

ATTACHMENT D: AGENCY REFERRAL

AGENCY	COMMENTS
Natural Resources Conservation Board	<p>Thank you for the opportunity to provide comments on the attached Prairie Gateway area structure plan.</p> <p>My comments are limited to the consideration of confined feeding operations in Section 7. Section 7.03 says that the county will not “support” the development of confined feeding operations (CFOs) in this plan area. This wording has the potential to be interpreted in a couple of different ways, including that CFOs could be developed in this area despite not being supported by the County. I would encourage you to consider clarifying the wording so that it is clear as to whether CFOs can be developed, or existing ones expanded, within this plan area. If the County does not want CFOs in this plan area, then I would suggest the County consider making the area a CFO exclusion zone. If this is the direction the County chooses, please also be clear whether the County is just referring to new CFO development, the expansion of existing CFOs, or both.</p>
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<p>As the ASP is outside of our development control zone referrals to TEC is not required. However, we have been working with the City of Calgary and RVC on the TIA to determine impacts on Hwy 560.</p> <p>I reviewed the draft ASP, and have no concerns.</p> <p>The area itself does not include any Alberta Infrastructure lands and is not immediately adjacent to the Calgary Transportation Utility Corridor (TUC), so there are no direct impacts to our lands or program.</p> <p>There will be indirect impacts in the form of increased traffic on Stoney Trail and potential increased rail traffic on the rail line that passes through the TUC.</p> <p>The Transportation plan shows a future upgrade of and connection to 114 Ave SE / Township Road 232 within the TUC. Ministerial Consent from Alberta Infrastructure will be required prior to construction, and the developer or County should engage Alberta Transportation and Economic Corridors (cc'ed here) if they haven't already done so, if construction is contemplated in the near future.</p> <p>The Utility plans show potential future crossings of the TUC by two water feeder mains and one sanitary line. Ministerial Consent is required from Infrastructure prior to construction.</p>
Alberta Health Services	<p>Alberta Health Services-Safe Healthy Environments (AHS-SHE) thanks you for the opportunity to comment on the above noted land use document from a public health perspective.</p> <p>It is understood that this document is the Draft Area Structure Plan (ASP) for the Prairie Gateway area, initiating a collaborative effort between Rocky View County and The City of Calgary to support greater opportunities for regional economic growth, shared servicing, and intermunicipal cooperation. It is also understood that this ASP is more industrial in nature and will focus on rail served opportunities.</p>

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	<p>The Draft Prairie Gateway ASP has been reviewed and overall, AHS-SHE has no concerns with this ASP at this time, from a public health perspective.</p> <p>We would like to highlight two areas where we appreciate the effort that has gone in to address health and safety and to mitigate public health concerns, not only for visitors to the area but for future employees as well.</p> <ol style="list-style-type: none"> 1. Careful consideration is being given to spatial separation, roadway design, landscaping, and the design and layout of buildings, ensuring compatibility between land uses, minimizing interactions between the public and the railway and mitigating potential nuisances and complaints such as noise, odor, air quality and traffic related concerns. 2. Although largely an industrial area, planning and thought is also going into development of accessible, connected and inviting open spaces. It shows an understanding of the health benefits of parks, pathways and trails for the local workers. The ASP goes above and beyond in recognizing this need, acknowledging they will need to be creative to incorporate into this type of area, and is committed to its inclusion. <p>Please note, that AHS also wishes to be notified if any evidence of contamination of soil or groundwater, or other issues of public health concern are identified at any phase of future development.</p> <p>We look forward to connecting in the future as the ASP progresses and development commences.</p>
<i>Public Utility</i>	
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
TELUS Communications	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.
Rogers	On behalf of Rogers, we have reviewed the ASP circulation 'Rocky View County-Prairie Gateway Area Structure Plan Circulation' and have no conflicts with the proposal.

Circulation Period: May 16, 2024, to June 6, 2024.