



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Utility Services	There is water and sewer service already available for this location, so our only comment would be that there may be a grease trap or separator required for the restaurant.
Capital Project Management – Engineering	<p data-bbox="453 558 643 585">Geotechnical:</p> <ul data-bbox="453 611 1084 638" style="list-style-type: none"> • Engineering has no requirements at this time. <p data-bbox="453 674 667 701">Transportation:</p> <ul data-bbox="453 726 1484 1209" style="list-style-type: none"> • The applicant/owner submitted a Traffic Impact Letter conducted by Watt Consulting Group dated January 5, 2022. The letter concludes that the expected daily trip generation is 210 trips per day. Access to the development is provided from Highway 758 and Alberta Transportation has indicated no concerns regarding the proposal. Engineering has no further requirements at this time. • As a condition of future DP, the applicant may be required to provide an updated traffic impact letter based on the new hours of operations if warranted by Alberta Transportation. • The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of future DP. <ul data-bbox="500 1146 1425 1209" style="list-style-type: none"> ○ Estimated TOL payment = Base Levy (\$4,595 per acre) = \$2,297.50 (using 0.5 acre) <p data-bbox="453 1230 760 1257">Sanitary/Waste Water:</p> <ul data-bbox="453 1283 1484 1913" style="list-style-type: none"> • The applicant/owner submitted a Site Servicing Study conducted by Jubilee Engineering Consultants Ltd. dated May 26, 2022. The study concludes that the estimated daily sanitary flow will be 2880 liters per day. • Since the subject land is already serviced by the Bragg Creek Regional Water and Wastewater Services under a residential land use, wastewater volumes allocated to the subject land are 855 L/day. As a condition of future DP, all overages shall be billed in accordance with the current Master Rates Bylaw. • As a condition of future DP, the applicant/owner is required to provide a detailed water and wastewater servicing study conducted and stamped by a professional engineer that determines: <ul data-bbox="500 1703 1463 1913" style="list-style-type: none"> ○ Proposed service connection and lift station sizing based on the anticipated water and wastewater flows and volumes. ○ This assessment shall include further information on the pre-treatment system that shall be provided, including details of the strength and composition of wastewater that will be discharged into the Bragg Creek Wastewater Collection System.



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	<ul style="list-style-type: none"> ○ It shall be demonstrated that wastewater released from the development shall not be overstrength in accordance with the terms of the Water & Wastewater Utilities Bylaw (C-7662-2017). • As the existing water and wastewater utilities main connections and service connections to the subject lands have been sized for a residential land use, it must be determined if upgrades are required to meet the increased demands of the proposed development. If the detailed water and wastewater servicing assessment determines that the capacities required are beyond that which can be provided by the existing connections, as a condition of future DP, the applicant shall be required to construct appropriately sized & designed water and wastewater utilities main connections & service connections. All work shall be done in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw (C-7662-2017). • As a condition of future DP, the applicant shall enter into a Customer Servicing Agreement with the County for the water and wastewater utility services provided to the subject lands. As a result of this, yearly estimated water and wastewater flows will need to be included in the detailed water and wastewater servicing study. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The applicant/owner submitted a Site Servicing Study conducted by Jubilee Engineering Consultants Ltd. dated May 26, 2022. The study concludes that the estimated daily water consumption will be 3200 liters per day. • Since the subject land is already serviced by the Bragg Creek Regional Water and Wastewater Services under a residential land use, water volumes allocated to the subject land are 950 L/day. As a condition of future DP, all overages shall be billed in accordance with the Master Rates Bylaw. • As the existing water and wastewater utilities main connections and service connections to the subject lands have been sized for a residential land use, it must be determined if upgrades are required to meet the increased demands of the proposed development. If the detailed water and wastewater servicing assessment determines that the capacities required are beyond that which can be provided by the existing connections, as a condition of future DP, the applicant shall be required to construct appropriately sized & designed water and wastewater utilities main connections & service connections. All work shall be done in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw (C-7662-2017). • As a condition of future DP, the location and volume of an onsite water reservoir to be used for fire suppression will need to be addressed in accordance with the Alberta Building Code, NFPA 1142 requirements and all applicable County standards and bylaws. The Bragg Creek water distribution system is not capable of providing water pressure for fire suppression; therefore, any fire suppression systems required by the building code must be accommodated with onsite storage and pressurization at the future DP stage.



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	<ul style="list-style-type: none"> As a condition of future DP, the applicant shall enter into a Customer Servicing Agreement with the County for the water and wastewater utility services provided to the subject lands. As a result of this, yearly estimated water and wastewater flows will need to be included in the detailed water and wastewater servicing study. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant/owner submitted a Site-Specific Stormwater Implementation Plan conducted by Jubilee Engineering dated November 26, 2020. The report concludes that the implementation of onsite LIDs and a drywell in the proposed gravel parking lot will control the runoff to pre-development runoff conditions. As a condition of future DP, the applicant/owner will be required to submit a revised SSIP to address the following concerns: <ul style="list-style-type: none"> A dry well has been proposed to mitigate runoff in the gravel parking area. Confirmation should be provided that the soil is suitable for the infiltration of stormwater. Type of additional proposed LIDs and the total area they would cover shall be provided. The site plan shows 9 stalls in the parking area while in the TIA 19 to 21 trips were estimated during the peak AM and PM hours. It shall be confirmed how additional vehicles will be accommodated on the lot. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.

Circulation Period: January 14, 2021 – February 4, 2021.

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