

Staff circulated Wheatland and Rocky View residents within 1 mile of the parcel. At the time of writing this report, no comments were received. The following comments were provided by external agencies and County departments.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No concerns.
AB Culture and Tourism	No concerns.
AB Environment and Parks	No concerns.
AB Health Services	No concerns.
AB Transportation	Alberta Transportation issued a roadside development permit for a travel centre, convenience store, restaurants, parking spaces, and diesel island. The developer will be required to adhere to the conditions within it.
Canada Pacific	No concerns.
Fortis	No concerns.
Rocky View County	Thank you for the opportunity to comment on application LU2020-02. We understand the application is to redesignate a 5-acre parcel within the WH1ASP from Industrial General (IG) District to Commercial Highway (CH) District to accommodate a fuel station and quick service restaurant. The County has no comments or concerns with the proposal at this time.
Telus	No objection.
WID	No objection.
INTERNAL DEPARTMENTS	
Agriculture and Environment	No comment.
Public Works	Request for stormwater management conditions to be placed as a condition of development permit approval.  When the development permit application is submitted, this comment will be forwarded to the Development Officer.
Planning & Development	My concerns with this application are that the current site design was specific to a light industrial warehouse. With more commercial uses being proposed, the storm water plan and fire suppression pond may need to be altered from the original designs.  This can be addressed with the new development permit application.  Also, I am wondering how the site will be serviced with water and septic for a restaurant, fuel station since it would need to be done via a private system?  Planning staff agrees, there may be issues with water provision and handling of septic for high water users such as a hotel and restaurant. The applicant plans to use a cistern and septic tank for their potable water and septic system. Provision of a septic hauling agreement could be a condition of the development permit.