



ATTACHMENT A: APPLICATION REFERRALS

| AGENCY | COMMENTS |
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| Internal Departments | |
| Building Services | <ol style="list-style-type: none"> 1. Advisory Condition – Provide new Access Routes design around new addition as per article 3.2.5.6., including centerline turning radius and clear widths. 2. Advisory Condition – A minimum of 2 exits are required throughout the new space on each floor level and lead directly to the outdoors. |
| Fire Services & Emergency Management | Please ensure that the addition does not encroach upon any access lanes which must remain compliant to the National Building Code. |
| Planning and Development Services – Engineering | <p>General:</p> <ul style="list-style-type: none"> • That prior to issuance, the applicant is required to pay the development application engineering review fee in accordance with the Master Rates Bylaw C-7992-2020, as amended. • The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw C-7992-2020, as amended. • The application circulated indicates the development scope will see a 6,000sqft expansion to the cooler area of the Harmony Beef facility. The applicant has indicated this will enable a ~25% expansion of the operation and the addition of 75-100 employees. The comments below are intended to address impacts related to this expansion/intensification from an offsite servicing and transportation perspective. <p>Geotechnical:</p> <ul style="list-style-type: none"> • No requirements. Geotechnical reporting is on file in support of previous site work and information required to design/construct the building/foundation will be covered under the Alberta Building Code. <p>Transportation:</p> <ul style="list-style-type: none"> • County records indicate the Transportation Offsite Levy has been previously collected for this parcel. • We understand from the applicant's submission that the proposed facility expansion will increase the traffic to/from the facility from both an employment and truck traffic perspective. As a result the County requires an updated traffic impact assessment to be submitted per the condition below to confirm the offsite transportation network is adequate to support the expansion. • Prior to issuance, an updated Traffic Impact Assessment is to be provided to address offsite impacts, if any, associated with the increase in development intensity on the site. The report shall be prepared in accordance with the County's Servicing Standards and the Balzac Global |



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| | <p>TIA. Any improvements identified or additional road right of way that is required will be at the owner's expense:</p> <ul style="list-style-type: none"> ○ If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the applicant shall enter into a Development Agreement for constructing these improvements. • Onsite parking required to support this change should be to the satisfaction of the Development Authority. <p>Sanitary/Waste Water and Potable Waterworks:</p> <ul style="list-style-type: none"> • The site is currently serviced and connected to the East Rocky View Water & Waste Water System and a customer service agreement exists for the site that allocates 68.14m³/day for the facility's operation. The condition below is intended to confirm if any additional water/sewer capacity is required to support this expansion. • It is assumed that no changes to onsite deep utility servicing is occurring under this development permit. Please contact the undersigned if that is not the case so that servicing plan conditions can be added to capture the changes. • Prior to issuance, the applicant shall provide an updated demand summary for water and sanitary use in the facility to determine if the expansion warrants additional capacity allocation to the site. <ul style="list-style-type: none"> ○ Should the applicant require additional servicing capacity then the applicant will be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7992-2020, as amended. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The proposed cooler expansion area appears to be located in an area previously considered "impervious" under the site's stormwater management plan (concrete/asphalt). The applicant should be required to confirm in writing this is the case, that no additional impervious surfaces are being constructed on the site that would warrant an update to the Site Specific Stormwater Implementation Plan for the site. • Should the building be located in a currently impervious area, and this be confirmed by the applicant in writing, then a condition for an updated Site Specific Stormwater Implementation Plan is required. |

Circulation Period: August 11, 2020 to September 8, 2020

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