



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>On review of the Traffic Impact Assessment prepared in support of the proposed subdivision, Alberta Transportation concurs with the recommendations of the report, and will require the following improvements to accommodate the proposed subdivision:</p> <ul style="list-style-type: none"> • Design and installation of traffic signals at the Highway 560 / Highway 797 / Centre Street intersection. Alberta Transportation will accept a roundabout in lieu of a signalized intersection at this location. • Design and installation of an illuminated Type IV intersection treatment at Highway 560 and Vale View Road with a westbound left turn lane and modified to allow an eastbound right turn lane. <p>A permit is required for the work at both intersection locations, which will be issued to Rocky View County to undertake. Rocky View County may assign this responsibility to the proponent to deliver on behalf of the County. Additional guidance can be obtained from Alberta Transportation's website, at https://open.alberta.ca/publications/roadside-planning-and-development-designing-and-constructing-highway-access</p> <p>It is recommended that the County collect suitable security to ensure the upgrade can occur within a reasonable timeframe upon approval of the subdivision. Other factors may contribute to the traffic impacts to the noted intersections and resulting improvements. The County may wish to ensure there is a suitable cost recovery mechanism in place to ensure equitable contributions to the intersection upgrade among area developers.</p>
<i>Internal Departments</i>	
Fire Services & Emergency Management	<p>Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the new housing development to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020.</p> <p>Future development of these lands will be serviced for water by Langdon Waterworks (Rocky View Utility Corp) - Future development of these lands will be serviced for sanitary sewer by Rocky View County.</p>
Capital Projects - Engineering	<p>General:</p> <p>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant is required to enter into a Development Agreement with the County for:

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	<ul style="list-style-type: none"> ○ Design and construction of the internal local road system within a 15m wide Hamlet Residential road allowance (400.1) in accordance with the County Servicing Standards as shown in the tentative plan including: <ul style="list-style-type: none"> - cul-de-sacs; - sidewalks abutting one side of the internal roads; - curb and gutters; - trapped lows and catch basins tied to the stormwater collection system; - signage and pavement markings; and - dark sky street lighting. ○ Design and construction of a 2.5m wide concrete sidewalk on the south side of Railway Ave from the terminus of the existing sidewalk (Buy-Low foods) to Mowat St. (Langdon Joint Use Site (JUS)) in accordance with the Langdon ASP. ○ Design and implementation of the overall site grading including a building grade plan for all newly created lots, to the satisfaction of the County; ○ Design and construction of an internal wastewater collection system tying into the existing collection system and service stubs to each proposed lot all in accordance with requirements of the County Servicing Standards; ○ Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans; ○ Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County; ○ Approvals from AEP under the Water Act for the loss of any onsite wetlands; ○ Approvals and Roadside Development Permits from Alberta Transportation for any improvements to the Provincial Highway network (if required); ○ Implementation of the recommendations of the updated Traffic Impact Assessment; ○ Installation of power, natural gas, telecommunication and all other shallow utilities; ○ Dedication of necessary easements and rights-of-way for utility line assignments; ○ Mailboxes to be located in consultation with Canada Post Corporation; ○ Implementation of the recommendations and findings of the previous geotechnical reports prepared in support of the proposed development;



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	<ul style="list-style-type: none"> ○ Implementation of the recommendations of the Erosion & Sedimentation Control Plan; and the Construction Management Plan and Weed Management Plan. • As a condition of future subdivision, the applicant shall be responsible to dedicate 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. • As a condition of future subdivision, the applicant is required to provide a Construction Management Plan, addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. • As a condition of future subdivision, the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy #406 to receive cost recoveries from others for fronting the costs associated with the construction of offsite infrastructure (stormwater and transportation) that provides direct benefit to others. • As a condition of future subdivision, the applicant will be required to enter into a cost contribution agreement with the county for the reimbursement of the proportionate share of the costs related to the centralized stormwater system constructed as part of the Langdon JUS project (collection system, pond, stormwater lift station and outlet piping). • At the time of subdivision, the land exchange agreement between the Applicant, the County and Rocky View Schools requires execution. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant provided a Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. dated August 16, 2017. As per the report, the soils are suitable to support the proposed development. • As a condition of future subdivision, the applicant is required to implement a groundwater measurement program within the boundaries of the proposed phase, in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant provided a Transportation Impact Assessment prepared by Bunt & Associates dated April 7, 2021. As per the report, upgrades are required along Valeview Road, Railway Avenue, and at Centre Street for Opening Day (2025). Further upgrades are required to Centre Street intersections at Railway Avenue and Glenmore Trail in the long term (2040) due to background traffic. • At the time of subdivision, the applicant will be required to submit an updated TIA identifying the necessary improvements to support the proposed



