



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<ul style="list-style-type: none"> • Alberta Transportation expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policies 8.37, 8.38, and 8.39 of the South Saskatchewan Regional Plan, and Section 622(1) of the Municipal Government Act. • In order to facilitate the mitigation of these impacts of development on the provincial highway system, Alberta Transportation recommends off-site levies for transportation infrastructure pursuant to Section 648(2)(c.2) of the Municipal Government Act. The department further notes willingness to work with the municipality on any requirements of Section 3.1 of the Off Site Levy Regulations for "transportation infrastructure" should the municipality choose to adopt off-site levies for transportation infrastructure. • Should the municipality choose to adopt off site levies for improvements to the intersections of municipal roads with a provincial Highway pursuant to Section 648(2)(c.2) of the Municipal Government Act, Alberta Transportation is willing to work with the municipality to determine the requirements and standards of any levies for transportation infrastructure pursuant to section 3.1 of the Off-Site Levies Regulation. • Alberta Transportation recommends that the intersection of Highway 560 and Centre Avenue be subject of additional traffic analysis, as the existing intersection is nearing capacity. Upgrades to this intersection resulting from subdivision approvals outside of the legislated referral area are the responsibility of Rocky View County. • The TIA is intended to provide information regarding the traffic that could be generated by the proposed subdivision and will identify any necessary upgrades to the Highway 560 intersections that will be impacted.
<i>Internal Departments</i>	
Fire Services	<ul style="list-style-type: none"> • Ensure that water supplies and hydrants are sufficient for firefighting purposes in accordance with the Rocky View County Servicing Standards and NFPA 1142 Standard on Water Supplies for Suburban and Rural Firefighting. Please contact the Fire Service to propose a design for a private hydrant system if it is required. • Ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. • Ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.



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Capital Project Management – Engineering	<p data-bbox="451 279 570 304">General:</p> <ul data-bbox="451 331 1495 877" style="list-style-type: none"> <li data-bbox="451 331 1495 457">• It is to be noted that the East Rocky View Wastewater Transmission Main is located directly north of the subject lands along the south boundary of the Langdon Joint Use Site (JUS). Any infrastructure that crosses over the Transmission Main requires the review and approval of the County. <li data-bbox="451 485 1495 611">• As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and municipal reserve areas associated with the proposed phase of development to the satisfaction of the County's Municipal Lands department. <li data-bbox="451 638 1495 764">• As a condition of future subdivision, the applicant shall be responsible for dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County. <li data-bbox="451 791 1495 877">• As a condition of future subdivision, the Owner is to provide a Construction Management Plan that is in accordance with the County Servicing Standards.. <p data-bbox="451 905 646 930">Geotechnical:</p> <ul data-bbox="451 957 1495 1556" style="list-style-type: none"> <li data-bbox="451 957 1495 1188">• The applicant previously provided a Geotechnical report for the overall Bridges of Langdon Conceptual Scheme, prepared by GTECH Earth Sciences Corp. dated November 10, 2011. The applicant submitted a letter with the current conceptual scheme amendment, prepared by Parkland Geotechnical Consulting Ltd, dated March 22, 2022, confirming that the 2011 geotechnical report is suitable to be relied upon for the current conceptual scheme amendment. <li data-bbox="451 1215 1495 1404">• The applicant provided an updated Geotechnical report for the Phase 1 of development prepared by GTECH Earth Sciences Corp. dated March 24, 2017. A subsequent update was submitted, dated September 22, 2017, to account for the required groundwater measurements taken over a 6-month period. The report indicated generally favorable soil and groundwater conditions within the subject lands to support the Phase 1 development. <li data-bbox="451 1432 1495 1556">• As a condition of future subdivision, the applicant shall submit an updated geotechnical report, specific to the proposed phase of development, in accordance with the procedures indicated in the County's Servicing Standards with special attention shall be given to groundwater monitoring. <p data-bbox="451 1583 667 1608">Transportation:</p> <ul data-bbox="451 1635 1495 1921" style="list-style-type: none"> <li data-bbox="451 1635 1495 1845">• The applicant previously provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated February 22, 2012, with subsequent updates on July 14, 2016, and on September 29, 2016. The TIA considered offsite impacts to the road network and key intersections and made recommendations for future upgrades to offsite roads and key intersections. <li data-bbox="451 1873 1495 1921">• With the current conceptual scheme amendment, the applicant submitted a TIA memo, prepared by Bunt and Associates dated March 25, 2022. The



