



Comment Summary

Date: June 2, 2020

Application: LU2020-11 Lafarge Redesignation, Bylaw 2020-21

Staff circulated internally and to external agencies. The following comments were received from internal departments and external agencies.

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	<p>In reviewing the application, the 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 permit from Alberta Transportation.</p> <p>The department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the <i>South Saskatchewan Regional Plan</i> and Section 648(2)(c.2) of the <i>Municipal Government Act</i>.</p> <p>The department has the following additional comments on the referral:</p> <ol style="list-style-type: none">1. Improvements to the intersection of Highway 817 and Township Road 220A to accommodate traffic from the proposed development will require a Roadside Development Permit from Alberta Transportation and to be constructed at no cost to the department.2. As the proposed development is outside of the control limits specified in the Highways Development and Protection Regulation the permit noted above would be issued in the name of Wheatland County.
Canadian Pacific Rail	No concerns

Ember Resources	No concerns
Fortis	No concerns or requirements
Ovintiv	Ovintiv does not have anything active in NE-4. This area was sold to Ember Resources
Vulcan County	No comments or concerns
WID	WID would require that there be no activity (digging/processing) within the setback area which would be 30 metres from the channel.
INTERNAL DEPARTMENTS	
Agriculture and Environment	No concerns as the report addressed them: Weed control mitigations against contamination, topsoil salvage, no wetlands or drainage.
Public Works	No concerns
Economic Development	No concerns
Community Services	No concerns
Planning & Development	The parcel is within the Vulcan IDP area, has a drainage course on the northern portion of the property. It is also kitty corner to a parcel which may have an application for a large seniors complex.