

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objections.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Transportation	<p>Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).</p> <p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):</p> <ul style="list-style-type: none"> • Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable. • Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies. <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <ol style="list-style-type: none"> 1. The applicant is advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an intersection of the highway and another highway would require a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation. The subject property is within the noted permit area and, as such, any development would require the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. 2. Alberta Transportation and Economic Corridors has received and reviewed and accepted the updated Traffic Impact Assessment dated June 15, 2023. Given the foregoing, strictly from the Department's point of view, we are satisfied that at this juncture any transportation related concerns have been addressed. The recommended intersection treatment (Type II b) shall be constructed prior to opening of additional development, and should be reflected as a policy within the MSDP.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Alberta Health Services	No response received.

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Public Utility	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
Internal Departments	
Recreation, Parks, and Community Support	No concerns.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p data-bbox="488 846 607 877">General:</p> <ul data-bbox="488 898 1479 1062" style="list-style-type: none"> • As per the application, the applicant is proposing a Master Site Development Plan (MSDP) Proposal to guide future development on the southern portion of NE-23-23-28-W4M (St Mary's Malankara Orthodox Church). The MSDP contemplates 2 additional lots, both of which will be religious assembly uses. <p data-bbox="488 1083 683 1115">Geotechnical:</p> <ul data-bbox="488 1136 1511 1436" style="list-style-type: none"> • The applicant previously provided a Geotechnical Investigation prepared by Global Engineering and Testing dated April 2020. 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. The investigation provided several recommendations regarding building foundations, engineered fill, pond liners, and the internal road and parking lot structural requirements. • Engineering has no additional requirements at this time. <p data-bbox="488 1457 699 1488">Transportation:</p> <ul data-bbox="488 1509 1511 2041" style="list-style-type: none"> • As part of the previous development permit application, the applicant is required to enter into a development agreement with the County to upgrade the Glenmore Trail / Glenmore View Road intersection to a Type IIb intersection to the satisfaction of Alberta Transportation. • As the site is within 1.6km of Glenmore Trail, the applicant was circulated to ATEC for review and an updated TIA was required to analyze the impact of the proposed development of the recently upgraded Type II intersection at Glenmore Trail and Glenmore View Road. • The Applicant provided a Traffic Impact Assessment Study prepared by Bunt and Associates dated June 15, 2023. The TIA indicates that all study intersection operate within acceptable capacity limits, and no roadway or illumination upgrades are warranted. The TIA was reviewed and accepted by ATEC with the following comment: • The recommended intersection treatment (Type IIb) shall be constructed prior to opening of additional development and should be reflected as a policy within the MSDP.

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	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy for the gross area of the land to be subdivided in accordance with the applicable TOL bylaw at time of approval. • For any new approach construction, the applicant will be required to contact County Road Operations to confirm approach location and scope of work to ensure adherence to County Servicing Standards. • Engineering has no further requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the MSDP, the applicant is proposing to use a holding tank with trucked service to service the proposed development. • In accordance with Policy 449, the County supports the use of holding tanks for all industrial, commercial, and institutional applications. • Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The Applicant has proposed using a cistern and truck service to supply water to the proposed two new lots. • The County supports the use of cisterns for all industrial, commercial, and institutional applications. • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant submitted a Stormwater Management Report (SWMR) prepared by ISL Engineering and Land Services Ltd, dated May 2023. The SWMR proposes the 2 future lots will handle stormwater through the use of 2 individual storm ponds, one on each new lot, and recommends design criteria to be implanted at the time of detailed design (ie. future DP). • At the time of future DP, the applicant shall submit an updated Stormwater Management Report particular to the proposed development within each new lot. • Engineering has no further requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • As part of the previous MSDP, the applicant submitted an Environmental Desktop Assessment by Ghostpine Environmental Services Ltd. dated September 5, 2018 and a Wetland Review by Pintail Environmental Consulting Inc. dated November 24, 2018. The reports encompass the entire 28 acres and identify existing wetlands and environmentally sensitive features and recommends mitigation strategies. • Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required EPA approvals. • Engineering has no requirements at this time.

Circulation Period: March 27, 2023 to April 19, 2023 (Final ATEC comments on June 23, 2023).