



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY

COMMENTS

Province of Alberta

Alberta Transportation

In reviewing the application, Alberta Transportation has no concerns with the proposed redesignation. However, Alberta Transportation does not usually support isolated industrial activity. The department's preference is to have development of this nature occur within established industrial parks or other urban industrial/commercial areas where existing highway and municipal road networks would safely and efficiently support traffic from development activity of this type.

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 application and subsequent permit from Alberta Transportation for establishing a home based business.

The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>

Internal Departments

Planning and Development Services – Engineering

Geotechnical:

- As a condition of future subdivision or DP, the applicant will be required to conduct a geotechnical investigation, prepared by a qualified geotechnical professional, assessing the existing subgrade conditions and to make recommendations to support the proposed development.

Transportation:

- The applicant/owner indicated that the proposed development will not generate more than 5 trucks per day, therefore, a TIA is not required at this time. At future development permit stage, a TIA may be required based on the intensity of use proposed.
- Access to the parcel is currently provided by a gravel approach off Highway 564. At future development permit stage, the applicant will contact Road Operations to arrange an inspection of their existing approach to determine if the approach location meets current County standards and to confirm if the existing approach needs to be upgraded due to the proposed development.
- The application should be circulated to Alberta Transportation as the parcel is directly adjacent to Highway 564.
- As a condition of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of DP, the applicant will be required to provide a Stormwater Management Report in accordance with the County Servicing Standard.
Agriculture & Environment Services	<p>The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the business 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>

Circulation Period: September 9, 2021 – May 30, 2021

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