



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p data-bbox="427 478 1490 642">This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation at the time of subdivision, due to the proximity of Highways 2 & 72. The department is currently protecting Highway 2 to a freeway standard and Highway 72 to a Major Two-Lane standard at this location.</p> <p data-bbox="427 663 1490 894">The above noted subdivision proposal would not meet Section 14 or 15 of the Regulation. The department anticipates some impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 at the time of subdivision, if they choose to do so. Department approval is subject to the conditions listed below:</p> <ol data-bbox="475 915 1507 1650" style="list-style-type: none"> 1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional in accordance with Alberta Transportation guidelines https://open.alberta.ca/publications/traffic-impact-assessment-guideline. The TIA will provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway intersection. 2. A report outlining the potential for reflection and glare from the proposed solar facility and resultant impact on adjacent highway traffic shall be completed by a qualified engineering professional, and identify a mitigation strategy to eliminate the visual impact of potential glare to adjacent highway traffic. This mitigation strategy may include earth berm, fencing, landscaping or other measures deemed necessary. The mitigation strategy shall be implemented and maintained by the permittee at no cost to Alberta Transportation. Alberta Transportation reserves the right to request additional mitigation features be installed to address post-construction issues once the facility has been constructed and is in operation. 3. 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. <p data-bbox="427 1671 1511 1759">Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal.</p>



AGENCY	COMMENTS
Alberta Health Services	<p data-bbox="427 279 1490 611">We understand this submission is to re-designate 36.60 hectares of land from Agriculture, General District (A-GEN) to Direct Control District (DC) for future development of a solar farm, electric vehicle charging station and data processing. AHS-EPH supports renewable energy developments that lead to increased energy resiliency while minimizing emissions that could cause public health concerns. We understand that this facility will receive an approval by the applicable regulator(s) prior to operation, including the Alberta Utilities Commission (AUC) who regulates energy producers and may consider social and environmental impacts, and Rocky View County who regulates the use and development of land within the municipality.</p> <p data-bbox="427 632 1438 657">AHS-EPH would like to provide the following comments for your consideration:</p> <p data-bbox="427 695 630 720">SOLAR FARM:</p> <ul data-bbox="427 747 1490 1318" style="list-style-type: none"> • While AHS-EPH recognizes that comparative emissions of solar farms will be quite low over their lifetime, we would suggest consideration be given to implementation of a dust control strategy during site development to ensure minimization of dust generation during site preparation and construction. Best management practices should be considered to control emissions from site disturbance and/or vehicle traffic during these periods. • AHS-EPH understands electrical transformers may contain various hazardous materials and or liquids. AHS-EPH suggests that a strategy be implemented to ensure these materials are handled and stored safely and to ensure that any spills be promptly identified and remediated. We would also recommend a program be in place to ensure safe storage of all products or equipment that may contain hazardous substances (e.g. pesticides). • We recognize that glint and glare from the solar installation are usually assessed as part of the AUC application process. If this is not the case, AHS-EPH recommends a glint and glare study that would confirm no adverse impacts on neighbouring residents and traffic in the area, and to ensure all mitigation strategies are properly implemented. <p data-bbox="427 1356 867 1381">VEHICLE CHARGING STATION:</p> <ul data-bbox="427 1409 1500 1908" style="list-style-type: none"> • It is noted that there are some residences in proximity to the proposed development site. AHS-EPH recommends that any development that has the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) should be located a suitable distance from residential or sensitive land use areas. Appropriate setback distances and/or buffers should be developed to ensure that existing and/or future residential or sensitive land receptors are adequately protected. • AHS-EPH notes that potable water will be hauled in, and wastewater will be trucked off-site. Please note that the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) specifies that: <i>"The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern a) is maintained in a clean and sanitary condition, and b) is not used for any other purpose."</i> Bacteriological sampling of the potable water supply may be required prior to the facility becoming operational as well as routinely after that.



AGENCY

COMMENTS

GENERAL COMMENTS:

- If a Phase I Environmental Site Assessment (ESA) report is submitted in support of the application, AHS-EPH would appreciate the opportunity to review the document as it becomes available. This would allow for the evaluation of any potential environmental and public health concerns related to past or present land use of the property and surrounding areas (examples include leaking fuel storage tanks, waste oil storage tanks, chemical / pesticide storage & application, buried waste, oil and gas facilities, etc.).
- AHS-EPH also recommends the property and associated activities are maintained in compliance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) which stipulates: *"No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance."*

Overall, AHS-EPH has not identified any concerns with the re-designation proposed in the application at this time. We are available to provide a public health perspective on additional assessments and/or further information as it is made available at future stages of development.

Other External Agencies

TransCanada Corporation

18-page comment from TC Energy forwarded to applicant on February 4, 2022. Summary excerpt from that document is as follows:

Based on the information provided, TC has advised of no concerns at this time with the redesignation application. TC would like further details regarding any proposed laydown yards, types of equipment, crossings, etc that may be needed for construction and should be kept off the pipeline. We anticipate these details to be provided with the DP application that should be referred to us for further review and comments. Please also note the following Requirements & Recommendations that shall be adhered to and could be considered within the DC District.

