

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation acknowledges receipt of the redesignation referral. After review, the department provides the following comments.</p> <p>Alberta Transportation does not recommend, or support redesignation at this location as the land will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportation Functional Planning and access Study, supported by the City of Calgary Glenmore Trail East Study.</p> <p>Timing for upgrades is 10+ years but is ultimately subject to provincial priority and funding availability.</p>
<i>Internal Departments</i>	
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering does not have any concerns at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Depending on the nature of future development, the Applicant/Owner may be required to provide a Transportation Impact Assessment conducted and stamped by a professional engineer at the time of future DP or subdivision that assesses the traffic generated by the site and provides recommendations on any improvements should improvements be triggered. • As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future DP or subdivision, the applicant may be required to upgrade Range Road 282 to a Paved Road standard from Highway 560 to new site access for the proposed parcel. • Access to the parcel is currently provided by a paved approach off Range Road 282. As a condition of future DP or subdivision, the applicant will be required to contact Road Operations to determine if the current approach satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work. • As a condition of future DP or subdivision, the applicant may be required to pay the TOL in accordance with the TOL bylaw at the time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The Live Work District intent is that the applicant can utilize onsite services; should the proposal move forward, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.

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Agriculture & Environment Services	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The Live Work District intent is that the applicant can utilize on-site services; should the proposal move forward, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. • As a condition of future DP or subdivision, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future DP or subdivision, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. • As a condition of future DP or subdivision, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental</p> <ul style="list-style-type: none"> • The applicant provided Desktop Biophysical Assessment, prepared by Basin Environmental Ltd., dated January 2024. The Desktop Biophysical Assessment reviews and provides mitigation measures for impacts to the soils, wetlands, vegetations, wildlife and historical resources. • As a permanent condition, the applicant will be required to follow the recommendations of Desktop Biophysical Assessment and align with all the relevant municipal, provincial and federal legislation, regulations and policies. <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the business 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.</p>

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