



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>In reviewing the application, the land that is subject of the application for land use amendment and the resulting proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation.</p> <p>The subsequent development will require a permit from Alberta Transportation. The application can be submitted to Alberta Transportation at https://www.alberta.ca/roadside-development.aspx and may be subject to additional requirements.</p> <ol 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-impactassessment-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. As conditions of municipal approval, the TIA shall be reviewed and accepted by Alberta Transportation, and the municipality will ensure that any highway improvements or upgrades will be constructed as required, through a standard development agreement. 2. A Stormwater Management Plan shall be prepared by a qualified professional, to provide assurance that pre-development storm drainage would not be exceeded by post-development storm drainage, and that the existing provincial infrastructure in the area would not be negatively impacted by stormwater discharge to the highway ditch. 3. Please note that any development proposed at this location will be impacted by a future interchange, as identified in the Highway 560 Functional Planning Study. All development within the land identified as required for the future interchange shall be approved on a temporary basis only. Please refer to the attached diagram for more information.
Alberta Health Services	<p>Alberta Health Services – Environmental Public Health (AHS-EPH) understands that this application is proposing to re-designate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT) to accommodate trucking operations.</p> <p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. 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, swimming facilities, daycares, child or adult care facilities, personal service establishments, 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. 2. AHS-EPH would welcome the opportunity to review and comment on building permit applications for businesses which may be storing hazardous chemicals



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	<p>onsite and/or which might partake in activities that create emissions, odors, noise, or other conditions that could impact adjacent properties and/or which otherwise constitute a public health nuisance.</p> <p>3. No soils, groundwater or surface water sources shall become polluted due to the proposed development or operations on the subject lands. It is recommended to ensure that all soils, potable water sources, any river, steam, canal or any other body of water is adequately protected from any run-off, nuisance or contaminants.</p> <p>4. The proposed source of drinking water and type of wastewater system were not identified in the application. Whenever possible, AHS-EPH supports the regionalization of water and wastewater utilities; in particular, the connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems.</p> <p>5. If individual water wells are proposed for the development, AHS-EPH would like to remind the Applicant that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states:</p> <p>A person shall not locate a water well that supplies water that is intended or used for human consumption within</p> <ul style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96) <p>6. If potable water will be provided by a cistern, please note that the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) specifies that:</p> <p>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</p> <ul style="list-style-type: none"> a) is maintained in a clean and sanitary condition, and b) is not used for any other purpose. <p>Bacteriological sampling of the potable water supply may be required prior to the business becoming operational as well as routinely after that. Applicants should contact AHS-EPH to speak directly with a Public Health Inspector regarding this requirement.</p>



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<i>Adjacent Municipality</i>	<p>7. Any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer.</p> <p>8. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p>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.</p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
The City of Calgary	<p>The City of Calgary has reviewed the application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support this application and has the following comments and requests for your consideration.</p> <p>The subject parcel is located within an identified City of Calgary Industrial Growth Area as per "Map 4: Growth Corridors/Areas" and the Highway 560 (Glenmore Trail) Joint Industrial Corridor as per "Map 2: Key Focus Areas" of the Rocky View/Calgary IDP. The subject parcel is also located within the proposed annexation area. The City does not oppose trucking operations as a use on this parcel. The City is not in support of the Industrial, Light District as it provides for a large amount of permanent uses (both permitted and discretionary) and would recommend a district focusing on interim or temporary uses instead. Also, The City recommends referring this application to the Rocky View/ Calgary IMC as per policy 8.1.5 of the Rocky View/Calgary IDP:</p> <p>8.1.5 Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.</p>
<i>Internal Departments</i>	<p>General:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall 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



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	<p>Geotechnical:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall be required to submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. <p>Transportation:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall provide a TIA in accordance with the County Servicing Standard. <ul style="list-style-type: none"> Should upgrades be recommended as part of the TIA, as a condition of future DP, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades. As a condition of future DP, the applicant shall be required to pay the TOL in accordance with the Bylaw at the time of DP. As a condition of future DP, the applicant shall be required to schedule a road approach inspection with County Road Operations and upgrade the existing approach as required by the County, in accordance with the County Servicing Standards. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall indicate how they plan on servicing the development. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall indicate how they plan on servicing the development. As an advisory condition to future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall be required to provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the County Servicing Standard. <ul style="list-style-type: none"> As a permanent condition to future DP, the owner shall adhere to the recommendations resulting from the SSIP. <p>Environmental:</p> <ul style="list-style-type: none"> As a condition of future DP or subdivision, the applicant shall be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the development.



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- Should the applicant propose development that has a direct impact on any wetlands, at future DP stage, the applicant will be responsible for obtaining all required AEP approvals.
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Circulation Period: January 27, 2022, to February 17, 2022.

Recirculation Period: July 28, 2022, to August 19, 2022

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