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	<p>TIA memo states that the proposed changes to the conceptual scheme are not expected to change the conclusions of the previous 2012 TIA since the current proposed land use is less intensive than the previous proposed land use. With each subsequent phase of development, an updated TIA specific to the phase of development will be required.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to dedicate the necessary width of additional ROW along the frontage of the applicable phases with Centre Street, in accordance with the Langdon Transportation Network Analysis. The current width of the Centre Street ROW between Dead Horse Road and TWP Road 232 is 30m. • As a condition of future subdivision, the applicant will be required to construct a regional pathway on the west side of Centre Street, including any necessary crosswalks, along the boundary of the applicable phases, in accordance with the County Servicing Standards and the Langdon Centre Street Design Guidelines. This required regional pathway should be shown in the figures of the proposed conceptual scheme amendment. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all other offsite improvements identified in the TIA in accordance with the County's Servicing Standards. The applicant will be eligible to receive cost recoveries from others for fronting the costs associated with the construction of offsite infrastructure which provides direct benefit to others. • As a condition of future subdivision, the applicant may be required to pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, the sanitary collection system within the development will collect and convey wastewater to the sanitary lift station, located within the boundaries of Phase 3, which was constructed with Phase 1 of the development (see Figure 13 and 15). From there, wastewater is pumped northwards to the existing East Rocky View Wastewater Transmission Line, which conveys wastewater directly to the Langdon Wastewater Treatment Plant. • The Developer will be responsible for all construction and operation costs of all future necessary lift stations or other wastewater disposal systems prior to the issuance of FAC or breakeven point, whichever occurs last. As part of Phase 1 of the development, the Sanitary Lift Station was constructed and an Interim Operating, Warranty and Cost Share Agreement was executed between the developer and the County. • The applicant provided an updated wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd., dated March 17, 2022, which included projections for each proposed phase of the development. The projections provided are in line with typical residential flows seen in the hamlet of Langdon, and the report confirms there will be adequate capacity



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	<p>at the lift station, forcemain, and wastewater treatment plant as each phase of development progresses.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the proposed wastewater collection systems to tie into the Phase 1 collection system. With Phase 1 of the development, a wastewater lift station and forcemain were constructed. As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County, for the construction of the proposed wastewater collection system. The applicant will be required to provide a Wastewater Servicing Study to determine all technical requirements to tie into the County's existing wastewater collection system. Any required new lift stations must be constructed within a PUL. As a condition of future subdivision, the applicant will be required to provide an updated wastewater demand analysis and provide payment of the Wastewater Off-Site Levy based on the demand analysis and in accordance with the applicable levy bylaw at time of Subdivision approval. The applicant will be required to enter into a Capacity Allocation Agreement with the County. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As per the Conceptual Scheme, the applicant is proposing to tie to the Langdon Waterworks water distribution network located to the north and east of the subject lands. Phase 1 of the development completed construction of the water distribution system that was looped by running further south through the subject lands to tie into an existing main at Boulder Creek Drive. This provides adequate looping for the development and sufficient flow volumes and firefighting capabilities. The applicant provided an updated water demand analysis, prepared by Lee Maher Engineering Associates Ltd., dated March 18, 2022, which included projections for each proposed phase of the development. Langdon Waterworks previously provided a response letter, dated January 25, 2016, indicating their ability to service Phases 1 and 2 of the proposed development with the current infrastructure in place. The latest comprehensive Langdon Waterworks Infrastructure study previously presented to council, entitled "Langdon Waterworks Ltd., Hamlet of Langdon Infrastructure Report" dated April 5, 2014, is still current. Upgrades required to service new developments are based on this study. At time of future subdivision of the applicable phase of the development, the applicant will be required to confirm purchase of water capacity to adequately



