



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>The department does not typically support isolated industrial/commercial development along provincial highways, preferring instead to have development occur within established industrial parks or other urban industrial/commercial areas.</p> <p>Future development and future access to lands at this location will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportation Functional Planning and access Study, also supported by the City of Calgary Glenmore Trail East Study.</p> <p>Timing for upgrades is 10+ years, but ultimately subject to provincial priority and funding availability.</p> <p>Dependent on receiving more details of proposed potential development, Alberta Transportation may support minor home-based type businesses. However, extensive industrial/commercial development would likely require a Traffic Impact Assessment (TIA). Cost of the TIA and any interim improvements to the intersection of Highway 560/Range Road 282 as determined by the TIA to support existing and additional traffic generated by development would be the responsibility of the developer and/or the municipality.</p>
<i>Adjacent Municipality</i>	
The City of Calgary	<p>The City of Calgary has reviewed the above noted 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 Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations: Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. The City does not support an industrial district that provides for many permanent uses and would recommend that a district focusing on interim or temporary uses instead. Without any plans or further information provided on the purpose of this redesignation, it is difficult to understand the need to redesignate this parcel.</p>
The City of Chestermere	<p>The City of Chestermere does not have any major concerns with the proposed Land Use Redesignation. The Chestermere land area in proximity to this property is planned/dedicated for Employment Lands. Employment Lands emphasize single uses such as corporate or multi-use office, industrial and power centres. In comparison to RVC's LUB I- LHT District, the purposes are relatively the same, and we imagine compatible. Our team would be interested to know if this application has an accompanying Development Permit, or plans for anticipated industrial uses on the site.</p>



AGENCY	COMMENTS
Internal Departments	<p>A comment we have is - this area is not dedicated/identified as an industrial or business area through an approved Area Structure Plan or Conceptual Scheme. If the County chose to move forward with the redesignation, it could be seen as inconsistent with existing policy direction. Similarly, this area has not be identified by the CMRB's Growth Plan for the region as a business/industrial development area either. Further, as there is surrounding residential dwellings, we believe it to be important to circulate and require mitigation measures to lessen the impact of future industrial uses</p>
Capital & 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 to address 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. <p>Geotechnical</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the Applicant will 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 to provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. <p>Transportation</p> <ul style="list-style-type: none"> The proposed parcel is located within the 1.6 kilometres setback from Highway 560/Glenmore Trail; as such, the application will need to be circulated to Alberta Transportation. As the traffic generated by the future development is unknown, prior to going to Council, the applicant shall submit a traffic generation memo in accordance with the County Servicing Standards. As a condition of future subdivision or DP, the Applicant may be required to 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, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades. Payment of TOL was collected under the previous subdivision PL20180146 on three acres of Lot 2. As such, the applicant will be required to pay the transportation offsite levy on the remaining development area as per the applicable TOL bylaw at the time of future DP issuance. The Applicant will be required to submit a revised site plan identifying the development area of the proposal.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ 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 to the use, and the required parking area (as defined in the Land Use Bylaw) <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> • Water is to be supplied by cistern as indicated by the applicant. The County supports the use of water holding tanks for all industrial, commercial, and institutional applications. • As a condition of future DP or subdivision, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • In accordance with Policy 449, the County supports the use of holding tanks for all industrial, commercial, and institutional applications. <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"> • There are wetlands on the subject land that may be impacted by the proposed development. Should the wetland be directly impacted by the proposed development, as a condition of future DP, the applicant will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. • 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.
Agricultural & Environment Services	If approved, the Agricultural Boundary design Guidelines will be beneficial in buffering the proposed industrial development from the agricultural land uses in the surrounding area. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices

Circulation Period: December 15, 2021, to January 10, 2021

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