposed development. The copy of Historical Resources Act Approval has been provided.</li> </ul>

Circulation Period: June 20, 2023, to July 12, 2023.