



## ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation has no issues or concerns with the proposed redesignation.</p> <p>The subject land does not fall within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i>, and will not require a roadside development permit from Alberta Transportation at the development stage.</p>
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed redesignation.
ATCO Pipelines	ATCO Transmission high-pressure pipelines has no objections.
FortisAlberta	FortisAlberta has no concerns.
Telus Communications	TELUS Communications Inc. has no objections to the mentioned redesignation.
<b><i>School Districts</i></b>	
Calgary Catholic School District	<p>After review, the Calgary Catholic School District does not have any questions or concerns regarding the referenced circulation (PL20200179).</p> <p>It is noted that Municipal Reserves outstanding comprise 10% of the parent parcel.</p>
<b><i>Internal Departments</i></b>	
Capital Projects	Capital Projects does not have any projects noted in that area.
Development Compliance	Development Compliance has no comments regarding this application at this time.
Fire Services & Emergency Management	The Fire Service has no comments at this time.



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Planning and Development Services - Engineering	<p data-bbox="456 279 565 304"><b>General</b></p> <ul style="list-style-type: none"> <li data-bbox="505 331 1430 459">• As the proposal is for the redesignation to DC 131, all applicable development regulations and requirements remain valid. It is anticipated that this subject parcel will be incorporated into the Nose Creek Business Park CS.</li> <li data-bbox="505 485 1459 543">• Water and wastewater servicing and road access will be provided from the Nose Creek Business Park adjacent to the subject site.</li> <li data-bbox="505 569 1463 926">• At the future subdivision and/or development permit stage, the applicant is to provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include: <ul style="list-style-type: none"> <li data-bbox="597 751 1386 810">○ Weed management during the construction phases of the project;</li> <li data-bbox="597 835 1419 926">○ Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.</li> </ul> </li> <li data-bbox="505 951 1362 1047">• At the future subdivision and/or development permit stage, the applicant shall be subject to the applicable Regional Water and Wastewater Off-site Levy bylaw.</li> <li data-bbox="505 1073 1446 1194">• At the future subdivision and/or development permit stage, the Owner is to enter into and comply with a Development Agreement for any infrastructure improvements that may be required to support the development.</li> <li data-bbox="505 1220 1378 1316">• At the future subdivision and/or development permit stage, the applicant shall provide a comprehensive landscaping plan to the satisfaction of the the County.</li> </ul> <p data-bbox="456 1341 647 1367"><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li data-bbox="505 1392 1443 1587">• At the time of future subdivision and/or development permit, the applicant is required to provide a Geotechnical Investigation in accordance with the Rocky View County Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.2 m of fill, a Deep Fill report is required.</li> </ul> <p data-bbox="456 1612 672 1638"><b>Transportation:</b></p> <ul style="list-style-type: none"> <li data-bbox="505 1663 1446 1921">• At the time of future subdivision and/or development permit, a Traffic Impact Assessment is to be provided in accordance with the Rocky View County Servicing Standards and the Balzac Global TIA. Any improvements identified or road right of way that is required will be at the owner's expense. If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.</li> </ul>



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	<ul style="list-style-type: none"> <li>The subject lands are expected to gain access from within the Nose Creek Business Park; not from 144<sup>th</sup> Avenue. Access will be defined at a future development stage.</li> <li>At the time of future subdivision and/or development permit, if site construction activities require the import or export of soil, the applicant shall enter into a Road Use Agreement with the County regarding the use of the County's road system to haul soil off-site or onto the site.</li> <li>At the time of future subdivision and/or development permit, The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>At the time of future subdivision and/or development permit, services will be obtained from the East Balzac Sanitary Collection System. A detailed sanitary servicing study is required to support offsite improvements related to the development. The study shall confirm the servicing capacity required for the development of the proposed parcel.</li> <li>At the time of future subdivision and/or development permit, the applicant shall submit a detailed site wastewater servicing design that will tie into the East Rocky View Wastewater Collection System.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>At the time of future subdivision and/or development permit, the applicant shall submit a detailed potable water servicing and hydraulic design study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provisions for fire protection in accordance with County's Servicing Standards.</li> <li>At the time of future subdivision and/or development permit, the applicant shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, County Bylaws as amended, that will tie into the East Rocky View Potable Water System. The design shall address the need for a pressure-reducing valve and backflow preventer and if required.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>At the time of future subdivision and/or development permit, the applicant shall submit a site-specific stormwater implementation plan for the subject lands and provide for any necessary easements and right-of-ways for drainage in accordance with the Nose Creek Watershed Water Management Plan.</li> <li>At the time of future subdivision and/or development permit, the applicant shall submit a sediment and erosion control plan and report in accordance with County Servicing Standards.</li> </ul>



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	<b>Environmental:</b> <ul style="list-style-type: none"><li>There no wetland noted on the subject site, however, the applicant remains responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation.</li></ul>
Recreation, Parks, and Community Support	Thank you for the opportunity to review the above-noted application. At this time, RPCS has no comment on the proposed redesignation, further considerations will be provided at the subdivision or development permit stage.
Utility Services	This application considers the extension of the current municipal water and wastewater infrastructure to service the proposed lot. Therefore, Utility Services has nothing further to add to this circulation.

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