



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>External Departments</i>	
Alberta Health Services	<p>Water and Wastewater - The applicant has identified that the water supply will be from a recently drilled well and that a holding tank is proposed for wastewater.</p> <p>AHS-EPH supports the regionalization of drinking water and wastewater utilities, and, in particular, supports connection to existing municipal or regional drinking water and waste water systems approved by Alberta Environment & Parks.</p>
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.</p> <p>A geometric design must be prepared for the Highway 560 and Range road 281A intersection for construction to a Type IIb intersection treatment. This design must also be accompanied by a comprehensive design report, including pavement design, to allow a permit to be issued for its construction, which must be completed to the standards of, and at no cost to, Alberta Transportation. Additional information regarding construction standards and requirements are available on Alberta Transportation's website.</p>
<i>Internal Departments</i>	
Agricultural Services	Create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The applicant will need to ensure compliance with the Alberta Weed Control Act.
Building Services	<p>A Building Code Classification must be submitted at BP application.</p> <p>Advisory Condition – A Private Water Supply system is required and must conform to article 3.2.5.7. and NFPA 1142.</p> <p>Advisory Condition - Provide dry hydrant connection to Siamese dimension (min. 45 m unobstructed), and Siamese dimension to designated principal entrance (min. 3 m – max. 15m).</p> <p>Advisory Condition – Provide Access Routes design as per article 3.2.5.6., including centerline turning radius and clear widths.</p>
Development Compliance	No concerns



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Fire Services & Emergency Management	<p>Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.</p> <p>Dependent on the occupancies, the Fire Service & Emergency Management recommends that the buildings have sprinklers, if applicable, as per the National Building Code.</p> <p>Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. Please ensure access routes have 12m centerline turning radius and that they support the weight of Emergency vehicles.</p>
Planning and Development Services - Engineering Review	<p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant provided a Geotechnical Investigation prepared by Global Engineering and Testing dated April, 2020. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development. The investigation provides several recommendations in regards to building foundations, engineered fill, pond liners, and the internal road and parking lot structural requirements. As a permanent condition, the applicant will be required to adhere to all recommendations made in the Geotechnical Investigation. <p>Transportation:</p> <ul style="list-style-type: none"> As Part of the MSDP, the applicant provided a Traffic Impact Assessment Study prepared by LSL Consultants Inc. dated July 2019. The TIA initially recommended no improvements but after the MSDP application was circulated to Alberta Transportation, they required that the Glenmore Trail and Glenmore View intersection be upgraded to a type II intersection in accordance Alberta Transportation Geometric standards. Prior to issuance, the applicant will be required to enter into an offsite development agreement with the County to upgrade the Glenmore Trail and Glenmore View Road Intersection to a Type II intersection in accordance with the Alberta Transportation Geometric Design Guide. The applicant is to be aware that they are required to obtain a roadside development permit from Alberta Transportation as the site is within 1600m of Highway 560. The applicant shall construct a new gravel approach on Glenmore View Road in order to provide access to the development. Prior to issuance, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 for the total development area of the lands proposed to be



AGENCY	COMMENTS
	<p>developed. The total levy to be collected will be calculated based on the final site development plan.</p> <ul style="list-style-type: none"> Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 7(\$387 per acre) = \$24,910.00 (using 5.00 acres). <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant has proposed utilizing sewage-holding tanks with trucked service to service the proposed development. Engineering has further comments at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant has proposed using a groundwater well and cistern to supply water to the proposed development. The applicant provided a Groundwater Supply Evaluation for License Application prepared by Solstice Environmental Management dated April 29, 2020. The report concluded that the well can provide water at a sustained rate of 2.7 m³/day for an annual volume of 1000m³. Prior to occupancy, the applicant will be required to provide confirmation of the appropriate water license from AEP for the proposed use of the groundwater well for non-residential use. <p>Stormwater Management:</p> <ul style="list-style-type: none"> The applicant provided a Stormwater Management Report prepared by ISL Engineering. dated May 2020. The Stormwater Report provided an assessment of the subject lands and surrounding areas and provided a stormwater management concept for the proposed development, which consists of the construction of one stormwater pond as well as a series of ditches to convey the stormwater to the pond to manage stormwater flows from the proposed development. Prior to issuance, the applicant shall submit a detailed SSIP which provides details of the required stormwater infrastructure. As a permanent condition, the applicant will be required to operate the site in accordance with the approved SSIP. Prior to occupancy, Engineering requires Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, Engineering shall make an inspection of the site to verify storm water has been completed.



ROCKY VIEW COUNTY

AGENCY
COMMENTS**Environmental:**

- The County Wetland inventory shows that active wetlands exist on this property. The applicant will be responsible for obtaining the required all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

Utility Services

No concerns

Original Circulation Period: August 5, 2020 to August 26, 2020***Adjacent Landowners*****Total Number of Adjacent
Landowners circulated:** 69

Responses Received in Support: No responses received in support

Responses Received in Opposition: No response received in opposition

Adjacent Landowner Circulation Period: September 28, 2020 to October 19, 2020