



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p data-bbox="448 428 1503 590">This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Section 14 and 15 of the Subdivision and Development Regulation due to the proximity of Highway 797 & 560. The department is currently protecting Highway 560 to a multi-land standard at this location.</p> <p data-bbox="448 611 1528 810">The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department has concerns about operational and safety impacts to the highway should this subdivision be approved. Therefore, pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 if they choose to do so. Department approval is subject to the conditions listed below:</p> <ol data-bbox="496 831 1520 1192" style="list-style-type: none"> 1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional, and reviewed by Alberta Transportation. The TIA must provided information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway intersection. Since no specific development is anticipated, ITE rates based on acreage shall be used to determine trip volumes. 2. Improvements to the intersection shall be completed as a condition of subdivision approval, and to be financially secured through a developer's agreement between the developer and the Municipality. Ultimately it will be the municipality's obligation to ensure improvements to the intersection of Highway 560/Vale View Road are completed as identified in the TIA. <p data-bbox="448 1213 1430 1308">Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.</p>
<i>Internal Departments</i>	
Fire Services & Emergency Management	<ol data-bbox="496 1430 1520 1692" style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. <p data-bbox="448 1713 1528 1808">Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.</p>



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Capital and Engineering Services	<p data-bbox="448 279 565 304">General:</p> <ul data-bbox="448 331 1495 527" style="list-style-type: none"> • As per the application, the applicant is proposing to re-designate a portion of the subject lands (45 acres from a total 125 acres) from Ranch and Farm District to Business Industrial Campus District to accommodate an unknown development. • The subject lands are located in the Langdon ASP - Future Study Area for which limited development for agricultural purposes is recommended. <p data-bbox="448 548 639 573">Geotechnical:</p> <ul data-bbox="448 600 1516 798" style="list-style-type: none"> • As per GIS review, steep slopes are not observed on the subject lands. • As a condition of future subdivision or development permit and if warranted by the Site-Specific Stormwater Implementation Plan, the applicant is required to provide a geotechnical report conducted by a qualified professional geotechnical engineer that provides recommendations and direction on the design and construction of the storm water infrastructure. <p data-bbox="448 819 662 844">Transportation:</p> <ul data-bbox="448 871 1528 1915" style="list-style-type: none"> • As a condition of future subdivision or development permit, the applicant shall provide a Traffic Impact Assessment (TIA) prepared by a qualified professional to assess the traffic generated by the proposed development. Should the TIA recommend upgrades to the road network, the applicant/owner shall enter into a development agreement with the County to construct the required upgrades. • As per GIS review, no current approaches to the subject lands have been observed. As the parcel has road frontage along Twp Rd 233/Railway Ave and Vale View Road, access can be provided from either road. As a condition of future subdivision or development permit, the applicant/owner shall construct road approaches for the proposed lots as per county servicing standards. • The applicant shall upgrade Railway Ave to a paved standard up to the proposed site access as per county serving standards in accordance with County Plan Policy 14.22 for business development outside of a business area. Applicant may be eligible to receive cost recoveries for these upgrades. • The applicant shall upgrade Vale View Rd. to a paved Regional Arterial (400.12) standard as per county servicing standards up to the parcel access point on Vale View Road, as shown in the Langdon Network Study by Watt, 2016 in accordance with County Plan Policy 14.22 for business development outside of a business area. Applicant may be eligible to receive cost recoveries for these upgrades. • As a condition of subdivision, the applicant/owner shall enter into a Development Agreement for any required road network upgrades. • As a condition of future subdivision the applicant shall be required to dedicate additional ROW along Vale View Road. It is to be noted that the Langdon Transportation Network Analysis calls for a 30m wide ROW for Vale View Road. The current width of Vale View Road is 20m. • As a condition of future subdivision or development permit, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable TOL bylaw at time of future subdivision or development permit approval, for the total gross acreage of -the lands proposed to be subdivided and/or developed. It is to be noted that the subject lands fall under



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	<p>Special Area 7 of the current TOL bylaw and therefore, shall be subject to the special area levy in addition to the base levy.</p> <ul style="list-style-type: none"> 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. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> At future subdivision or development permit stage, engineering recommends the applicant/owner tie in to regional servicing via the East Rocky View Wastewater Transmission Main (ERVWWTM) for the proposed B-IC parcel. The applicant may be required to construct a lift station to discharge to the ERVWWTM. Alternatively, the applicant can also consider collaborating with adjacent developments to avoid construction of a lift station. The applicant shall also be required to provide payment of the Off-Site Levy in accordance with the applicable Water & Wastewater off-site levy Bylaw at time of future subdivision or development permit approval, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Line. As per policy 411, the applicant is not required to demonstrate servicing on remainder agricultural parcel as it is larger than 30.0 acres. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As regional servicing is available in the area, engineering recommends the applicant/owner be required to tie in to the distribution network via Langdon Waterworks by extending the existing water main on Railway Ave (currently terminating at Mowat St.) to the proposed B-IC parcel. It is to be noted that the subject lands have been identified in Phase 1 of the Future Growth Areas of the Langdon Waterworks Ltd. Infrastructure Report, 2014. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future subdivision or development permit approval, the applicant will be required to provide a Site-Specific Stormwater Implementation Plan conducted by a qualified professional that is consistent with the conditions set in the Langdon Comprehensive Stormwater Review, the County's Servicing Standards and Alberta Environment regulations and best practices. <ul style="list-style-type: none"> If onsite improvements are required, as a condition of future subdivision or development permit, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title for the implementation of the required stormwater infrastructure. If improvements require the construction of a stormwater pond, as a condition of subdivision, the owner shall enter into DA for the construction of said pond and register on title any overland drainage easement as required.



ROCKY VIEW COUNTY

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	Environmental:
	<ul style="list-style-type: none">• Engineering has no requirements at this time.• Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Agency Circulation: November 28, 2019 – December 19, 2019

Adjacent Landowner Circulation: January 15, 2020 – February 5, 2020

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