



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<p><i>Province of Alberta</i></p> <p>Alberta Health Services</p>	<p>AHS has no objection to this proposal as long as the following comments are taken in to consideration.</p> <p>Drinking & Waste Water</p> <p>AHS-EPH supports the regionalization of drinking water and wastewater utilities, and in particular supports connection to existing municipal or regional drinking water and waste water systems approved by Alberta Environment & Parks.</p> <p>AHS-EPH Regulated Establishments</p> <p>AHS-EPH would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands or within the proposed school (e.g. food establishments, swimming facilities, child care facilities, playground structures etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the <i>Public Health Act</i> and its regulations.</p>
<p><i>Internal Departments</i></p> <p>Planning and Development Services - Engineering</p>	<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 and procedures. The applicant indicated that adjusting current DC116 Bylaw to include uses for a school and indoor sports facility. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020 and a Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020. The reports provided recommendations on the liner for the proposed stormwater pond and the pavement design design for the extension of Lower Springbank Road based on the actual onsite CBR value.



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	<ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a deep fills report prepared by Almor Testing Services Ltd dated October 2, 2020. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant/owner submitted a revised Transportation Impact Assessment prepared by Bunt and Associates dated February 10, 2021. The report provided recommendations based on the anticipated traffic impacts that would result from the proposed outdoor sports fields. The recommended improvements are as follows: installation of 4-way stop sign at the RR 32 / TWP Rd 243 intersection, street light illumination at RR 33/ Springbank Rd, RR 32 / Springbank Rd, and RR 32 / TWP 243 TWP Rd, extension of Lower Springbank Road using a Regional Transitional Paved Standard. When the school is constructed at a later stage, TWP Rd 243 west of RR 32 will need to be upgraded to a Regional Collector Standard. <p>Sanitary/Waste Water:</p> <p>As part of the conceptual scheme application, the applicant/owner submitted a Conceptual Wastewater and Water Servicing memo conducted by Watertech Engineering Research & Health Inc. dated February 10, 2021 that indicated that the development would be serviced by a Private Sewage Disposal System should there be no available connection to regional wastewater collection system. At time of future DP, the applicant/owner will be required to submit technical detailed studies that demonstrate the feasibility of this option.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant/owner submitted a Phase 1 Groundwater Supply Assessment conducted by Groundwater Resources Information Technologies Ltd. dated February 9, 2021 that indicated that the use of groundwater wells is feasible to service the proposed development and that minimal impact to surrounding properties is anticipated. Piped water services are preferable as the subject lands are located within the Calalta franchise area and the servicing option is better suited for the proposed development.



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	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a Stormwater Management Report prepared by Richview Engineering Inc. submitted to the County on September 25, 2020 that provided recommendations on managing stormwater runoff from outdoor sports fields (associated with the development for PRDP20201213). As part of the conceptual scheme application, the applicant/owner submitted a conceptual stormwater management report conducted by Richview Engineering Inc. dated February 11, 2021 for the ultimate development conditions. At time of future DP for the construction of the school, a detailed stormwater management report will be required. <p>Environmental:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a BIA prepared by Solstice dated August 12, 2020. The BIA identified wetlands on the site and provided measures to ensure that the majority of the wetlands would not be distributed by the proposed development. For the one wetland that will be disturbed, the BIA provided a wetland assessment and provided compensation measures in accordance with the AEP Wetland Policy.

Circulation Period: October 23, 2020 to November 13, 2020.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.