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	<p>development. The Applicant will work further with the County and Alberta Transportation to identify the scope of any required improvements. Required improvements will be implemented under a Development Agreement with the County.</p> <ul style="list-style-type: none"> As per the Network Study for the Hamlet of Langdon dated February 2016 prepared by Watt consulting group, Railway Ave is classified as an Urban Primary collector (400.3) 2 Lane with an ultimate 27 m ROW. As a PUL for the Langdon regional drainage ditch is existing between the proposed development and Railway Ave, any further expansions shall be taken from the PUL. No road dedication is required at this time. At this time, the TIA shall be circulated to Alberta Transportation for their review and comment. As a condition 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. As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy in accordance with the applicable bylaw at the time of subdivision, for the total gross acreage of the lands proposed to be subdivided. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> A sanitary collection main running along the northern portion of the development on the south side of Railway Ave exists at this time. The applicant shall be expected to tie in and discharge to this line. The County is currently in the process of performing upgrades to the Langdon Wastewater Treatment Plant to allow for additional wastewater servicing capacity for developments in East Rocky View. The Applicant submitted a wastewater analysis report prepared by Sim-Flo Systems Inc. dated April 14, 2022. The report evaluated the Langdon West Lift Station capacity and concluded that there is sufficient capacity to service the proposed Bri-Mor development. Engineering has reviewed and accepted this report and has no further wastewater servicing concerns. As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy in accordance with the County the applicable Bylaw at the time of subdivision, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Main. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The Applicant provided a letter from Langdon Water Works dated April 14, 2021, confirming that Langdon Water Works has the capacity to service the development. As a condition of future subdivision, the applicant is required to provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County



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	<p>Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to provide confirmation of tie-in to the Langdon Water Works Ltd. water distribution system for the proposed subdivision. The applicant will be required to provide: <ul style="list-style-type: none"> Confirmation from Langdon Water Works that adequate water supply is available for the proposed subdivision; Documentation showing that the necessary water supply has been purchased for all proposed lots; and Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specifications (Development Service Agreement). <p>Storm Water Management:</p> <ul style="list-style-type: none"> A centralized pond located south of the subject lands shall be used to service the proposed development, Langdon (JUS) and Bridges of Langdon development (as per the Stormwater Management Plan Langdon Joint Use Site prepared by R.J. Burnside, December 2016). An existing service stub for storm drainage for the subject lands has been provided along the western boundary. The applicant provided a Stormwater Management Report prepared by LGN consulting Engineering Ltd. dated May 2016. This stormwater report appears to be based on an alternate subdivision design from the currently proposed design as part of this application package. The overall concept uses localized traplow storage to manage stormwater, eventually draining to a main municipal pond. At the subdivision stage, the applicant is required to submit an updated stormwater management report to align with the new subdivision design and the Stormwater Management Plan Langdon Joint Use Site (R.J. Burnside, December 2016). As a condition of subdivision, the applicant is required to provide an updated Stormwater Management Plan for the proposed subdivision, which shall: <ul style="list-style-type: none"> Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement); Identify any necessary easements and/or utility rights-of-way; Identify any necessary approvals from AEP for wetland loss and mitigation; and Meet the requirements of the Staged Master Drainage Plan Pond Report for the Bridges of Langdon Development, Langdon Comprehensive Stormwater Review, Co-operative Stormwater Management Initiative (CSMI) and County Servicing Standards. As a condition of future subdivision, the applicant will be required to provide payment of the stormwater offsite levy in accordance with the applicable



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	<p>County Bylaw at the time of subdivision endorsement, 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 applicant may be required to pay cost recoveries to other developers who implemented offsite upgrades that provide benefit to the proposed development. This includes for the installation of bridge-sized culvert at Centre Street and Railway Avenue undertaken as part of another development. As a condition of future subdivision, the applicant will be required to submit 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 provided a Biophysical Impact Assessment (BIA) prepared by HabTech environmental dated November 2009. As per the report, the effects of the proposed development are minor for habitat loss/alteration, limited for impact on rare plants, minor on vertebrate species at risk, and unlikely to trigger regional cumulative effects on any listed species. A BIA for the Langdon JUS site was completed by Tannas Conservation Services. As part of the land exchange process between RVC and the applicant, RVC has paid for a portion of the wetland compensation. The applicant may be required to pay the remainder at the subdivision stage. As a condition of future subdivision, the applicant will be required to obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
Transportation Services	Applicant to contact County Road Operations with haul details for materials and equipment needed for the construction of the new housing development to confirm if a Road Use Agreement will be required for any hauling along the County road system pursuant to the County's Road Use Agreement Bylaw C-8065-2020.
Utility Servicing	Future development of these lands will be serviced for water by Langdon Waterworks (Rocky View Utility Corp) - Future development of these lands will be serviced for sanitary sewer by Rocky View County.

Circulation Period: June 18, 2021, to July 12, 2021.

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