



ATTACHMENT 'B': APPLICATION REFERRALS

 AGENCY COMMENTS

Province of Alberta

Alberta Environment

Kindly find the following comments from the Department of Environment and Parks; Lands Delivery South.

As noted within the application and aerial photography, the lands contain a watercourse/ large waterbody running North / South through the proposed development area. This watercourse would be considered Provincial Crown Lands as per section 3 of the Public Lands Act.

As no application to the Crown has been received in regard to any occupation of this wetland, we are unable to provide a determination on the outcomes of any such application.

We would ask that the greater development respect the document; "Stepping back from the water" in pursuing this development plan. Any other plans for the occupation of the bed and shore of this watercourse must be applied for use, as per the Public Lands Act.

Please find attached a link to the Provincial Wetland Policy.

<https://www.alberta.ca/alberta-wetland-policy-implementation.aspx>

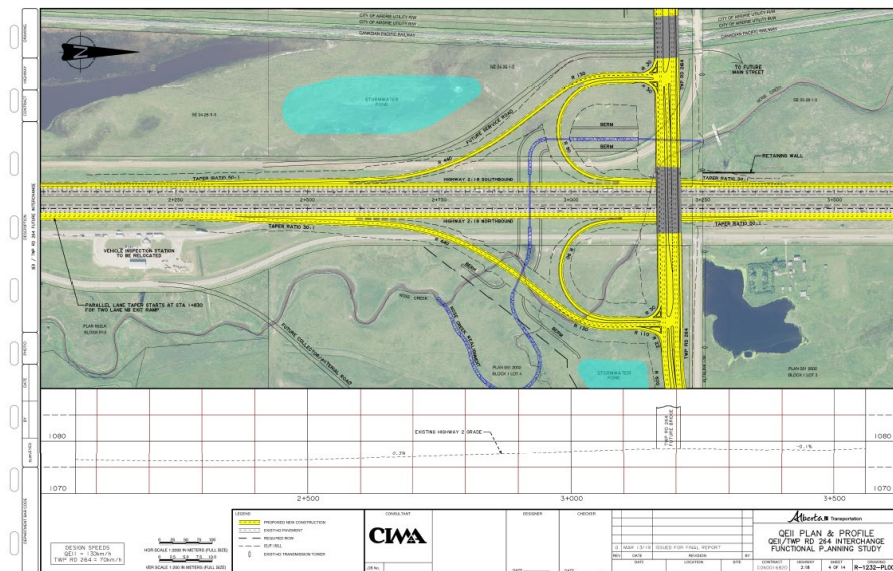
Alberta Transportation

Comments dated November 4, 2021 (regarding Conceptual Scheme Amendment)

In reviewing the proposed Rocky Creek Conceptual Scheme amendment, Alberta Transportation has the following comments.

- Interchange access only at the intersection of Hwy 2/TWP RD 264.
- Lands within the NE-24-26-1-W5M will be required for the future Hwy 2/TWP RD 264 interchange and stormwater pond as indicated in the Hwy 2/TWP RD 264 Interchange Functional Planning Study. Attached two plans from the study to illustrate the footprint.
- The conceptual scheme should be revised to mention/include the proposed Hwy 2/TWP RD 264 future interchange.
- Access to lands should be in accordance with the previously submitted Traffic Impact Assessment (TIA) and the comments provided by the department.

(Also note that "Previous TIA comments in coordination with files PL20200173 & PL20200174" continue to apply)

AGENCY COMMENTS


Government
of Alberta
Transportation

**APPLICATION FOR SIGN INSTALLATION
NEAR A PROVINCIAL HIGHWAY**

Alberta Transportation Permit # _____



Note: distances may be shown in metres or feet

SITE PLAN

SKETCH OF PROPOSED SIGN



Signature of Registered Owner or Authorized Agent: _____

Comments dated March 11, 2021 (regarding redesignation):

Review and response for this referral are in coordination with the review and response for referral circulation files PL20200173 and PL20200174 (adjacent active conceptual scheme file). In reviewing the Conceptual Scheme, Traffic Impact Assessment, and proposed redesignation, Alberta Transportation provides the following comments.

- (Figure 1.1: Project Location and Development Phasing) in the TIA indicates the area required for right-of-way for the future QE 2/TR 264 interchange does not match the area shown in the proposed redesignation referral PL20200154. The TIA or redesignation referral should be adjusted/revised accordingly.



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Additional comments in coordination with files PL20200173 & PL20200174:

- Alberta Transportation will allow initial phases (approximately 200 units) until the Highway 2 / Highway 566 interchange is upgraded, or the Highway 2 / 40 Avenue partial interchange is constructed. The department will request an updated TIA to determine if additional capacity becomes available at the Highway 2/566 Interchange after the 40th Avenue partial interchange is constructed and operational.
- The TIA will require revisions or updates prior to subdivision, development and/or future phases of the proposed project, to reflect changes. The department will provide further comments at that time.
- Alberta Transportation will only permit access via RR11 for the interim condition. The south access "A" not permitted until such time the Hwy 2 / 566 interchange is upgraded, 4 lane twinning is constructed on Highway 566 between Hwy 2 and RR11, and the roundabout at Access "A" has been constructed. This is subject to the completion of the roundabout intersection at Highway 566 and Range Road 11, scheduled for construction later this year.

