



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has no issues or concerns with the proposed redesignation.</p> <p>Reviewing the Master Site Development Plan, any future proposed development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will not require a roadside development application and subsequent permit from Alberta Transportation.</p> <p>The department does expect that the municipality will mitigate the impacts of traffic generated by any developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the <i>Municipal Government Act</i>.</p>
<i>Public Utility</i>	
ATCO Transmission	<p>(See attached plan for reference)</p> <p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information. 3. Road crossings are subject to Engineering review and approval. <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Transmission right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. 4. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 5. Trees are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way. 7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.



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	<p>8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmission for further review.</p>
Rocky View Water Co-op	Rocky View Water Co-op has noted no concerns with these applications.
Adjacent Municipality	
The City of Calgary	<p>The City of Calgary has reviewed the application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration offers the following comments 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. If approved as is, the proposal sets a direction for growth and land use within the Calgary future urban growth corridor. The challenge faced when allowing for ad-hoc land use redesignation proposals in the absence of an approved local ASP, is that it could jeopardize the ability to realize efficient urban planning and preclude the consideration of alternate land use and development patterns for the area. To mitigate our concerns, we would request a Direct Control District instead that would limit the permitted and discretionary uses, limit the size of buildings and amount of future expansion, and a large enough minimum parcel size to limit subdivision of this parcel. For your reference, this is the same approach that was taken on a similar application, PL20190177.</p> <p>We request to be informed of Rocky View Administrations recommendation on these concurrent applications. If the land use application is to proceed as is, we may recommend referring the application to the Rocky View/ Calgary IMC as per policy 8.1.5 of the Rocky View/ Calgary IDP."</p>
Internal Departments	
Building Services	<p>Building Permits will be required once development permits are approved and without further plans. The following comments below would be a summary of what may be potentially required from a building code perspective.</p> <ol style="list-style-type: none"> 1. It appears to be a mixed use occupancy is proposed or even already being used. (Residential with the monk living there full time, and an assembly occupancy with members of the public entering the building). This would start with professionals getting involved. (ie. Architect, engineers).



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Enforcement Services	<p>2. A building code classification would have to be determined and being mixed use, it would require a sprinkler system for the entire building and potentially water for firefighting or a firewall separation depending on how the spaces are divided.</p> <p>3. Barrier free requirements as per section 3.8. of the building code would also have to be met.</p> <p>Many other requirements may arise, but Building Services would require further information at further stages and this is where it would need to start with the professional involvement.</p> <p>There is a complaint in both 2016 and 2017 about the house being used for religious gatherings. On both occasions the investigation concluded that the the building was being used as a residence and was being occupied by monks.</p>
Capital and Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, site slopes are less than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As per the MSDP, traffic is expected once a month mostly on weekends with a peak attendance of 15-20 people, and approximately 10 vehicles for a ceremony. The larger functions such as the Buddhist New Year in April are currently held at a rented hall in Calgary. The applicant submitted a Transportation Impact Assessment prepared by Bunt & Associates dated May 17, 2021. The study concluded that no improvements to the intersection, or changes to Mountain View Road and Park Lane are required at this time and that parking is sufficient to accommodate attendees. As the area develops and Park Lane receives higher traffic volumes, signage ensuring one-way operation of the loop at the eastern edge of the road is recommended. Engineering has no further requirements at this time. Prior to issuance of future DP, the applicant shall provide payment of the Transportation Offsite Levy in accordance with the applicable levy at time of approval for the total gross acreage associated with the new development. The total gross acreage will be determined based on a final site plan. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The current development is serviced by an existing septic field. The wastewater demand is expected to grow for the new development. In accordance with Policy 449, the County recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems. At the time of future DP, applicant shall provide detailed wastewater projection and assessment of the existing PSTS to determine if the existing PSTS suitable to support the new development. Should the existing PSTS not be suitable, the applicant will be required to submit detailed drawings



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	<p>and install an appropriately sized sewage holding tanks to support the proposed development in accordance with Policy 449.</p> <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">• Currently, the site is serviced by Rockyview Water Co-op and since potable use is not expected to change significantly the water co-op has not raised any concerns over water usage.• As a condition of future DP, the applicant will be required to address all fire suppression requirements, in accordance with the Alberta Building Code, County Servicing Standards, NFPA 1142 and all applicable County standards and bylaws. <p>Storm Water Management:</p> <ul style="list-style-type: none">• All buildings and parking areas used by the development are already existing and there will be no increase in imperviousness therefore an SSIP is not required.

Circulation Period: August 18, 2022, to September 9, 2022.

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