

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received
Calgary Catholic School District	No response received
Public Francophone Education	No response received
Catholic Francophone Education	No response received
<i>Province of Alberta</i>	
Alberta Transportation and Economic Corridors	<ol style="list-style-type: none"> <li data-bbox="532 747 1533 842">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 <li data-bbox="532 863 1533 989">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. <li data-bbox="532 1010 1533 1272">3. The proposed development is exempted from the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation. This exemption is subject to the provisions of Sections 11-23 and Sections 55-59 of the Highways Development and Protection Act (Chapter H-8.5, RSA, 2004) and amendments thereto, and Sections 8-15, Sections 24-25, and Sections 35-36 of the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto. <li data-bbox="532 1293 1533 1461">4. Alberta Transportation accepts no responsibility for the noise or other impacts of highway traffic upon any development or occupants thereof. Noise impacts and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner. <li data-bbox="532 1482 1533 1608">5. This exemption, and associated terms and conditions, apply to the development referenced herein at the location shown, and any new or additional development activity must obtain approval from Alberta Transportation. <li data-bbox="532 1629 1533 1797">6. The landowner shall indemnify and hold harmless the Minister and his employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, operation, or alteration of the work described. <li data-bbox="532 1818 1533 1881">7. The landowner (or a designated representative) is responsible for obtaining any other necessary municipal, provincial, or federal approvals. <li data-bbox="532 1902 1533 1988">8. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

AGENCY	COMMENTS
Alberta Culture and Community Spirit (Historical Resources)	No response received
Energy Resources Conservation Board	No response received
Alberta Health Services	No concerns
Public Utility	
ATCO Gas	No response received
ATCO Pipelines	No response received
AltaLink Management	No response received
FortisAlberta	No response received
TELUS Communications	No response received
TransAlta Utilities Ltd.	No response received
Other External Agencies	
EnCana Corporation	No response received
NavCan	<p>NAV CANADA has evaluated the captioned airport proposal and has no objection to the project as submitted.</p> <p>NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact Stakeholder and Commercial Relations by email at commercialrelations@navcanada.ca.</p>
Calgary Airport Authority	<p><u>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</u></p> <p>The proposed development is not located within the NEF (Noise Exposure Forecast) contours. Constructions are not considered prohibited uses within this area, however the City and Owner are responsible for ensuring uses are compatible with the AVPA. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.</p> <p><u>Building Height and Use of Cranes</u></p> <p>The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all objects to ensure conformity with the Calgary International Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an</p>

AGENCY	COMMENTS
	<p>impact on Airport Zoning and cannot violate the regulations during the construction of these buildings.</p> <p><u>Calgary International Airport Zoning Regulations</u></p> <p>The proposed development is located within the Runway 17L-35R Approach Surface as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any structure in this area is 1,249.68 above sea level.</p> <p>The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and cranes that may be used during construction.</p> <p>Transport Canada Aerodrome Safety, Air Navigation and Airspace Prairie and Northern Region Email: casprn-sacrpn@tc.gc.ca Website: http://www.tc.gc.ca</p> <p><u>Electronic Zoning Regulations</u></p> <p>The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan and is located within the critical area of the Terminal Surveillance Radar. Structure height limits exist in this area.</p> <p>The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p> <p>NAV CANADA AIS Data Collection Unit and Land Use Office 1601 Tom Roberts Road P.O. Box 9824, Station T Ottawa, Ontario, K1G 6R2 Phone: 866.577.0247 Fax: 613.248.4094 Email: landuse@navcanada.ca Website: http://www.navcanada.ca</p> <p><u>Bird Hazard Considerations</u></p> <p>Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. Calgary Airport Authority strongly discourages any fruit bearing trees and shrubs due to bird strike risk to Aviation Safety and proximity to the airport. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at 403.735.1499.</p> <p><u>Land Use in the Vicinity of Airports</u></p> <p>As this development is occurring outside of the Calgary International Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.</p>
Internal Departments	
Recreation, Parks, and Community Support	No response received
GIS Services	No response received

AGENCY	COMMENTS
Building Services	Building Services doesn't have concerns with the setback request on this planning file and would provide comments at the DP stage on Fire department access routes, hydrant locations and building separation and fire resistance ratings of the buildings at 3M, as this information is not provided at this stage or on this application.
Fire Services & Emergency Management	Based on comments from building services "Building Services doesn't have concerns with the setback request on this planning file and would provide comments at the DP stage on Fire department access routes, hydrant locations and building separation and fire resistance ratings of the buildings at 3M, as this information is not provided at this stage or on this application." "
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • We note the County has provided comments to the applicant on onsite engineering submittals under County DP file PRDP20236510. See that file for details. • The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8515-2024. • We note the application is proposing to amend the setbacks for the parcel adjacent to an existing County utility right of way. We note the presence of a County 1055mm concrete stormwater trunk at property line along the east boundary of the parcel: <ul style="list-style-type: none"> ○ As a result, and to ensure there is no impact on the County's existing underground stormwater main, the applicant was required to submit the following engineering deliverable for County records: <ul style="list-style-type: none"> ○ Letter from a Geotechnical Engineer (Englobe Corp) dated August 14th, 2024 addressing geotechnical impacts related to the proximity of the building foundation to a future excavation of the County's utility. ○ Letter from a Structural Engineer (Wolsey Structural Engineering Ltd.) dated August 2nd, 2024 addressing any impacts to the future buildings foundation resulting from an excavation of the existing pipe in the future. ○ The two letter submissions are stamped by the respective responsible engineers and adequately address the relocation of building foundations that would result from the setback change.
Agriculture & Environment Services	No response received

Circulation Period: March 4, 2024, to April 3, 2024.