



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<ul style="list-style-type: none"> Alberta Transportation has previously completed Functional Planning Studies for highway improvements on Highway 560 and Highway 791. Additional information regarding these highway improvements, including setbacks can be obtained from Alberta Transportation's website: <ul style="list-style-type: none"> Highway 560 - http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_560/Recomended_plan.pdf Highway 791 - http://www.transportation.alberta.ca/projects/assets/Area_7_Calgary_Area/Hwy_791_at_1/RPT_075_08_Final_Executiv_%20Summary.pdf 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 and will require a roadside development permit from Alberta Transportation. The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadside-development-permits.aspx. If you have any questions about the application process or requirements, please contact the undersigned Development and Planning Technologist.
<i>Other External Agencies</i>	
Western Irrigation District	<ul style="list-style-type: none"> WID has reviewed the attached redesignation proposal within N 19-23-27-W4M and would like to note that we request setbacks of 30m from our property line for any permanent structures and the landowner must ensure that there is no surface run-off from the parking area and lands into the canal.
<i>Internal Departments</i>	
Capital & Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS steep slopes 15% or greater are not observed. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The subject lands are immediately adjacent to Highway 791 and Highway 560 and access to the subject lands is from Highway 791. The application shall be circulated to Alberta Transportation for review and comment since the proposed redesignation is adjacent to Hwy 560 and Sec Hwy 791. As per the application, the proposed parking pad will be approximately 20 acres (8.09 ha) in size and utilize the existing road approach off of Highway 791. The applicant provided further information indicating that the intention is to have a



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	<p>gravel pad for the storage of heavy construction equipment (15-20). They will be for long term storage and not daily pick up and drop off.</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant/owner will be required to obtain a Roadside Development Permit or waiver from Alberta Transportation, and provide confirmation of such to the County. As a condition of future development permit, the applicant would be required to pay the transportation offsite levy, as per the applicable TOL bylaw. The applicant would be required to submit a revised site plan identifying the development area of the proposal. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated with the use; and the required parking area (as defined in the Land Use Bylaw). <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> There are no current dwellings on the subject lands and, as per the application, the future development will be a parking area for large earth-moving equipment. Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> There are no current dwellings on the subject lands and, as per the application, the future development will be a parking area for large earth-moving equipment. Engineering has no requirements at this time <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant shall provide a Site-Specific Stormwater Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows. The SSIP shall include a grading plan that delineates the proposed area to be graded, identifies pre-development and post-development grades, and determines any measures required to mitigate impacts to adjacent properties or the public road network. The analysis shall also include recommendations for Erosion and Sediment Control mitigation measures, as per County Servicing Standards. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the Applicant/Owner will be required to provide a Wetland Impact Assessment (WIA) conducted by a qualified professional that assesses the existing wetlands and the impacts the proposed development will have on the wetlands. The WIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. <p>OR</p> <ul style="list-style-type: none"> The Applicant/Owners shall submit to the County, copies of Alberta Environment and Parks regulatory approvals for disturbing/filling any wetland(s) on the subject site. Engineering has no requirements at this time.



ROCKY VIEW COUNTY

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Agriculture & Environment Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices

Circulation Period: April 28, 2022, to May 19, 2022.

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