



ATTACHMENT 'B': APPLICATION REFERRALS

| AGENCY | COMMENTS |
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| <i>Province of Alberta</i> | |
| Alberta Transportation | <p>Alberta Transportation has no concerns with the proposed redesignation. However, the proposed future subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 2 & 566. The department is currently protecting Highway 2 to a Freeway standard at this location.</p> <p>The proposed future subdivision proposal does not meet Section 14 or 15. The department anticipates an impact on the highway from this proposal. A Traffic Impact Assessment (TIA), or revised TIA will be required. The proposed future subdivision will be accessed via the local road network, satisfying Section 15 of the Regulation. Therefore, Pursuant to Section 16 of the Regulation, the department is prepared to grant approval for the subdivision authority to grant a variance of Section 14 if they choose to do so at the proposed future subdivision stage.</p> <p>Alberta Transportation will review and comment further when a TIA is received and at the time of subdivision and development.</p> |
| <i>Adjacent Municipality</i> | |
| The City of Calgary | <ul style="list-style-type: none"> • It would be beneficial to plan this area through a conceptual scheme to understand the area from a wider lens. • This could be achieved by adding to the existing conceptual scheme under review to the west or create an additional one for these lands. • This would allow for the sufficient studies to be completed and take a holistic approach to the impacts of changes. |
| <i>Internal Departments</i> | |
| Capital Projects - Engineering | <p>General</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require preparation of a Construction Management Plan, including a weed management plan, in accordance with County standards. <p>Development Agreement</p> <ul style="list-style-type: none"> • Future subdivision or development on the subject lands will require the signing of a development agreement to facilitate offsite and onsite infrastructure, including but not limited to roads and intersection improvements, stormwater improvements, sanitary and potable water servicing, and fire suppression infrastructure, in accordance with County policy and servicing standards. |



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| | <p>Geotechnical</p> <ul style="list-style-type: none"> • Prior to going to Council, the applicant should provide a preliminary Geotechnical Investigation Report to verify the suitability of the site for the proposed land use, in accordance with the County's Servicing Standards. • Detailed site grading plans will be reviewed at future subdivision or development permitting stages and may require the submission of Deep Fill Reporting (>1.2m fill) or more detailed geotechnical reporting to support future development agreement(s). The above request is simply intended to meet Section 300's requirement for minimum test hole spacing, geotechnical information and confirmation of development suitability of the site prior to Council considering the requested redesignation to a commercial/business zoning for this +/-24ac site. <p>Transportation</p> <ul style="list-style-type: none"> • The development is within proximity to a Provincial Highway (HWY2) and therefore requires referral to Alberta Transportation (AT). It is expected that AT will be engaged by the applicant's engineer to confirm the scope of any Traffic Impact Assessment (TIA) submittal required for their support, which should be included under the condition below. • Prior to going to Council, the applicant should provide a Traffic Impact Assessment, in accordance with the County Servicing Standards 2013. The applicant should contact the planning engineering team to confirm the scope of offsite network review and this should be coordinated with AT as mentioned above. • Future subdivision or development on the subject lands will require improvements to the offsite road network in accordance with the final TIA accepted by the County and AT. • Future subdivision or development on the subject lands will require payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended. <p>Water Supply and Sanitary/Waste Water Servicing</p> <ul style="list-style-type: none"> • The applicant will be required to provide a servicing strategy that will confirm sewage and potable water demands expected for the development of the +/- 24ac site. This is required to evaluate the ability of the County's Balzac Regional Water & Wastewater System to service the proposed development, including the provision of fire flow. We acknowledge the applicant's cover letter indicating that future development may need to be based on septic tanks and hauling away. With this understanding, there are no significant concerns with deferring servicing feasibility / evaluations to the development stage, but the applicant should be made aware of proximity to servicing challenges, which may require coordination/oversizing with the developer of the Rocky Creek lands. The County's West Balzac Servicing Extensions are being planned to service lands west of the CPR tracks. |



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| | <ul style="list-style-type: none"> Sanitary servicing would require connection to a sanitary lift station that will be constructed west of the CPR tracks in the Rocky Creek parcel. This may or may not be feasible for lands east of the tracks, and so a servicing strategy should be prepared to evaluate that in more detail. No gravity sewer, which could be tied into, is currently planned for by the County east of the CPR tracks. The County's West Balzac waterworks extension has constructed potable watermain south of this site, at Balzac Way, which can supply potable water to future development on the east side of the CPR tracks, including the provision of fire flow. Future subdivision or development may require payment of the Water & Wastewater Offsite Levy in accordance with the applicable bylaw. We note additional levy schedules will be created to recover costs for servicing extensions to the West Balzac area, and so rates will change during that process. This assumes connection to County Infrastructure is determined by the developer to be feasible. <p>Storm Water Management</p> <ul style="list-style-type: none"> Prior to going to Council, the applicant should provide a conceptual level Stormwater Management Report to confirm how stormwater will be managed on the parcel post development. We note the site is within the Nose Creek Watershed Management Plan area and site development will need to comply with the management plan requirements in place at time of development. Future subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design and confirmation of regulatory approvals in accordance with the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The applicant is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation to develop the site, and the County will require copies of wetland approvals prior to any disturbances (i.e.: site grading, subdivision, etc.), should any be found on the site. Erosion and Sediment Control Plans will be required to support future development on the subject parcel, in accordance with County standards. |

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