



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>External Departments</i>	
Alberta Transportation	<p>The CS references a Traffic Impact Assessment prepared in July 2016, in addition to the Langdon Network Analysis referenced in the Transportation Section of the CS. This has not been provided to Alberta Transportation as part of this application referral. Notwithstanding, the information from 2016 may be outdated and may require an update to reflect current conditions. Alberta Transportation may have additional comments on a review of these documents if/when they are made available for review.</p> <p>Previous approval for subdivision and development of Phase 1 of the Painted Sky CS included intersection upgrades at Highway 560 and Vale View Road as recommended in the Painted Sky Phase 1 Transportation Impact Assessment prepared by Bunt & Associates in 2019. It is unclear as to whether this improvement will be compatible with the long-term improvements required at this intersection to satisfy further subdivision and development in the Painted Sky planning area.</p> <p>No information has been provided concerning impacts to the Highway 560 / Glenmore Trail and Highway 797 / Centre Avenue intersection. It is anticipated additional upgrades at this intersection will be required as a result of continued growth.</p> <p>No information has been provided concerning stormwater management and potential impacts to Highway 560. It appears that Highway 560 may be proposed as an integral part of the regional stormwater management solution, and clarification of this will be necessary.</p>
<i>Internal Departments</i>	
Agricultural Services	No agricultural concerns as these parcels fall within the Langdon ASP.
Fire Services	<ul style="list-style-type: none"> • Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design regarding private hydrant systems if it is required. • Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. • Please ensure that access routes are compliant with the designs specified in the National Building Code and the Rocky View County Servicing Standards. • Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.



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Road Operation	<ul style="list-style-type: none"> Developer for Painted Sky Development to contact County Road Operations with haul details for materials and equipment needed during site development to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020. County roads bordering the Painted Sky Development include Vale View Road, Railway Avenue, and Township Road 233, which are gravel surfaced. Traffic generated from the Painted Sky Development may create dust issues along these roads.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated with each proposed phase of development to the satisfaction of the County's Municipal Lands department. As a condition of future subdivision, 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 and street lighting with all necessary utility providers to the satisfaction of the County At this time, the application shall be circulated to the County's Solid Waste and Recycling team to determine if there are any additional requirements or impacts to the existing curbside waste and recycling pickup services provided by the County As a condition of future subdivision, the applicant is required to submit a Construction Management Plan with each proposed phase of the development to the satisfaction of the County. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical investigation for the proposed development prepared by McIntosh Lalani dated July 2016. The investigation concludes that the subject lands have generally favorable soil and groundwater conditions to support the proposed development however, the areas of the development designated multi-family and commercial will required site-specific geotechnical investigations at the time of development At the time of the detailed design, the applicant will be required to implement the recommendations made in the Geotechnical Investigation prepared by McIntosh Lalani dated July 2016 or conduct further geotechnical work for incorporation into the detailed design of the development as deemed necessary by the County. <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 July 2016. An updated TIA for Painted Sky Phase 1 was provided with the subdivision application PL20190052.



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	<ul style="list-style-type: none"> At the time of the future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA indicating the off-site improvements required to be implemented with the applicable phase of the development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure. As a condition of future subdivision, the applicant may be required to pay cost recoveries for the upgrades to offsite infrastructure providing direct benefit to the proposed. As a condition of future subdivision, the applicant will be required to dedicate additional ROW along Railway Avenue and Valeview Road in accordance with the findings of the TIA, the Langdon Transportation Network Analysis, and the Transportation off-site levy bylaw as amended. It is to be noted that the Langdon Transportation Network Analysis calls for a 30m wide ROW for Valeview Road and 27m ROW for Railway Ave. The current width of both Valeview Road and Railway Ave is 20m. As the subject lands are adjacent to Highway 560 and impacts/proposes improvements to the provincial highway network (Highway 560 & 797), the TIA was circulated to AT for their review and comment in 2017. AT provided a response stating they had no concerns with the TIA and accepted its findings and recommendations for the proposed development and impacts to the municipal and provincial road network (intersection of Highway 797 and Glenmore Trail). As a condition of future subdivision, the applicant will be required to obtain a Roadside DP from AT for the implementation of any improvements to the provincial highway network. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all other offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards. As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at the time of the subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed. It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As per the CS, the sanitary collection system within the development will collect and convey wastewater to a new sanitary lift station to be located at the SE corner of the subject lands. From here, wastewater will be pumped



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	<p>south to the existing East Rocky View Wastewater Transmission Line which conveys wastewater directly to the Langdon Wastewater Treatment Plant. This lift station and associated force main are scheduled to be constructed as part of the first phase of the development under file PL20190052.</p> <ul style="list-style-type: none"> • The County is currently in the process of performing a partial upgrade to the Langdon Wastewater Treatment Plant to allow for additional wastewater servicing capacity for developments in East Rocky View. • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the proposed wastewater collection to tie into the Painted Sky lift station. • As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy in accordance with the applicable levy at the time of the Subdivision approval, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Line. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed lift station. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the CS, the applicant is proposing to tie to the Langdon Waterworks water distribution network located to the east and south of the subject lands. Water will initially be provided from the west end of Brander Ave with a second connection point proposed at Railway Ave to loop the system to instill sufficient flow volumes. • As per the Hamlet of Langdon Infrastructure report prepared for Langdon Waterworks in April of 2014, upgrades to the water systems have been identified at various population targets for the Hamlet. As per the CS, the anticipated population of the proposed development at full build-out is approx. 4000 people (the existing population of the Hamlet is approx. 4900 people). At the time of the future subdivision of the applicable phase of the development, the applicant will be required to confirm the availability of water capacity to adequately service the proposed phase. • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the water distribution system within the proposed phase of the development. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development.



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	<p>As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure</p> <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the CS, the applicant provided a Staged Master Drainage Plan Pond Report prepared by LGN Consulting Engineering Ltd. dated July 2016. The proposed stormwater management concept for this development consists of a minor system collecting and conveying stormwater to a wet pond at the southeast corner of the subject lands. Water levels in the pond shall be controlled via a lift station pumping water to the Railway Ave ditch. The applicant is planning to construct the stormwater pond and offsite stormwater conveyance infrastructure as part of Painted Sky Subdivision Phase 1. As a condition of future subdivision, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable levy at the time of the Subdivision approval, for improvements to the local (Hamlet) and regional (CSMI) drainage network. As a condition of future subdivision, the applicant will be required to provide an updated stormwater management plan (SWMP) and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Langdon Comprehensive Stormwater Review, the County's Servicing Standards, Alberta Environment regulations, and best practices. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure. It is to be noted that all proposed stormwater infrastructure is required to be constructed on a PUL. As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes, and all other related infrastructure. <p>Environmental:</p> <ul style="list-style-type: none"> As part of the CS, the applicant provided a Biophysical Impact Assessment (BIA) and Wetland Impact Assessment prepared by Ecotone Environmental dated September 2016. At the time of the future subdivision, the applicant may be required to provide updates to the reports as deemed necessary by the County or AEP.



AGENCY**COMMENTS**

- As per the BIA and the Staged Master Drainage Plan Pond Report provided with the application, the subject lands contain numerous wetlands of varying classification. The applicant has obtained *Water Act* Approvals for disturbance to the wetland areas as part of PRDP20172364.

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