

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No concerns.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response received.
Alberta Transportation and Economic Corridors	<p>1. 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</p> <p>2. 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> <p>3. The proponent is hereby notified that the "Final Report on the Highway 22 Functional Planning Study South of Highway 8 to Town of Cochrane Corporate Limits" prepared by ISL Engineering and Land Services dated March 2014 identifies that the proposed development falls within an area of future upgrades to Highway 22. The proponent is hereby advised that that all highway accesses are considered temporary and that Alberta Transportation and Economic Corridors shall not be held liable for any inconvenience, damage, or any other injurious affection resulting from any future removal of access to Highway 22 from Township Road 250 or any other upgrades. Furthermore, Alberta Transportation and Economic Corridors shall under no circumstances provide any compensation in regards to the removal of access to accommodate future twinning or any other upgrades.</p> <p>4. A Roadside Development Application from Alberta Transportation will be required for the proposed development.</p>
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	<p>We have reviewed the captioned Redesignation application and determined that the project area has an HRV value of 5a.</p> <p>Alberta Arts, Culture and Status of Women has no objection to the proposed 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 Culture's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca</p>
Energy Resources Conservation Board	No response received.

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Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	No response received.
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No concerns.
GIS Services	No response received.
Building Services	No concerns.
Fire Services & Emergency Management	No concerns.
Capital and Engineering Services	<p data-bbox="488 1423 607 1449">General:</p> <ul data-bbox="537 1470 1503 1965" style="list-style-type: none"> <li data-bbox="537 1470 1503 1663">• As per the application, the applicant is proposing redesignate the subject lands from Agricultural, General District (A-GEN) to Industrial, Light District (I-LHT) to facilitate future development. Future use of the 14.13 acre lot was indicated to be recreational vehicle storage to store a maximum of 250 recreational vehicles. The remaining land continues to be designated as Agricultural, General District (A-GEN). <li data-bbox="537 1675 1503 1898">• As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details. <li data-bbox="537 1911 1403 1965">• As the parcel is within 1.6 km setback of Highway 1 and 22, the application shall be circulated to AT for review and comment.

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	<p data-bbox="488 180 683 210">Geotechnical:</p> <ul data-bbox="537 233 1511 464" style="list-style-type: none">• As a condition of future DP, the applicant will be required to submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc.• Engineering has no requirements at this time. <p data-bbox="488 485 704 514">Transportation:</p> <ul data-bbox="537 537 1511 1003" style="list-style-type: none">• The applicant provided a revised Transportation Impact Assessment prepared by JCB Engineering Ltd., dated March 19, 2024. The report concludes that the existing road network is suitable for servicing the additional seven peak hour trips and 45 daily trips. Implications of the future Highway 22 improvements, including the closure of the intersection between Highway 22 and Township Road 250, are discussed in the report.• Access to the parcel is currently provided by an existing approach off of Township Road 250.• As a condition of future DP, approach upgrades shall be in accordance with the County Servicing Standards and to the satisfaction of County Road Operations.• As a condition of future DP, the applicant shall be required to pay the TOL in accordance with the Bylaw at the time of DP. <p data-bbox="488 1024 797 1054">Sanitary/Waste Water:</p> <ul data-bbox="537 1077 1471 1178" style="list-style-type: none">• The applicant has indicated that there will be no sanitary servicing to the development.• Engineering has no requirements at this time. <p data-bbox="488 1199 919 1228">Water Supply and Waterworks:</p> <ul data-bbox="537 1251 1511 1352" style="list-style-type: none">• The applicant has indicated that there will be no potable water servicing to the development.• Engineering has no requirements at this time. <p data-bbox="488 1373 857 1402">Storm Water Management:</p> <ul data-bbox="537 1425 1511 1921" style="list-style-type: none">• The applicant provided a Conceptual Stormwater Assessment prepared by Stormwater Solutions, dated July 24, 2023. The report recommends stormwater measures that ensure post-development runoff is similar to pre-development. The detailed design will be confirmed at DP stage.• As a condition of future DP, 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, 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.• Engineering has no requirements at this time.

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Agriculture & Environment Services	Environmental: <ul style="list-style-type: none">• Based on a desktop review, there is a wetland located in the A-GEN portion of the parcel that will not be impacted by the proposed development.• Should the applicant propose development that has a direct impact on any wetlands, at future DP stage, the applicant will be responsible for obtaining all required AEP approvals.• Engineering has no requirements at this time. No response received.

Circulation Period: September 25, 2023, to October 26, 2023.