



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200154). As noted, Municipal Reserves are still outstanding and will be considered at the subdivision stage.
<i>Province of Alberta</i>	
Alberta Environment and Parks	<p>Kindly find the following comments from the Department of Environment and Parks; Lands Delivery South.</p> <p>As noted within the application and aerial photography.</p> <p>The lands contain a watercourse/ large waterbody running North / South through the proposed development area. This watercourse would be considered Provincial Crown Lands as per section 3 of the <i>Public Lands Act</i>.</p> <p>As no application to the Crown has been received in regards to any occupation of this wetland. We are unable to provide a determination on the outcomes of any such application.</p> <p>We would ask that the greater development respect the document; "Stepping back from the water" in pursuing this development plan. Any other plans for the occupation of the bed and shore of this watercourse must be applied for use, as per the <i>Public Lands Act</i>.</p> <p>Please find attached a link to the Provincial Wetland Policy.</p> <p>https://www.alberta.ca/alberta-wetland-policy-implementation.aspx</p>
Alberta Transportation	<p>Review and response for this referral are in coordination with the review and response for referral circulation files PL20200173 and PL20200174 (adjacent active conceptual scheme file). In reviewing the Conceptual Scheme, Traffic Impact Assessment, and proposed redesignation, Alberta Transportation provides the following comments.</p> <ul style="list-style-type: none"> • (Figure 1.1: Project Location and Development Phasing) in the TIA indicates the area required for right-of-way for the future QE 2/TR 264 interchange does not match the area shown in the proposed redesignation referral PL20200154. The TIA or redesignation referral should be adjusted/revised accordingly. <p>Additional comments in coordination with files PL20200173 & PL20200174:</p> <ul style="list-style-type: none"> • Alberta Transportation will allow initial phases (approximately 200 units) until the Highway 2 / Highway 566 interchange is upgraded, or the Highway 2 / 40 Avenue partial interchange is constructed. The department will request an updated TIA to determine if additional capacity becomes available at the



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Alberta Culture, Multiculturalism and Status of Women	<p>Highway 2/566 Interchange after the 40th Avenue partial interchange is constructed and operational.</p> <ul style="list-style-type: none"> The TIA will require revisions or updates prior to subdivision, development and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time. Alberta Transportation will only permit access via RR11 for the interim condition. The south access "A" not permitted until such time the Hwy 2 / 566 interchange is upgraded, 4 lane twinning is constructed on Highway 566 between Hwy 2 and RR11, and the roundabout at Access "A" has been constructed. This is subject to the completion of the roundabout intersection at Highway 566 and Range Road 11, scheduled for construction later this year. <p>It may not be possible to improve the existing intersection of Hwy 566 / Balzac Blvd to a Type IV intersection due to the proximity of the interchange. Other solutions may need to be identified to address short-term issues. Balzac Blvd. should not be relied on for interim access to the development site. Other options may be considered if Balzac Blvd. is desired to provide access to the proposed development.</p> <p>Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information please refer to our website: https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx</p>
Adjacent Municipality	
The City of Airdrie	<ul style="list-style-type: none"> Staff currently does not anticipate future impact on the City of Airdrie land. The South Airdrie CASP shows lands closest to the redesignation area as planned for commercial/mixed business uses. The 40 Avenue interchange cuts through the area. It is suggested that RVC consider the recommendations outlined in the Nose Creek Water Management Master Plan (NCWMMP) with regards to wetland protection. It is advised that all applicable approvals, permits, authorizations, etc. be acquired. In this case, <i>Water Act</i> is likely applicable.



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<i>Internal Departments</i>	<ul style="list-style-type: none"> It is suggested that RVC consider the remaining patches of fescue in southern Alberta and consider fescue preservation where possible. Special review considerations should be placed on drainage planning and water table impacts for this location.
Recreation, Parks and Community Support	Recreation has no comments on this redesignation application. Further comments regarding MR will be reviewed at the subdivision stage.
Planning and Development Services (Engineering)	<p>General</p> <ul style="list-style-type: none"> Future subdivision or development on the subject lands will require the preparation of a Construction Management Plan, including a weed management plan, in accordance with County standards. <p>Development Agreement</p> <ul style="list-style-type: none"> Future subdivision or development on the subject lands will require the signing of a development agreement to facilitate offsite and onsite public infrastructure, including but not limited to roads and intersection improvements, stormwater improvements, sanitary and potable water servicing, and fire suppression infrastructure, in accordance with County policy and servicing standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant should provide a preliminary Geotechnical Investigation Report to verify the suitability of the site for the proposed land use, in accordance with the County's Servicing Standards. Detailed site grading plans will be reviewed at future subdivision or development permitting stages and may require the submission of Deep Fill Reporting (>1.2m fill) or more detailed geotechnical reporting to support future development agreement(s). <p>Transportation:</p> <ul style="list-style-type: none"> The development is within proximity to a Provincial Highway (HWY2) and therefore requires referral to Alberta Transportation (AT). It is expected that AT will be engaged by the applicant's engineer to confirm the scope of any Traffic Impact Assessment (TIA) submittal required for their support. The applicant should provide a Traffic Impact Assessment, in accordance with the County Servicing Standards 2013. The applicant should contact the planning engineering team to confirm the scope of offsite network review and this should be coordinated with AT as mentioned above.



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Transportation Services	<ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require improvements to the offsite road network in accordance with the final TIA accepted by the County and AT. • Future subdivision or development on the subject lands will require payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. <p>Water Supply and Sanitary/Waste Water Servicing:</p> <ul style="list-style-type: none"> • The applicant should provide a master servicing strategy that will confirm sewage and potable water demands expected for the development of the +/-70ac site. This is required to evaluate the ability of the County's Balzac Regional Water & Wastewater System to service the proposed development, including the provision of fire flow. • Future subdivision or development will require payment of the Water & Wastewater Offsite Levy in accordance with Bylaw C-8009-2020, as amended. This assumes a connection to County Infrastructure is planned. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant should provide a conceptual level Stormwater Management Report to confirm how stormwater will be managed on the parcel post-development. We note the site is within the Nose Creek Watershed Management Plan area and site development will need to comply with the management plan requirements in place at the time of development. • Future subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design, and confirmation of regulatory approvals in accordance with the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • The subject lands appear to contain a large wetland feature that the applicant will be responsible for protecting/compensating for in accordance with the Water Act. The applicant is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation to develop the site and the County will require copies of wetland approvals prior to any disturbances (i.e. site grading, subdivision, etc). <p>Existing property accessed by Rge Rd 10 (Gravel Road) Upgrades would be required to support additional traffic volumes. Alberta Transportation should be circulated regarding access to Hwy 566.</p>

Circulation Period: December 1, 2020 to January 4, 2021.

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