It may not be possible to improve the existing intersection of Hwy 566 / Balzac Blvd to a Type IV intersection due to the proximity of the interchange. Other solutions may need to be identified to address short-term issues. Balzac Blvd. should not be relied on for interim access to the development site. Other options may be considered if Balzac Blvd. is desired to provide access to the proposed development.

Alberta Culture, Multiculturalism and Status of Women (Historical Resources)

Alberta Culture, Multiculturalism and Status of Women has no objection to the proposed Redesignation, but the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.

For more information please refer to our website: <https://www.alberta.ca/apply-historical-resources-act-approval-development-project.aspx>

Adjacent Municipality

The City of Airdrie

Staff currently does not anticipate future impact on the City of Airdrie land. The South Airdrie CASP shows lands closest to the redesignation area as planned for commercial/mixed business uses.

- The 40 Avenue interchange cuts through the area.
 - It is suggested that RVC consider the recommendations outlined in the Nose Creek Water Management Master Plan (NCWMMP) with regard to wetland protection.
 - It is advised that all applicable approvals, permits, authorizations, etc. be acquired. In this case, *Water Act* is likely applicable.
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- It is suggested that RVC consider the remaining patches of fescue in southern Alberta and consider fescue preservation where possible.
- Special review considerations should be placed on drainage planning and water table impacts for this location.

Internal Departments

Recreation, Parks and Community Support

Recreation supports Municipal Reserve consideration at the Subdivision stage.

Planning and Development Services – Engineering

General:

- Future development on the subject lands will require additional technical reporting, the payment of levies and construction of public infrastructure in accordance with County Standards.
- Detailed servicing and transportation requirements related to the additional lands will occur at a future development stage including development permit or subdivision. No substantive concerns exist at this time and the parcels were previously considered in the original technical submittals for Rocky Creek.

Geotechnical:

- Further geotechnical requirements will apply as development proceeds in the Rocky Creek Conceptual Scheme plan area. This includes but is not limited to deep fill reporting, site specific geotechnical investigations and material testing during construction.

Transportation:

- The County's transportation offsite levy will apply at the subdivision or development permit stage in accordance with Bylaw C-8007-2020, as amended. The bylaw in place at time of approval is what will apply.
- The applicant provided a report titled Rocky Creek Traffic Impact Assessment Report prepared by ISL Engineering and Land Services Ltd. dated February 2021. The report has been stamped by the Responsible Engineer and meets County requirements for supporting the Conceptual Scheme.
 - Updates to the accepted Traffic Impact Assessment will be required at each phase of subdivision and development to determine the timing of network improvements required to support traffic generation.
 - All improvements to the existing road network required to support development of the plan area will be the developer's responsibility. Cost recovery may apply to offsite improvements in accordance with Council policy.

Sanitary/Waste Water and Water Supply:

- All development within the Conceptual Scheme Plan area will be required to connect to regional servicing. Detailed requirements for upgrades to existing and/or new infrastructure will be evaluated at future subdivision and/or DP stage. We note
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the West Balzac Servicing infrastructure has been designed to accommodate an average day flow of 2,240m³/day from the West Balzac area.

- Future development will be subject to applicable levies (current bylaw is C-8009-2021) and development will be subject to water/wastewater system capacity existing in the system when development proceeds. The existing Levy Bylaw includes capacity triggers for various components of the systems and front ending may be required. Additional Levy schedules will be created in 2022 to recover the costs related to the extension of municipal services to the West Balzac area.
- Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.

Storm Water Management/Environmental:

- The plan area is within the Nose Creek Watershed and will be required to comply with the Nose Creek Watershed Management Plan requirements in place at the time of development. This includes adhering to maximum allowable release rates and volume controls.
- Offsite and downstream infrastructure will be required to accommodate post development stormwater releases under Highway 2 to Nose Creek. Further stormwater management requirements will apply as development proceeds in the Rocky Creek Conceptual Scheme plan area. This includes but is not limited to updated Stormwater Management Reports, Site Specific Implementation Plans, detailed site grading and construction drawing preparation.
- Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages in accordance with County's Servicing Standards.
- A large wetland exists on the property, and the applicant has completed an ownership determination, and confirms a complete review and claim has been determined by Alberta Environment and Parks.

Agriculture & Environment Services

As noted in the Conceptual Scheme, the Agricultural Boundary design Guidelines will be beneficial in buffering the proposed development from the agricultural land uses in the surrounding area. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Solid Waste: Note that there are no comments about solid waste management or services in the new content. There are comments in the residential portion but not the commercial section.

Circulation Period: Redesignation: December 1, 2020 to January 4, 2021; Conceptual Scheme Amendment: October 21, 2021 to November 12, 2021.

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