



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>After review, Alberta Transportation has no concerns with the proposed redesignation, any future subdivision must meet the requirements of Sections 18 and 19 of the Subdivision and Development Regulation, due to the proximity of Highway 2 & 566. The department is currently protecting Highway 2 to a Freeway standard and Hwy 566 to a Major Two-Lane standard at this location.</p> <p>Any future subdivision would not meet Section 18 of the Regulation. The department anticipates some impact on Hwy 566 from this proposal. However, there is no direct access to the highway and there is local road access to any future subdivision satisfying Section 19 of the Regulation. Therefore, pursuant to Section 20 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 18 if they choose to do so, at the time of any future subdivision.</p> <p>However, in addition, a new, revised, or updated Traffic Impact Assessment (TIA) may be required. Also, please advise the applicant, a roadside development application and subsequent permit will be required for any future development. The application can be submitted through the RPATH portal at RPATH Portal and may be subject to additional requirements.</p>
Alberta Environment & Parks	<p>Alberta Environment and Parks, Lands Division, has reviewed the amended sub-division PL20220011. From reviewing satellite imagery, it appears that a wetland on the property may be impacted by the proposed redesignation and resulting future development. Under section 3 of the <i>Public Lands Act</i>, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetland should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetland from development.</p> <p>If the wetland cannot be avoided during development, it is recommended that a permanence assessment be completed for the wetland and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the wetland. If the wetland is determined to be Crown claimable under section 3, it should be surveyed out from the parcel of land. An authorization is required under the <i>Public Lands Act</i> to alter, infill or otherwise impact a Crown claimable wetland. An approval may also be required under the <i>Water Act</i>. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.</p>



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<i>Adjacent Municipality</i>	
The City of Calgary	The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary has no comments regarding Application # PL20220011 for the site specific amendment of DC-99 to increase the maximum site coverage from 25% to 40%.
Calgary Airport Authority	The purpose of this letter is to reply to your request of July 21, 2022, to review Application Number PL2022-0011 with respect to the Lot 1 Block 1 Plan 1611467, NW-10-26-29-W04M. Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted. A separate review will be required should any development occur on the lands.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	Recreation, Parks & Community Support recommends MR where there is potential for active transportation and pathway connectivity. However, would support direction for Planning Department if deferral is the correct application for MR at this time.
Capital & Engineering Services	<p>General</p> <ul style="list-style-type: none"> The subject lands have been rough graded under the Crossroads Commercial Park Phase 1 Subdivision's development agreement (County file 2012-RV-028). As this file is for a land use amendment only, engineering comments are advisory only. Detailed design of servicing, access and other technical requirements will be addressed at the development permit stage. <p>Geotechnical:</p> <ul style="list-style-type: none"> Note these lands have been stripped and graded as part of a development agreement issued by the County in 2016. As this application is for land use only, no geotechnical requirements apply. Further geotechnical reporting will be required at the development permit stage. <p>Transportation:</p> <ul style="list-style-type: none"> The County records indicate the Transportation Offsite Levy was collected for this parcel under County file 2012-RV-028. Further traffic impact, access and transportation requirements will be required when development permits on the subject lands come in.



ROCKY VIEW COUNTY

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	<p>Potable Water / Sanitary:</p> <ul style="list-style-type: none"> As this application is for land use only, no servicing requirements apply. Further water and sewer servicing requirements will apply at the development permit stage. Connections to existing water mains/lines is not permitted without the written authorization of Utility Operations. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As this application is for land use only, no servicing requirements apply. Further stormwater management and servicing requirements will apply at development permit stage. We note for the applicants understanding that the Crossroads Commercial Park's offsite storm drainage system is based on an "on-lot average impervious cover" of 85% and includes a maximum allowable release rate. This land use change is proposed to increase the maximum building site coverage and we note that compliance with the subdivision stormwater management system will be required, at the development permit stage. <p>Environmental:</p> <ul style="list-style-type: none"> This site has been or will be rough graded under a development agreement as noted above. The applicant remains responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation.

Circulation Period: July 21, 2022, to August 12, 2022.

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