



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Adjacent Municipality	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application. While the subject lands are not within the plan area of the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i>, circulation of all planning applications for transportation review is required as per Clause 8 in the Conrich Memorandum of Agreement (MOA) MGB 020/17.</p> <p>The City of Calgary has no comments regarding Application # PL20220039.</p>
The City of Chestermere	<p>The City of Chestermere does not have any major comments or concern with the proposed Land Use Redesignation to Industrial, Light District. Ensure that the existing well and septic will have sufficient capacity considering the higher intensity use. For the future DP application, make sure the business is screened to reduce potential impacts to adjacent residential uses.</p>
Internal Departments	
Capital and Engineering Services	<p>General</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As part of the application, the applicant submitted a TIA prepared by Bunt & Associates, dated September 19, 2022. The TIA recommend no improvements as part of the development. As a condition of future subdivision or DP, the applicant will be required to upgrade their approach to an industrial/commercial approach. As a condition of future subdivision or 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 subdivision or 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 per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be serviced with piped water and wastewater should the application be approved.



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	<ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant will be required to provide payment of the Wastewater Offsite Levy in accordance with the applicable Bylaw at time of DP. The total levy to be collected will be calculated based on the final waste water usage provided by the applicant. As a condition of future DP or subdivision, the applicant will be required to enter into a DA for the extension of waste water services to the subject lands and enter into a cost contribution and capacity allocation agreement with County.. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per Policies 23.9 and 23.15 of the Conrich ASP, all new development shall connect to the County's potable water and wastewater system. It is recommended that the lands be appropriately serviced should the application be approved; As a condition of future subdivision or DP, the applicant will be required to provide payment of the potable water Offsite Levy in accordance with the applicable Bylaw at time of DP. The total levy to be collected will be calculated based on the final potable water usage provided by the applicant. As a condition of future subdivision or DP, the applicant will be required to enter into a DA for the extension of water services to the subject lands and enter into a cost contribution and capacity allocation agreement with County. <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 prepare a site-specific stormwater management plan to incorporate the new development 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. As a condition of future DP or subdivision, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> Should the applicant propose development that has a direct affect any wetlands, at future subdivision or DP stage, the applicant will be responsible for obtaining all required AEP approvals.

Circulation Period: April 5, 2022, to April 27, 2022.

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