

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment and Parks	<p>The following quote was taken from an email from Alberta Environment & Parks to the County in regards to the ongoing Bragg Creek Berm Project:</p> <p>“We recently retained Golder Associates to update the modelling and mapping work of Bow and Elbow River Hazard Study that includes Bragg Creek area. We are going to include the Bragg Creek berm that is being constructed into the modelling and mapping.”</p> <p>No formal responses to the circulation package were received.</p>
Alberta Transportation	<p>After review, Alberta Transportation accepts the Master Site Development Plan (MSDP), Traffic Impact Assessment (TIA), and the TIA Addendum – Signalization Review V2 and supports redesignation of the subject land.</p> <p>Alberta Transportation is planning signal installation at the intersection of Highway 22 & 758 (White Avenue), scheduled to be completed by the end of May 2021.</p> <p>Development phasing of Gateway Village can commence, once plans are in place for signalization of the intersection of Highway 22 & Balsam Avenue, with cost appointment to be determined at a later date. In addition, plans should be in place for signalization of the intersection of Burnside Drive & Balsam Avenue, to be cost shared by the developer and Rocky View County.</p> <p>The TIA may require revisions prior to subdivision, development and/or future phases of the proposed project. The department will also provide further comment at that time.</p>
<i>Adjacent Municipality</i>	
Tsuut’ina Nation	<p>The Tsuut’ina Nation has reviewed the Redesignation documents, the proposed development is adjacent to our Nation and within our traditional territory and may have some adverse potential impacts.</p> <p>We are concerned that Tsuut’ina was not consulted prior to the development of the Master Site Development Plan, it is our experience that early engagement builds a positive relationship where concerns can be addressed and resolved mutually.</p> <p>Also, what flood mitigation measures were considered and what about the increase of water consumption, we are downstream and will be impacted by any measures taken.</p> <p>This area is relatively pristine, we are aware increased human activity will impact the terrestrial life, we are concerned of habitat loss and migratory impacts.</p> <p>We appreciate the opportunity to provide some comments but we do recommend further meetings to discuss and address our concerns in a more comprehensive manner.</p>

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<i>Internal Departments</i>	
Building Services	Building permits will be required throughout the project. The permits will have different requirements and fall into different sections of the code based on the size and use of the building
Planning and Development Services (Engineering)	<p data-bbox="451 556 565 583">General</p> <ul style="list-style-type: none"> <li data-bbox="505 606 1520 772">• It should be noted that Administration has contacted Alberta Environment (AE) on the Applicant's behalf to request the flood mapping be updated to reflect the current improvements of the flood barrier structure on the east side of Elbow River. AE has agreed to complete the revision once the flood barrier structure is complete. <li data-bbox="505 793 1533 959">• The subject parcel is located within the current flood fringe and this application should be circulated to Alberta Environment & Parks for comments. All portions of the structure constructed at or below the 100-year flood elevation identified in the submitted Stormwater Management Report shall be floodproofed with the appropriate freeboard elevation provided. <li data-bbox="505 980 1516 1178">• Preliminary Water and Wastewater servicing strategy were included in the MSDP, however, no demand analysis was provided in support of the application. Without the detailed assessment of the servicing demand analysis, Engineering cannot fully assess the application or understand the impacts to the existing water and wastewater capacity at the treatment facilities or the pipe sizing the may be required. <li data-bbox="505 1199 1528 1297">• At the time of future development, a detailed fire suppression system will be required in accordance with all applicable regulatory requirements and to the satisfaction of the County. <p data-bbox="451 1312 870 1339">Submitted Feasibility Studies:</p> <ul style="list-style-type: none"> <li data-bbox="505 1362 1533 1911">• Transportation Impact Assessment conducted by Bunt & Associate dated November 2020. TIA Addendum – Signalization Review prepared by Bunt & Associate dated March 16, 2021. <ul style="list-style-type: none"> <li data-bbox="597 1482 1520 1581">○ An updated TIA will be required at the future development stages to confirm the required offsite upgrades to the satisfaction of the County and Alberta Transportation. <li data-bbox="597 1602 1533 1768">○ The submitted TIA provide the analysis based on the roundabouts at Hwy 22 completed by 2025 that also align with the opening day of the subject site. The TIA does support the full build-out of the proposed development during the weekday traffic, however, there will be queuing expected during the weekend peak period. <li data-bbox="597 1789 1520 1911">○ Balsam Avenue is currently a twin (2) lane roadway with a 20-meter right-of-way that is expected to operate near capacity and no changes are being recommended at this time as the intersections will operate at an adequate level of service. The capacity analysis