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	<p>service the proposed phase. At that time, if sufficient capacity in the system is not available, the applicable phase of the subdivision shall not be endorsed until the required improvements are in place and capacity is available.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the applicable phase of the development. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the original conceptual scheme, the applicant previously provided a Staged Master Drainage Plan Pond Report, prepared by LGN Consulting Engineering Ltd. dated October 2016, for the overall Bridges of Langdon development. The stormwater management concept for this development consists of wet ponds at the north and south ends of the site inter-connected by a canal and ultimately discharges to the ditch on the south side of Railway Avenue. The system also receives stormwater from Bri-mor Lands as well as the Langdon JUS. The north pond was partially constructed with Phase 1 of the development and will be expanded with Phase 2. The applicant has provided a memo update, prepared by LGN Consulting Engineering Ltd. dated March 16, 2022, confirming that the overall imperviousness of the Bridges of Langdon development does not change due to the revised land use and, therefore, overall runoff is not expected to change. As a condition of future subdivision, the applicant will be required to provide an updated stormwater management report indicating the stormwater management infrastructure necessary to support the applicable phase of development in accordance with the requirements of the Langdon Comprehensive Stormwater Review, the County's Servicing Standards, Alberta Environment regulations and best practices. The applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure. As part of the Bridges of Langdon Phase 1 subdivision approval, the County and the developer entered into a cost recovery agreement for the shared stormwater facilities to the north of Phase 1. As a condition of future subdivision, the applicant will be required to provide payment of the proportional cost contribution associated with the applicable phase of development, in accordance with the Storm Facilities Cost Share Agreement. As a condition of future subdivision, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable levy bylaw



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	<p>at time of subdivision approval, for the improvements to the local (hamlet) and regional (CSMI) drainage network.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the required culvert improvements at Railway Avenue and Centre Street shall have received Construction Completion Certificate. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. • As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. • As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. <p>Environmental:</p> <ul style="list-style-type: none"> • The applicant previously provided the following studies: <ul style="list-style-type: none"> ○ A Phase I Environmental Site Assessment prepared by GTECH Earth Sciences Corp. dated June 17, 2011, was provided for the overall Bridges of Langdon development. As per the report, the effects of proposed development will be low-moderate on regional habitat fragmentation, low on regional wildlife corridors/movement patterns and low on regional biodiversity loss. With retention of the most significant wetland with Phase 1, contribution of the proposed project on regional cumulative effects will be minor. ○ a Biophysical Impact Assessment (BIA) prepared by Sweetgrass Consultants Ltd. dated January 2012. ○ An update to the Sweetgrass BIA, dated June 01, 2017 covering the entire north quarter section, was provided for Bridges of Langdon Phase 1. As part of Phase 1, the wetland permanence report was reviewed by AEP and none of the wetlands were assessed as permanent and will not be claimed by the Crown through the Public Lands Act. • The applicant provided a letter, prepared by Tannas Conservation Services Ltd and dated March 21, 2022, that confirming the findings of the previous 2012 and 2017 studies prepared by Sweetgrass Consultants Ltd are still valid for the proposed conceptual scheme amendments. The letter notes that it is preferable that BIA-level wildlife assessments be updated every 5 years. • The owner/applicant may be required to submit an updated BIA with future phases as development progresses.



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	<ul style="list-style-type: none">As a condition of future subdivision, the applicant will be required to prepare or update all necessary reports (ie. Wetland Identification, Wetland Assessment and Impact and Replacement Reports) and obtain Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.

Circulation Period:

PL20210185: December 2, 2021 – December 21, 2021

PL20220005: February 11, 2022 – March 7, 2022

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