



## ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<ul style="list-style-type: none"> <li>• In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the <i>Highways Development and Protection Act / Regulation</i>. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.</li> <li>• Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Langdon Veterinary Clinic for the development listed above.</li> <li>• Pursuant to Section 25(4) of the Highways Development and Protection Regulation the department has the following conditions on the permit exemption:               <ul style="list-style-type: none"> <li>○ The department does expect that the municipality will mitigate the cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the <i>Municipal Government Act</i>.</li> </ul> </li> </ul>
<b><i>Internal Departments</i></b>	
Planning and Development Services - Engineering	<p data-bbox="487 1073 602 1100"><b>General</b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>• As per the application, the applicant is a site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5&amp; 6 Plan 0010821.</li> <li>• The subject lands are located within the Langdon ASP area.</li> </ul> <p data-bbox="487 1381 695 1409"><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="487 1486 719 1514"><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The subject parcel is located in a plaza which gains access from Centre Street North in Langdon. The approach is located north of Copeland Ave NW.</li> <li>• As the subject lands are within 1.6 km of Highway 560, the application is to be circulated to AT for their review and comment.</li> <li>• As a condition of future development permit, the applicant will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance. The applicant will be required to submit a site plan identifying the development area of the proposal.               <ul style="list-style-type: none"> <li>○ 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</li> </ul> </li> </ul>



AGENCY	COMMENTS
	<p>associated to the use; and the required parking area (as defined in the Land Use Bylaw).</p> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"><li>• Engineering has no requirements at this time.</li></ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"><li>• As no addition of hard surfaces are proposed, Engineering has no requirements at this time.</li><li>• As a condition of future development permit, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable bylaw at time of future development approval.</li></ul>

Circulation Period: February 28, 2020 to March 20, 2020.

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