



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	<p>Please accept this in response to the subdivision referral attached.</p> <p>A review of the aerial imagery of the land within this application area, indicates the presence of a large wetland. This wetland by all indication may be considered Provincial Crown land, as per section 3 of the <i>Public Lands Act</i>. Any occupation of this land would require application and approval under the Public lands act, and possibly the <i>Water Act</i>.</p> <p>To proceed with development and construction of residential lots around this wetland would require careful consideration of these two Provincial Acts.</p>
Alberta Health Services-Safe Healthy Environments	<p>Thank you for inviting Alberta Health Services-Safe Healthy Environments comments on the above referenced conceptual scheme and redesignation to guide and create the Conrich Crossing development.</p> <p>Alberta Health Services-Safe Healthy Environments has reviewed the land use circulation package and the Conceptual Scheme Circulation draft (Sept. 2020) and provides the following comments for your consideration;</p> <p>1) Alberta Health Services-Safe Healthy Environments is supportive of Phase 1 Environmental Site Assessments (ESA) for residential developments. If a Phase 1 ESA has been completed for this development Alberta Health Services-Safe Healthy Environments is able to review it from a public health perspective.</p> <p>2) Alberta Health Services-Safe Healthy Environments is supportive of land use decisions that incorporate aspects of healthy community by design. In respect of this particular development Alberta Health Services-Safe Healthy Environments encourages the following considerations;</p> <p>a) Healthy Neighbourhood Design: Neighbourhoods where people can easily connect with each other and access a variety of day-to-day services are beneficial to the well-being of residents. A complete, compact and connected neighbourhood can foster better mental and physical health of the individuals within that community. Land use decisions that influence zoning, transportation systems and neighborhood design can support this. This application includes support for 79 residential lots that will be designed to accommodate multi-generational housing. The community will integrate different land uses including commercial and industrial, which may lead to a relatively compact and complete community development.</p> <p>b) Healthy Housing: Housing features such as quality, accessibility and affordability have impacts on health. Incorporating healthy and</p>



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	<p>varied housing into land use planning assists in fostering good mental and physical health while improving the quality of life for residents of all ages and income levels. While this subdivision application does not appear to specifically incorporate a variety of housing types, Alberta Health Services-Safe Healthy Environments is available to provide further information on overall healthy housing options from a public health perspective.</p> <p>c) Healthy Natural Environments: Research supports a strong relationship between people's exposure to natural areas and the reduction of stress, chronic disease, depression and anxiety as well as improved concentration and cognitive function. Communities that are designed to incorporate the natural environment into their plans can help promote more physical activity and better mental health. This community is incorporating a special parks and recreation district and tree-lined sidewalks. If there are details that detail how this subdivision will encourage access to natural areas AHS- SHE would be happy to review them from a public health perspective.</p> <p>d) Healthy Transportation Networks: Prioritizing active transportation (i.e., walking or cycling) and encouraging residents to choose self-powered movement whenever possible can help reduce emissions and achieve an increase in physical activity, leading to better mental and physical health for residents. This community's design appears to support a regional pathway and tree-lined sidewalks that are intended to support pedestrian mobility.</p> <p>e) Healthy Food Systems: How people choose food and what kind of food items they have access to can be influential factors of their overall health status. Land use design decisions may impact the accessibility, quality and variety of food available to residents. Alberta Health Services-Safe Healthy Environments supports the promotion and integration of healthy food systems into the planning process. This may include such measures as; ensuring access to healthy foods in neighbourhood and public facilities (i.e., City Hall, recreation facilities, public libraries, etc.); consideration of the type of food services located in relation to other community uses (i.e., promoting healthy food options near schools) and support of community-scale food infrastructure and services (i.e., enhancing agricultural and community garden capacity or encouraging grocery stores to be located within walking distance of residential areas). There is no information in this application/scheme that discusses food choice or access but Alberta Health Services-Safe Healthy Environments would be happy to provide comment from a health perspective when that information becomes available.</p> <p>Alberta Health Services-Safe Healthy Environments is supportive of planning efforts that address healthy community design by promoting active living and shaping healthier built environments, and looks forward to a chance to review more detailed community plans for the subject lands as they become available.</p>



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<i>Adjacent Municipality</i>	
The City of Chestermere	This e-mail is in response to the circulation file # PL20200139. The City of Chestermere does not have any comments or concerns. Thanks for circulating this application to us.
<i>Internal Departments</i>	
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments in addition to the previously submitted comments by Randy Smith:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Consideration may be needed to having a secondary access route if Twp Rd. 250 is dead-ended. 4. 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. <p>There are no further comments at this time.</p>
Planning and Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> ○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Realignment of Township Road 250 through the study area as shown on the Tentative Plan. ○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County. ○ Extending the County's sanitary and potable water services to the proposed development. ○ Construction of the pressurized central fire suppression system to the satisfaction of the County.