Requirements & Recommendations

For your reference for this project and all future developments in proximity to TC infrastructure, the following shall be adhered to:

1. In order to confirm the precise alignment of the pipelines on the subject lands, a Locate Request must be made prior to any ground disturbance taking place. Locate requests can be made online at www.clickbeforeyoudig.com or by calling your local One-Call Centre. Locate requests generally take 72 hours to be completed.
2. No work may take place within TC's pipeline right-of-way without a TC representative on site.
3. All permanent or temporary crossings of pipelines require written consent from TC Energy. Written consent may be obtained online through TC's



AGENCY	COMMENTS
	<p>Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177.</p> <ul style="list-style-type: none"> ○ If the proponent plans to cross the pipeline in the future and applies through the online application portal noted above, please advise them to send the application # ("D#") associated with that application to tcenergy@bapg.ca for our records. <p>4. Ground disturbance is any work, operation or activity that results in an addition to or reduction of the earth cover on the ground, including but not limited to excavating, digging, ditching, plowing, stripping topsoil etc. Any ground disturbance within 30 m of the pipeline, known as the "prescribed area," requires written consent from TC Energy. Written consent may be obtained online at writtenconsent.tcenergy.com or by calling 1-877-872-5177.</p> <p>5. Permanent structures shall not be installed anywhere on the ROW. TC's preference is that permanent structures should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.</p> <p>6. Temporary structures shall not be installed anywhere on the ROW. TC's preference is that temporary structures should be placed at least three (3) metres from the edge of the ROW and eight (8) metres from the edge of the pipeline.</p> <p>As per the requirements of the CER, TC is required to monitor all new development in the vicinity of their pipelines that result in an increase in population or employment.</p>
Internal Departments	
Fire Services & Emergency Management	<p>Fire Services, following review, would require additional information from CityTrend to satisfy and address the Fire Suppression needs of the proposed site. The developer identified "Fire suppression can be addressed using stormwater collection. Fire suppression system will be designed as part of the development permit process". The current Bylaw C-7259-2013 RVC Fire Hydrant Water Suppression Bylaw, section 4 (installation of new private hydrants and private water systems) reads:</p> <p>4.3 Plan and specifications for a Private Hydrant or a Private Water System, bearing the stamp and seal of a professional engineer licensed to practice in the Province of Alberta, shall be provided to the General Manager for approval prior to the installation of a new Private Hydrant or Private Water System. Plans and specifications described under 4.3 shall be drawn to scale and include the details outlined in 4.4, 4.12 for drafting hydrants for storm water collection sites meeting the design of NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting.</p>



AGENCY	COMMENTS
Capital and Engineering Services	<p data-bbox="427 279 545 304">General:</p> <ul data-bbox="427 331 1500 730" style="list-style-type: none"> • As a condition of future DP, the applicant will be required to submit 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 DP, the applicant will be required to provide an emergency response plan for the site providing details of all emergency response measures for the proposed solar farm operation. • As a condition of future DP, the applicant will be required to submit a Noise Impact Assessment, assessing the noise generated by the proposed substation and all related facilities. <p data-bbox="427 751 643 777">Transportation:</p> <ul data-bbox="427 804 1500 1339" style="list-style-type: none"> • In accordance with the County Plan, a TIA is required in support of a land use amendment for industrial uses. The County agrees with Alberta Transportation that a TIA will be required as part of a future subdivision or DP. • The applicant plans on accessing the proposed development via RR 293 which is a paved service road. At future subdivision or DP the applicant will be required to contact County Road Operations to determine the standard to which the approach to be built. • As a condition of future DP, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020. The estimated levy payment owed shall be calculated at time of subdivision based on the plan of survey, or at time of DP based on the final site plan. The levy shall be collected on all areas related to the operation and maintenance of the solar farm. • Applicant received a roadside development permit (permit number RSDP037059) for the application as is directly adjacent to Highway 2 and Highway 2A. Engineering has no further requirements at this time. <p data-bbox="427 1360 735 1386">Sanitary/Waste Water:</p> <ul data-bbox="427 1413 1471 1507" style="list-style-type: none"> • The applicant plans on servicing the development using portable toilets and pump out service. At future subdivision or DP the applicant will be required to submit a detailed servicing plan for the development. <p data-bbox="427 1528 857 1554">Water Supply and Waterworks:</p> <ul data-bbox="427 1581 1476 1644" style="list-style-type: none"> • Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses. <p data-bbox="427 1665 797 1690">Storm Water Management:</p> <ul data-bbox="427 1717 1500 1911" style="list-style-type: none"> • The applicant provided a conceptual Stormwater Management Plan for the proposed development prepared by Infracor dated November 29, 2021, which proposes the use of three stormwater detention ponds (dry ponds) to service the proposed development. • As a condition of future subdivision, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>proposed on the subject lands that meets the requirements of the County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan.</p> <ul style="list-style-type: none"> • As a prior to occupancy condition of future DP, Engineering shall complete an inspection of the stormwater facilities to confirm they adhere to all construction drawings. • As a condition of future DP, the applicant will be required to provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands. <p>Environmental:</p> <ul style="list-style-type: none"> • As a condition of future DP, the applicant shall submit a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetlands/wildlife and the impacts the proposed development will have on the wetlands/wildlife. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetlands. • As a condition of future DP, the applicant will be required to obtain all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

Circulation Period: January 14, 2022, to February 4, 2022

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