



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<ul style="list-style-type: none"> Alberta Transportation has no concerns with respect to the proposed amendments. Any land within the permit area of a Highway as defined in the Highways Development and Protection Act & Regulation remain subject to the requirements for development to obtain a permit from Alberta Transportation, as outlined in the Act / Regulation.
<i>Other External Agencies</i>	
Calgary Airport Authority	<p>Calgary International Airport Zoning Regulations</p> <ul style="list-style-type: none"> A portion of the proposed land is located within the Runway 17L-35R Approach Surface, as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any structure in this area is 1219.20 m above sea level. The Applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and cranes that may be used during construction. <p>Transport Canada Aerodrome Safety, Air Navigation and Airspace Prairie and Northern Region Email: caspnr-sacrpn@tc.gc.ca</p> <p>Electronic Zoning Regulations</p> <ul style="list-style-type: none"> The proposed land is affected by the Electronic Facilities Protection Area Zoning Plan and is located within the critical area of the Terminal Surveillance Radar. Structure height limits exist in this area. The Applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction. <p>NAV CANADA AIS Data Collection Unit and Land Use Office 1601 Tom Roberts Road, P.O. Box 9824, Station T Ottawa, Ontario, K1G 6R2 Phone: 866.577.0247 Email: landuse@navcanada.ca</p> <p>Building Height and Use of Cranes</p> <ul style="list-style-type: none"> The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant



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Capital and Engineering Services	<p>must ensure there is adequate room for all objects to ensure conformity with the Calgary International Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during the construction of these buildings.</p>
	<p>Mechanical and Other Rooftop Units</p>
	<ul style="list-style-type: none"> The owner and tenants should consider placing all mechanical and other units typically installed on rooftops at ground elevation. Cranes used to install, service, or replace these units can have an adverse effect on aircraft operations. Further, crane approvals in the area of the development can take a considerable amount of time, delaying any maintenance or replacements that may be required.
	<p>General:</p>
	<ul style="list-style-type: none"> If the amendment is only the proposed wording in policy 4.2.3, then we have no concerns. A development permit may be issued upon signing a <u>fully secured</u> development agreement, but we advise that building occupancy requires Construction Completion Certificates be in place for the offsite infrastructure. Please note that all infrastructure required to accommodate the lots proposed in this conceptual scheme amendment and land use redesignation application have already been reviewed/provided under the Crossroads Commercial Park Phase 2 development agreement (File PL20210145). The developer has signed a fully secured development agreement for this phase and construction of offsite roads/infrastructure has been authorized by the County. As the proposed amendments do not materially affect County infrastructure planned to service the Crossroads Commercial Park development, there are no concerns or comments from the engineering team. Further requirements for onsite development proposed on the subject lands will be part of the Development Permitting process.
	<p>Geotechnical:</p>
	<ul style="list-style-type: none"> No further servicing requirements apply. The subject lands will be serviced under Phase 2 under the development agreement noted above.
	<p>Transportation:</p>
	<ul style="list-style-type: none"> No further servicing requirements apply. The subject lands will be serviced under Phase 2 under the development agreement noted above. Transportation Off Site Levy for the proposed two new lots has been collected for the Phase 2 lands under file PL20210145, and the levy on the remainder will be deferred to the future development.
	<p>Sanitary/Waste Water:</p>
	<ul style="list-style-type: none"> No further servicing requirements apply. The subject lands will be serviced under the Phase 2 the development agreement noted above.