



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation acknowledges receipt of the redesignation referral. After review, the department provides the following comments.</p> <p>Alberta Transportation does not recommend, or support redesignation at this location as the land will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportation Functional Planning and access Study, supported by the City of Calgary Glenmore Trail East Study.</p> <p>Timing for upgrades is 10+ years but is ultimately subject to provincial priority and funding availability. Below is a link to the planning studies.</p>
<b><i>Internal Departments</i></b>	<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>At this time, the Applicant/Owner will be required to provide a Transportation Impact Assessment conducted and stamped by a professional engineer that assesses the traffic generated by the site and provides recommendations on any improvements should improvements be triggered.</li> <li>As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future subdivision, the applicant may be required to upgrade Range Road 282 to a Paved Road standard from Highway 560 to new site access for the proposed parcel.</li> <li>Access to the parcel is currently provided by a paved approach off Range Road 282. As a condition of future DP, the applicant will be required to contact Road Operations to determine if the current approach satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work.</li> <li>As a condition of future subdivision or DP, the applicant may be required to pay the TOL in accordance with the TOL bylaw at the time.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>The Live Work District intent is that the 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.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>The Live Work District intent is that the applicant can utilize on-site services; should the proposal move forward, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.</li> <li>As a condition of future DP or subdivision, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.</li> </ul> <p><b>Stormwater Management</b></p> <ul style="list-style-type: none"> <li>As a condition of future DP or subdivision, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new</li> </ul>



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Agricultural and Environmental Services	development proposed on the subject lands that meets the requirements of the County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan.
	<ul style="list-style-type: none"> <li>As a condition of future DP or subdivision, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards.</li> </ul>
	<b>Environmental</b> <ul style="list-style-type: none"> <li>The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.</li> </ul>
	If approved, the application of the Agricultural Boundary Design Guidelines will 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.

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