



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
City of Airdrie	<p>Given the information provided, Planning & Development has some comments to the application, but does not oppose the application as the proposed development will not negatively impact the adjacent parcels located within the City of Airdrie boundary.</p> <p>Staff review showed that:</p> <ul style="list-style-type: none"> • The land use redesignation to accommodate a soil blending facility does not appear to conflict with future City of Airdrie growth plans. • Should there be any off-site effects (e.g. odor, dust, noise) please ensure appropriate measures are taken to mitigate them. The City of Airdrie will review off-site effects again during development permit circulation. • Should any soil-hauling vehicles use the City of Airdrie road network, please refer to the City's Truck Route and Road Ban information located at https://www.airdrie.ca/index.cfm?serviceID=844
Province of Alberta	<p>Alberta Transportation</p> <p>In reviewing the proposed redesignation, Alberta Transportation has no issues or concerns. The location of the proposal 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> <p>The department does expect that the municipality will mitigate the impacts of traffic generated by development approved, on the local road connection to the highway system, pursuant to <i>Policy 7</i> of the <i>Provincial Land Use Policies</i> and <i>Section 648(2)(c.2)</i> of the <i>Municipal Government Act</i>.</p>
Internal Departments	<p>Agricultural and Environmental Services</p> <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the soil blending facility from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p> <p>Planning and Development Services - Engineering</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> • There do not appear to be steep slopes on the subject land. <p>Transportation</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a Transportation Impact Assessment conducted by R.F. Binnie and Associates Ltd. dated September 4, 2020. The TIA indicated that the proposed land use change will not impact existing traffic patterns resulting from the development as the operations from the development



AGENCY	COMMENTS
	<p>will not change. The TIA determined that no improvements are required at this time.</p> <ul style="list-style-type: none"> • Current access to the subject lands is provided via a road approach off of an access road that has a registered access easement on title and connects to Range Road 284. • Prior to issuance of future DP, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant/owner indicated that the proposed development will be serviced using septic tanks. In accordance with Policy 449, the County supports the use of holding tanks for all industrial, commercial, and institutional applications <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The applicant indicated that the proposed development will be serviced using groundwater wells. <ul style="list-style-type: none"> ○ As an advisory condition to future DP, the applicant/owner will be required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the redesignation application, the applicant/owner submitted a Conceptual Level Stormwater Management Report conducted by R.F. Binnie and Associates Ltd. dated March 4, 2020. The stormwater report verified that the proposed land use change will not impact current drainage conditions as there will be no changes in operation of the development. The report provided recommendations to improve water quality that can be implemented at a future DP stage. <p>Environmental:</p> <ul style="list-style-type: none"> • The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands.

Circulation Period: April 20, 2020 to May 11, 2020

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