



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Health Services	<p>No concerns.</p> <p>AHS-EPH would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands (e.g., food establishments or commercial kitchens, child, or adult care facilities, etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.”</p>
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation.</p> <p>The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta.</p> <p>Transportation issues an exemption from the permit requirements to Eritrean Orthodox Tewahdo St. Michael Church for the development listed above, should the amendment be approved by Rocky View County.</p>
Internal Departments	<p>Capital and Engineering Services</p> <p>Geotechnical:</p> <ul style="list-style-type: none"> • No concerns. This application is for land use only and no significant land features exist that would preclude the proposed development. Rough grading of the subject lands was completed by the subdivision developed under file 2012-RV-048. • A future development permit will require a site-specific Geotechnical Investigation in accordance with County standards. <p>Transportation:</p> <ul style="list-style-type: none"> • County records indicate the Transportation Offsite Levy has been previously collected for this lot under file 2012-RV-048. • Further comments will be provided at development permit stage based on the proposed lot configuration and access points. We note the letter from Scheffer Andrew Ltd will require the signature and professional seals in order to be considered under a future development permit. We also note the County will require turning movements be confirmed for the final site access design at the development permit stage. Subject to adhering to County requirements, no concerns exist with the site having two access points. <p>Potable Water/Waste Water Servicing:</p> <ul style="list-style-type: none"> • County records indicate this site was allocated 4.0m³/day (average day) of water and sewer capacity by the subdivision developer under file 2012-RV-048. Based on the MSDP, this may not be sufficient capacity to service the



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	<p>proposed development and further consideration will occur at development permit stage.</p> <ul style="list-style-type: none"> • At the development permit stage, detailed site servicing plans will be required for connection to the County's offsite sanitary collection system. The site shall be serviced by the County's east Rocky View Sanitary Collection system. • At the development permit stage, a detailed accounting of water use will be required to inform expected flows to/from the site post development. Should additional capacity be required, the applicant will be required to purchase additional allocations in accordance with the Master Rates Bylaw, as amended. • At the development permit stage, a customer service agreement will be required to reflect the capacity allocation arrived at for servicing the parcel in perpetuity. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • At the development permit stage, a site-specific stormwater implementation plan and report will be required to demonstrate stormwater servicing for the proposed development. The site must adhere to the maximum unit area release rate for the Crossroads Commercial Park and connection to the offsite collection system will be required. • At the development permit stage, an erosion and sediment control plan will be required to support onsite/offsite development. For the applicants understanding we note a full report will be required as the site is greater than 2 hectares in size.

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