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	<p>suggests that the two proposed accesses will still function adequately as stop-controlled intersections.</p> <ul style="list-style-type: none"> ○ The addendum dated March 16, 2021, was submitted in an effort to address the weekend peak traffic and recommended an interim solution prior to the completion of the full roundabout at Hwy 22 & Hwy 758. This interim recommendation includes signalizations at Hwy 22 & Balsam Ave, Burnside Dr. & Balsam Ave. and Hwy 22 & Hwy 758. <ul style="list-style-type: none"> ● Stormwater Management Report prepared by Jubilee Engineering dated March 29, 2021. <ul style="list-style-type: none"> ○ As a condition to future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed stormwater management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of development. ○ At the time of future developments, an updated Stormwater Management Report will be required and be implemented to the satisfaction of the County and Alberta Environment. ○ The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm pre-development release rate for the subject site. Increasing the allowable release rate is feasible as the site is self-contained and does not impact any upstream areas. The proposed release rate accounts for approximately 0.9% of the river flow of the Elbow River. ○ The wet pond is sized for the 1:500yr design storm as no overland access for the pond overflow can be achieved due to the Dike construction. ○ The report also identified a discharge outfall through the Bragg Creek Flood Dyke structure to the Elbow River, further consultation with the regulator Alberta Environment & Parks on what is acceptable for a direct outfall. ○ All stormwater infrastructure, including storm pond and associated facilities, will be operated and maintained by the Developer with appropriate overland drainage right-of-way registration. ● Phase 1 Environmental Site Assessment, prepared by Beckingham Environmental Ltd. dated October, 2020 <ul style="list-style-type: none"> ○ The report concluded that the liability associated with the subject is low to moderate and no further environmental work is recommended for this site.

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	<ul style="list-style-type: none"> • Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. dated October, 2020 <ul style="list-style-type: none"> ○ The report concluded that there are no significant wetland or rare species was found on the subject site. ○ Due to previous disturbance over the years, there is no significant historical resources anticipated for the subject land. Historical Resources clearance will be required prior to development. <p>Water and Wastewater Servicing</p> <ul style="list-style-type: none"> • A conceptual servicing memo was provided outlined the requirement for approximately 310 m3/day for water and 279 m3/day of sanitary for the full build-out of the proposed development. At the future development stages, a comprehensive servicing report will be required to determine the appropriate upgrading of infrastructure to support each phase of the development. • The current capacity for the Bragg Creek Water Treatment Plant is 400 m3/day. Based on the 2020 data, approximately 123 m3/day of this capacity is currently being used to service existing customers. • The current capacity of the Bragg Creek Wastewater Treatment Plant is 285 m3/day with the commissioning of the second MBR treatment unit. Based on the 2020 data, approximately 76 m3/day of this capacity is currently being used to service existing customers.
Planning and Development Services (Planning)	<p>DC:</p> <ul style="list-style-type: none"> • 18m max height when the Design Standards recommend a 10m max height (can be varied with a Conceptual Scheme or a MSDP)
Utility Services	The applicant should be sure to follow the Guidelines for Connection to the Bragg Creek Water & Sanitary Systems. The Guideline states that for sanitary servicing, both the E-one and Liberty pump systems are acceptable, and E-One is the preferred choice.
Solid Waste Services	<p>Needs more information about waste management including the encouragement of diversion (recycling, organics) and the requirement of all commercial and residential facilities to allow enough space for the necessary diversion infrastructure.</p> <p>Should also include information about waste and diversion in the public realm and any relevant architectural guidelines (Section 5) related to the supportive infrastructure.</p> <p>Standards checklist, appendix A-2, should include waste reduction diversion, and proper management as part of the environmental sustainability section checklist and/or as its own standard category.</p>

Circulation Period: January 6, 2021 to January 27, 2021. Some comments were received after the circulation period.

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