

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received
Calgary Catholic School District	No concerns
Public Francophone Education	No response received
Catholic Francophone Education	No response received
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No response received
Alberta Transportation and Economic Corridors	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> 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 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. 3. The proposed development is outside of the development control zone and the subdivision referral zone, as a result Alberta Transportation and Economic Corridors has no comments on the proposed development.
Alberta Culture and Community Spirit (Historical Resources)	No response received
Energy Resources Conservation Board	No response received
Alberta Health Services	No concerns
<i>Public Utility</i>	
ATCO Gas	No objection
ATCO Pipelines	No response received

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AltaLink Management	No response received
FortisAlberta	No response received
TELUS Communications	No concerns
TransAlta Utilities Ltd.	No response received
<i>Other External Agencies</i>	
EnCana Corporation	No response received
CN Rail	<p data-bbox="488 705 1511 768">It is noted that the subject site is adjacent to CN's Main Line. CN recommends the following protective measures for non-residential uses adjacent Main Lines:</p> <ul data-bbox="537 793 1511 1497" style="list-style-type: none"> <li data-bbox="537 793 1511 888">• A minimum 15 metre building setback, from the railway right-of-way, is recommended for heavy industrial, warehouse, manufacturing and repair use (i.e. factories, workshops, automobile repair and service shops). <li data-bbox="537 894 1511 989">• A chain link fence of minimum 1.83 metre height is required to be installed and maintained along the entire mutual property line, to be constructed by the owner entirely on private property. <li data-bbox="537 995 1511 1226">• The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway. <li data-bbox="537 1232 1511 1497">• While CN has no noise and vibration guidelines that are applicable to non-residential uses, it is recommended the proponent assess whether railway noise and vibration could adversely impact the future use being contemplated (hotel, laboratory, precision manufacturing). It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration, and make recommendations for mitigation to reduce the potential for any adverse impact on future use of the property. <p data-bbox="488 1518 1511 1646">Under the applicable federal legislation, CN is responsible for ensuring the safety of its railway operations. Additionally, as safety is a core value at CN, CN is committed to the health and safety of their employees, the customers we serve and the communities and environment in which we operate, at all times.</p> <p data-bbox="488 1688 1511 1946">In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe.</p>

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<i>Internal Departments</i>	CN anticipates the opportunity to review a detailed site plan, a storm water management report taking into consideration our recommendations.
Recreation, Parks, and Community Support	As municipal reserves are not required, recreation has no comment at this time.
Enforcement Services	<p><u>Current Enforcement</u> Enforcement File # 202302-0202 – Unsightly Property.</p> <p><u>Historical Enforcement</u> Enforcement File # 202007-0171 – Unsightly Property. Enforcement File # 202308-1017 – Unsightly Property. Enforcement File # DC202007-0171 – Unsightly Property</p> <p><u>Enforcement Services recommends:</u></p> <ul style="list-style-type: none"> • That since this application is the result of an ongoing complaint and investigation double fees should apply.
GIS Services	No response received
Building Services	No comments
Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • As per the application, the applicant is proposing redesignate the subject parcels within SE-14-25-28-W04M from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) to facilitate future development of an auto recycling business. An accompanying Master Site Development Plan was also submitted. • Prior to the issuance of a future development permit, the applicant may be required to provide a detailed landscaping plan to the satisfaction of the County’s Municipal Lands department. • Prior to the issuance of a future development permit, the applicant may 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Based on a desktop GIS review, slopes steeper than 15% were not identified on the subject lands. • Engineering has no requirements at this time.

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	<p data-bbox="485 180 699 210">Transportation:</p> <ul data-bbox="500 233 1507 1234" style="list-style-type: none">• The existing lot gains access off Township Road 252, which is currently a gravel road that is classified as a Network B Road on the Long Range Transportation Network.<ul data-bbox="548 331 1495 430" style="list-style-type: none">○ Prior to the issuance of a future development permit, any approach upgrades shall be in accordance with the County Servicing Standards and to the satisfaction of County Road Operations.• The subject parcel is also adjacent to Range Road 281, which is also currently a gravel road that is classified as a Network B Road on the Long Range Transportation Network.• As per Policy 14.22 of the County Plan, all business development outside of a business area should have direct and safe access to a paved County road or Provincial highway.• As per Policy 22.1 of the Conrich Area Structure Plan, a Transportation Impact Assessment is required as part of the local plan preparation.<ul data-bbox="548 709 1495 835" style="list-style-type: none">○ At this time, the applicant shall submit a TIA, prepared by a qualified professional, assessing the impacts of the proposed development on the municipal road network and consider the impact of planned and/or approved subdivision developments in the surrounding area.• Prior to the issuance of a future development permit,<ul data-bbox="548 877 1495 1234" style="list-style-type: none">○ the applicant shall be 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 developable area.○ the applicant will be required to enter into a Development Agreement with the County for the improvement of Township Road 252 to a Regional Transitional Paved standard in accordance with the requirements of the County's Servicing Standards. The applicant will be eligible to receive cost recoveries from others for fronting the costs associated with the construction of offsite infrastructure which provides direct benefit to others. <p data-bbox="485 1262 797 1291">Sanitary/Waste Water:</p> <ul data-bbox="500 1314 1487 1545" style="list-style-type: none">• As per the MSDP, the applicant is proposing to utilize the existing PSTS system to support the auto recycling business. As per Policy 23.15 of the Conrich Area Structure Plan, all new development shall connect to the County's wastewater system.• The applicant provided a Wastewater Demand Analysis prepared by a Osprey Engineering Inc., dated September 30, 2024. The report is currently under review by Engineering Services. <p data-bbox="485 1566 919 1596">Water Supply and Waterworks:</p> <ul data-bbox="500 1619 1495 1848" style="list-style-type: none">• As per the MSDP, the applicant is proposing to utilize the existing groundwater well to support the auto recycling business. As per Policy 23.9 of the Conrich Area Structure Plan, all new development shall connect to the County's potable water system.• A Rocky View County Transmission Line runs adjacent to the east side of the subject parcel. Based on a desktop GIS review, there appears to be a service connection to the subject parcel.

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Agriculture & Environment Services	<ul style="list-style-type: none"> • The applicant provided a Potable Water Demand Analysis prepared by a Osprey Engineering Inc., dated September 30, 2024. The report is currently under review by Engineering Services. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a Conceptual Stormwater Management Plan prepared by a Osprey Engineering Inc., dated September 30, 2024. The report is currently under review by Engineering Services. • Prior to the issuance of a future development permit, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable levy bylaw. <p>Environmental:</p> <ul style="list-style-type: none"> • Based on a desktop review, there appears to be environmentally sensitive features near the development. • Prior to the issuance of a future development permit, the applicant shall submit a Biophysical Impact Assessment prepared by a qualified professional to support the proposed development. <ul style="list-style-type: none"> ○ Should any wetlands be directly impacted by the proposed development, prior to the issuance of a future development permit, the applicant/owner will be required to provide an updated Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland.

Circulation Period: July 30, 2024, to August 30, 2024.