



ATTACHMENT 'D': APPLICATION REFERRALS

| AGENCY | COMMENTS |
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| <i>Internal Departments</i> | |
| Agricultural Services | The applicant will need to ensure compliance with the Alberta Weed Control Act and have a contractor available (or be personally prepared) to control any regulated weeds. |
| Building Services | <p>Follow building permit check list for list of required items to be submitted for building permit application upon development permit approval.</p> <p>Include overall egress plan as part of the building permit application and not just for addition. To confirm that egress from within the existing area of building adjacent to the addition is still being met.</p> <p>No comments to provide with regard to the guard house at this time.</p> |
| Development Services | Pending report assessment + presentation to Council; |
| Planning and Development Services - Engineering | <p>General:</p> <ul style="list-style-type: none"> • The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw C-8145-2021, as amended. • The application circulated indicates the development scope will see a ~1,100 sq. ft guardhouse and other site improvements to the existing Harmony Beef facility. The comments below are intended to address impacts related to this expansion/intensification from an offsite servicing and transportation perspective. • We note the concurrent processing of a second development permit also proposing expansion and site changes under file PRDP20215668. It is recommended the applicants stormwater and erosion control engineers provide an updated SWMP covering both permits under a single report/design package. Separate submittals are acceptable but may be less efficient for the applicant. <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. • An updated Traffic Impact Assessment prepared by Bunt & Associates dated September 28th, 2021, has been received with the application. The |



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| | <p>report has been sealed by the responsible engineer and indicates all intersections/accesses will operate acceptably and no offsite improvements are required. This report will be considered a live document and updates will be required should future/additional site or operational changes be proposed in the future.</p> <ul style="list-style-type: none"> • 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 and that the guard house will not be serviced. Please contact the undersigned if that is not the case so that servicing plan conditions can be added to capture the changes for County records. • Prior to issuance, the applicant shall confirm any additional water and sanitary use in the facility required to support the expansion to determine if additional capacity allocation to the site is warranted. <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-8145-2021, as amended. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • The proposed improvements appear to include additional impervious areas and changes to existing site drainage conditions. As a result, an updated Stormwater Management Report is required to confirm what, if any, changes to existing stormwater management onsite are required. We note the site is contained within the McDonald Lake catchment, which has no outlet. As a result, zero discharge conditions will continue to apply post development (as is the case pre-expansion). • Prior to issuance, the applicant shall submit updates to the existing site-specific stormwater implementation plan (SSIP) for the subject lands and provide for any necessary easements and rights-of-way required for drainage. The plan must include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan. <ul style="list-style-type: none"> ○ As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SSIP. |



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| | <ul style="list-style-type: none">○ The applicant is responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site stormwater infrastructure.○ The plan shall address the need for an oil/grit separator.● That prior to issuance the owner/applicant shall submit a sediment and erosion control plans and report in accordance with County Servicing Standards. We note for the applicants benefit that if the total disturbed areas is greater than 2ha a full report will be required.● That prior to issuance, the applicant shall submit a detailed site grading plan. |

Circulation Period: November 23, 2021 to December 21, 2021.

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