



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
City of Calgary	The City of Calgary would be supportive of a different district or direct control district be utilized to limit the permitted and discretionary uses to interim uses. The switch from Heavy to Light Industrial limits the types of uses, however, as the intent is to be a hauling and landscaping business further limitations to outdoor interim uses could occur.
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. 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.
Planning and Development Services	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based on the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. At future development permit stages, the Owner will 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. At future development permit stages, the Owner will be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction. <p>Geotechnical:</p> <ul style="list-style-type: none"> At future development permit stages, the Owner may 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>Transportation:</p> <ul style="list-style-type: none"> The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated December 10, 2018. The TIA considered offsite impacts to the road network and key



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	<p>intersections and determined that no upgrades to the offsite networks will be required at this time.</p> <ul style="list-style-type: none"> At the future development permit stage, the Owner may need to upgrade the existing paved approach on RR283 in order to provide access to the proposed development. The Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded. The Owner shall also contact County Road Operations for an interim construction inspection and a post-construction inspection for final acceptance. Range Road 283 is identified as a 4-lane arterial road in the Transportation Offsite Bylaw(C-8007-2020) requiring 40 m Road Right of Way (ROW). The current right of way is approximately 20m. As a condition of future subdivision, the owner will be required to dedicate, by Plan of Survey a 5.00 m strip of land and a 5 m strip of land by caveat along the entire northern boundary of subject lands. At future development permit stages, the Owner will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable levy at the time of subdivision and/or development permit approval. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> There is an existing PSTS system on the subject site, which the applicant plans to continue using for the existing residence. The applicant has indicated that they will use sewage holding tanks for the business. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> There is an existing well on the subject site, which the applicant plans to continue using for the existing residence. The applicant has indicated they will use cistern tanks for potable water supply for the business. As an advisory condition to future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a Stormwater Management Plan prepared by ISL Engineering. Dated June 18, 2020. The concept consists of the use of a stormwater pond in the NE corner of the property. At the future development permit stage, the Owner will be required to submit a detailed stormwater management plan, prepared by a qualified professional, providing the detailed designs of the stormwater management infrastructure necessary to support the proposed development. <p>Environmental:</p>



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	<ul style="list-style-type: none">• The County Wetland inventory shows that active wetlands exist on this property. At the future subdivision/development permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.

Circulation date: September 15, 2020 – October 16, 2020

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