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	<ul style="list-style-type: none"> ○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. ○ Installation of Street Lighting (Dark Sky). ○ Installation of power, natural gas, and communication utilities. ○ Obtain all necessary approvals from AEP for the loss of wetlands. ○ Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes. ○ Implementation of the recommendations of the approved construction management plan. ○ Implementation of the recommendations of the approved ESC plan. <ul style="list-style-type: none"> ● As a condition of future subdivision, 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. ● The subject lands are located within the Conrich Area Structure Plan (ASP). The proposal is to create a largescale residential/industrial/commercial development with a Municipal Reserve and a PUL. It is recommended that the lands be appropriately serviced as per policies 23.9 and 23.15 of the Conrich ASP. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ● The applicant provided a Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. dated June 19 2020. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are suitable for the proposed development. ● As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical evaluation, conducted by a qualified geotechnical professional, to assess the onsite subsurface (soil and groundwater) conditions to develop appropriate geotechnical recommendations for the design and construction of the proposed development



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	<p>including the internal road structure and recommendations for the pond liner thickness.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The applicant submitted a Transportation Impact Assessment prepared by Bunt and Associates Engineering Ltd. dated September 14, 2020. The TIA provides the impact of the proposed development on the adjacent road network and Recommends the following improvements: <ul style="list-style-type: none"> Realignment of Township Road 250 Street and construction of the new Township Road 250 and Range Road 284 intersection. Construction of two access points along Range Road 284 and one access on Township Road 250. Construction of three access points along the newly created service road after Township Road 250 is realigned. Installation of traffic Signals at the newly created access from Township Road 250 into the development following the 2040 buildout. Installation of traffic signals at the intersection of Township Road 250 and Range Road 284. By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic. As a condition of future subdivision, the applicant will be required to enter into a Special Improvements Development Agreement with the County for the realignment of Township Road 250. Infrastructure Cost Recovery will be available as per Policy C-406. As a condition of future subdivision, 15 m along the east and south boundaries of the quarter section where the existing road allowance is 20 m shall be dedicated for road widening by plan of survey as per the applicable TOL bylaw since this portion of Township Road 250 and Range Road 284 are part of the long range transportation plan for a six lane cross section requiring 50m of ROW. As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company.



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	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.15 of the Conrich ASP, all new development shall connect to the County's wastewater system. The applicant has indicated that the development will be serviced by piped wastewater should the application be approved. • The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc. dated August 2020, which indicated that the site will be serviced by gravity mains that lead to a local lift station which directs a 250mm force main to the existing 600mm force main which eventually discharges at the Langdon Waste Water Treatment Plant. The servicing strategy determined that sanitary infrastructure upgrades may be required as part of the current first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. • As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of wastewater services to the subject lands. • As a condition of future subdivision, the applicant shall submit a detailed wastewater servicing design for the Conrich Station Lands to verify that the downstream infrastructure has enough capacity for the increase in effluent due to the additional lots. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • As per Policy 23.9 of the Conrich ASP, all new development shall connect to the County's potable water system. The applicant has indicated that the development will be serviced with piped water should the application be approved. • The applicant submitted a Preliminary Engineering Support Servicing Strategy prepared by Sedulous Engineering Inc.



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	<p>dated August 2020, which indicated that the site will be serviced by the existing regional East Rocky View Water System via a transmission main from the Conrich Reservoir and Pump Station. The servicing strategy determined that potable water infrastructure upgrades may be required as part of the first phase of the Conrich Station Development. The servicing strategy recommends monitoring the capacity of the system to determine if any upgrades are required at subdivision stage.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall submit a detailed water servicing design for the Conrich Station lands to verify that the potable water infrastructure has enough capacity for the increase in demand. • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Water Offsite Levy in accordance with the applicable by-law at time of approval. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Conceptual Level Stormwater Management Report Plan prepared by Sedulous Engineering Inc. dated July 2020. The overall strategy for the interim condition will be at zero discharged until the completion of the CSML. The concept consists of the use of overland and underground stormwater conveyance to a large central storm pond, which will eventually be tied to the CSML. • As a condition of future subdivision, the applicant 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>As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of the stormwater infrastructure required as a result of the development and outlined in the final stormwater management plan in accordance with the County Servicing Standards. The applicant will be responsible for the registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC



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Recreation, Parks and Community Support	<p>measures to be implemented during the development of the subject lands.</p>
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the applicable bylaw at time of approval.
Recreation, Parks and Community Support	<p>Environmental – Section 900.0 requirements:</p>
	<ul style="list-style-type: none"> The applicant provided a Conrich Gill Wetland Assessment and Impact Report prepared by Westhoff Engineering Inc. dated September 18, 2020. The assessment took into consideration the significance of the existing onsite soils, vegetation, wildlife, historical resources and wetlands and provided several mitigations measures to prevent environmental impacts. As a permanent condition of future subdivision, the applicant will be required to adhere to all recommendations in the Westhoff report. As no historical resources have been identified and impacts to historical resources are not anticipated the development has been granted clearance under the Historical Resources Act. The Wetland Assessment indicates that there is fourteen naturally occurring wetlands as well as six ephemeral waterbodies within the development area and that all the wetlands will be lost as the result of the development. The applicant will be required to make a payment to the in-lieu program for the loss of the wetlands.
Recreation, Parks and Community Support	<p>Recreation, Parks and Community Support comments on the Conrich Crossing Conceptual Scheme:</p>
	<ul style="list-style-type: none"> If there is future linear connectivity identified along Range Road 284, then potentially the proposed pathway on the east side of 284 should be extended to connect with Township Road 250 intersection. However, if there is no proposed linear connectivity identified, then remove proposed MR dedication along the ROW of RR 284. Recommend full pathway around PUL. Any outstanding MR owing on the proposed land shall be provided in a cash in lieu payment by developer. Also encourage developer to contribute to the County's voluntary recreation contribution program to help support future amenities in the Conrich area as identified in the 2021 Recreation and Parks Master Plan.

Circulation Period: November 2, 2020 to November 24, 2020

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