



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Other External Agencies	
City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary has no comments regarding Application # PL20190148-149 to provide for RV Storage.</p>
Rocky View County Boards and Committees	
Agricultural Services	<p>Because this parcel falls within the Janet Area Structure Plan Ag Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the RV Storage Site from the agricultural lands surrounding it. The guidelines would help mitigate areas of concern including trespass and litter as well as providing a visual barrier.</p>
Internal Departments	
Recreation, Parks and Community Support	<p>PL20190148 (MSDP)</p> <p>As per the County Plan, this draft MSDP has addressed technical requirements and supporting information pertaining to recreation, parks, active transportation and/or community support matters. Therefore- there are no concerns with this application.</p> <p>PL20190149 (Redesignation)</p> <p>Comments pertaining to reserve dedication to support development of recreational amenities, parks or an active transportation network will be provided at any future subdivision stage.</p>
Development Compliance / Municipal Enforcement	<p>Development Compliance have no concerns with this application at this time.</p>
Fire Services and Emergency Management	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. 4. Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. In other



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Planning and Development Services – Engineering Review	<p data-bbox="509 260 1435 323">words, the lanes need to be 6m wide and have a 12m centerline turning radius and be able to support the weight of Firefighting apparatus.</p> <p data-bbox="461 359 578 384">General:</p> <ul data-bbox="509 411 1451 1062" style="list-style-type: none"> <li data-bbox="509 411 1357 443">• The review of this file is based upon the application submitted. <li data-bbox="509 464 1451 695">• As a condition of future DP, the applicant 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. <li data-bbox="509 716 1414 873">• The subject lands are located within the Janet Area Structure Plan (ASP) for which the lands are located in the residential transition area. The proposal is for a RV storage lot. It is recommended that the lands be appropriately serviced as per the policies of the Janet ASP. <li data-bbox="509 894 1430 1062">• At time of subdivision or DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. <p data-bbox="461 1083 654 1108">Geotechnical:</p> <ul data-bbox="509 1136 1435 1314" style="list-style-type: none"> <li data-bbox="509 1136 1240 1167">• Engineering does not have any concerns at this time. <li data-bbox="509 1188 1435 1314">• As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development. <p data-bbox="461 1335 675 1360">Transportation:</p> <p data-bbox="461 1388 1430 1682">In accordance with the Janet ASP Policy 21.13, a TIA is required as part of the local plan process to determine if potential off-site road improvements are required. At this stage, the applicant has not provided a TIA. Without receiving a TIA, Engineering does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we confirm how much traffic the proposed development is expected to generate. Engineering recommends that prior to going to Council that the applicant provide a TIA in accordance with the County Servicing Standard.</p> <ul data-bbox="509 1703 1422 1917" style="list-style-type: none"> <li data-bbox="607 1703 1422 1766">○ It is recommended that the applicant contact Engineering to determine the scope of the TIA. <li data-bbox="509 1787 1414 1917">• Access to the parcel is currently provided by a paved approach off Range Road 284. At future subdivision/development permit stage, the applicant will be required upgrade the approach to an Industrial/Commercial standard in accordance with the County



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	<p>Servicing Standards. Further upgrades at the site entrance may be required based on the recommendations of the approved TIA.</p> <ul style="list-style-type: none"> At future subdivision and/or development permit stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant proposes using an existing PSTS system on the subject site. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County Policy and Provincial regulation. County Standards only support PSTS systems for normal domestic sewage and generally requires sewage holding tanks for all industrial and commercial uses. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for any industrial/commercial development. At future subdivision or DP stage, an assessment by a qualified professional must be submitted to demonstrate suitability of the existing PSTS system for the proposed development. If not sufficiently demonstrated to the satisfaction of the County, Engineering will require that as condition of future subdivision or DP, the existing PSTS system shall be decommissioned and reclaimed, and the applicant will be required to provide a detailed drawing showing the location of sewage tanks and truck out connections. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant proposes using the existing well on the subject site to service the proposed development. The Janet ASP policy 22.5 states that development in the plan area should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual lots should not be supported. Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP. <p>Stormwater Management:</p> <ul style="list-style-type: none"> At this time, Engineering recommends the applicant submit a conceptual stormwater management plan, prepared by a qualified professional, identifying an overall stormwater management strategy for the proposed industrial development in accordance with the requirements of the County Servicing Standards. As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system, prepared by a qualified professional, in accordance with the conceptual stormwater management plan and County Servicing Standards. As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified



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Transportation Services	<p>professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards.</p>
	<ul style="list-style-type: none"> As a condition of future DP, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the accordance with the applicable bylaw.
	Environmental:
	<ul style="list-style-type: none"> In accordance with the County Plan and the County Servicing Standards, a Biophysical impact assessment is required in support of a local plan. At this stage, the applicant has not provided a BIA. Prior to going to Council, Engineering recommends that the applicant submit a BIA in accordance with the County Servicing Standard.
	<p>Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.</p>
	<p>Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p>
	<p>Any on site exterior lighting to be "dark sky" compliant.</p>
	<p>Applicant to be reminded staff and clientele parking is restricted to onsite only.</p>
	<p>Applicant to be reminded no business signage to be installed within the County Road Allowance.</p>
	<p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.</p>

Circulation Period: November 18, 2019 to December 9, 2019

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