



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services (Engineering)	<p data-bbox="451 428 646 457">Geotechnical:</p> <ul data-bbox="500 478 1520 642" style="list-style-type: none"> At future development permit stage, the applicant will be required to submit a geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use. <p data-bbox="451 680 667 709">Transportation:</p> <ul data-bbox="500 730 1520 1411" style="list-style-type: none"> The traffic to be generated by the proposed landscaping business is expected to be insignificant (average of four (4) trips per day) however, the proposed land use district allows for other more intensive uses which have the ability to increase traffic on the roadway Range Road 284 is currently a graveled road that experiences a relatively high volume of traffic between Twp Rd 232 & Twp Rd 230 (400 – 500 vehicles per day). At the future development permit stage, further assessment would be required, more specifically for Range Road 284, to determine if improvements or adjustments may be necessary such as an increased frequency of maintenance and further dust abatement measures or the upgrading of this roadway to a pavement standard. Access to the parcel is currently provided by a mutual gravel approach off Range Road 284, which is shared with the parcel to the north. Range Road 284 is part of the Long Range Transportation Study Network 'B' requiring 30 m Road Right of Way (ROW). The current right of way is approximately 20m. As the future application will be for a DP, there will be no requirement for ROW dedication. As a condition of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p data-bbox="451 1444 760 1474">Sanitary/Waste Water:</p> <ul data-bbox="500 1495 1500 1659" style="list-style-type: none"> There is an existing PSTS system on the subject site. The County Servicing Standards only support PSTS systems for normal domestic sewage and generally requires sewage holding tanks for all industrial and commercial uses. Further details are to be provided at the development permit stage <p data-bbox="451 1696 886 1726">Water Supply And Waterworks:</p> <ul data-bbox="500 1747 1511 1841" style="list-style-type: none"> Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses. Further details are to be provided at the development permit stage



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agricultural and Environmental Services	<ul style="list-style-type: none"> Should the applicant wish to continue use of the existing groundwater well on site for any business or industrial use, licensing and approval from AEP will be required
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future development permit, the applicant will be required to submit a detailed site specific storm water management plan and will be responsible for construction of all on site storm water infrastructure necessary to support the proposed development.
Agricultural and Environmental Services	<p>Because this parcel falls within the Shepard Area Structure Plan Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the proposed land use from the agricultural land. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>
Circulation Period:	<p>Agency – May 22, 2020 to June 12, 2020</p> <p>Adjacent – August 6, 2020 to August 27, 2020</p>

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