

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
<i>Provincial Water infrastructure and Operations Branch</i>	<i>Pending – No response received to date</i>
Western Irrigation District	<p data-bbox="483 457 902 491"><i>Original Comments: 05.27.2024</i></p> <ul data-bbox="532 525 1455 814" style="list-style-type: none"> <li data-bbox="532 525 1455 693">• Western Irrigation District has reviewed the above-mentioned Development Permit located at NW 29-23-28 W4M and have no concerns however, the headworks canal is owned by the Alberta Government and therefore this application must be sent to them for review.</li> <li data-bbox="532 709 1455 814">• They can be contacted at <a href="mailto:aep.oiblands@gov.ab.ca">aep.oiblands@gov.ab.ca</a>. I believe the department that owns the headworks is Water Infrastructure and Operations Branch</li> </ul>
<b><i>Adjacent Municipality</i></b>	
The City of Calgary	<p data-bbox="483 924 941 957"><i>Original Comments: June 12, 2025</i></p> <p data-bbox="483 991 1429 1058">The City of Calgary offers the following comment regarding Application # PRDP20243060 for your consideration:</p> <ul data-bbox="532 1092 1471 1163" style="list-style-type: none"> <li data-bbox="532 1092 1471 1163">- CSMI is expected to be the ultimate solution for the Janet ASP lands and provisions should be made to tie into that system</li> </ul>
The City of Chestermere	<i>Pending – No response received to date</i>
<b><i>Internal Departments</i></b>	
Building Services	<p data-bbox="483 1369 902 1402"><i>Original Comments: 06.11.2024</i></p> <ul data-bbox="532 1411 896 1444" style="list-style-type: none"> <li data-bbox="532 1411 896 1444">• Building Permit required</li> </ul> <p data-bbox="483 1478 1429 1545"><b>Items Requiring Review</b> – Revisions required to gain compliance to the Building Code</p> <ol data-bbox="532 1562 1500 1837" style="list-style-type: none"> <li data-bbox="532 1562 1500 1663">a) Advisory condition - Applicant to submit construction drawings to industry standards as required on our checklist with the applicable information provided for a Building permit</li> <li data-bbox="532 1675 1500 1747">b) Advisory condition – All Buildings shall conform to the NECB 2017 with documentation/design at</li> <li data-bbox="532 1759 1500 1837">c) Building Permit stage, unless exemptions apply-can be determined once a complete set of construction drawings are received</li> </ol>

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Fire Services & Emergency Management (Enforcement Services)	<p>d) Prior to Issuance- provide a 3.2.2 Building Code analysis to Building Services and Fire Services for the warehouse/office building in accordance with the NBC 2019-AB Edition.</p> <p>e) Prior to issuance - provide Hydrant location for the 3.2.2 classification chosen and design of the water supply.</p> <p>f) Prior to Issuance-development to determine if number of parking stalls required to determine the necessary barrier free stall locations.</p> <p>g) Advisory condition-dimensioned site plan with dimensions to the hydrant and Siamese connection/front entry, access route design and water supply that conform to the NBC 2019-AB Edition.</p> <p><b>Items Requiring Information</b> – Additional information required for the Building Permit Application</p> <p>a) Advisory condition- Applicant is required to acquire permits for any electrical, plumbing and gas work involved with the addition.</p> <p>b) The development permit shall be issued prior to issuance of the building permit.</p> <p>c) Advisory condition- Applicant is required to submit a Building permit application using our industrial/commercial/institutional checklist</p> <p><b>Relevant Links:</b> <a href="#">Forms &amp; Documents</a></p> <ul style="list-style-type: none"> <li>• Application – Building Permit: Commercial</li> <li>• Commercial, Industrial and Institutional Checklist</li> <li>• Fire Department Access Routes</li> <li>• NECB Project Summary</li> </ul> <p><i>Original Comments: 05.30.2024</i></p> <p><u>Current Enforcement</u> N/A</p> <p><u>Historical Enforcement</u> N/A</p> <p><u>Enforcement Services recommends:</u></p> <ul style="list-style-type: none"> <li>• Compliance with the Noise Bylaw during construction.</li> <li>• All construction debris and garbage should be contained during construction.</li> <li>• All outdoor lighting complies with the Land Use Bylaw.</li> <li>• Screening or fencing may be required to mitigate the view of neighbouring properties.</li> <li>• All required permits have been applied for and issued.</li> </ul> <p>A possible concern is that the applicant has</p>
Fire Services & Emergency Management (Fire Services)	<i>Pending – No response received to date</i>

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Capital and Engineering Services	<p data-bbox="488 180 948 210"><i>Original Comments: June 11, 2024;</i></p> <p data-bbox="488 228 597 258"><b><u>General</u></b></p> <ul data-bbox="537 264 1487 464" style="list-style-type: none"> <li data-bbox="537 264 1487 359">• The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.</li> <li data-bbox="537 365 1487 464">• <b>Prior to issuance</b>, the applicant shall provide a construction management plan in accordance with County's servicing standards to the satisfaction of the County.</li> </ul> <p data-bbox="488 485 672 514"><b><u>Geotechnical</u></b></p> <ul data-bbox="537 520 1503 785" style="list-style-type: none"> <li data-bbox="537 520 1503 680">• <b>Prior to issuance</b>, the applicant shall provide a Geotechnical Investigation in accordance with the Rocky View County to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.2 m of fill proposed, a Deep Fill report is required.</li> <li data-bbox="537 686 1487 785">• As a permanent condition, the applicant will be required to provide compaction testing results, prepared, and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth.</li> </ul> <p data-bbox="488 806 695 835"><b><u>Transportation</u></b></p> <ul data-bbox="537 842 1503 1787" style="list-style-type: none"> <li data-bbox="537 842 1430 905">• Access to the parcel is proposed by an approach off HeatherGlen Place.</li> <li data-bbox="537 911 1503 974">• <b>Prior to decision</b>, the applicant shall revise the site plan to show 10 m wide approach at HeatherGlen Place.</li> <li data-bbox="537 980 1503 1245">• <b>Prior to issuance</b>, the applicant shall construct a 10 m wide paved industrial/commercial standard approach off HeatherGlen Place to the subject parcel in accordance with County's servicing standards. Should the applicant choose to enter into Road Approach Construction Agreement for the proposed approaches, <b>prior to occupancy</b>, the applicant shall provide a proof of construction of proposed paved industrial/commercial road approach in accordance with County's servicing standards.</li> <li data-bbox="537 1251 1503 1411">• <b>Prior to issuance</b>, the applicant shall contact County Road Operations to determine if a Road Use Agreement is required for the hauling of material to the subject land. Should a Road Use Agreement be required, the applicant shall enter to Road Use Agreement with the County for hauling of material to the subject land.</li> <li data-bbox="537 1417 1503 1682">• <b>Prior to issuance</b>, the applicant shall provide a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt &amp; Associates (February 27, 2018) for this land meet the criteria for the development. If not, a TIA will be required for the site to address the potential for off-site impacts. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into.</li> <li data-bbox="537 1688 1463 1787">• No Transportation Offsite Levy will be required at this time as the transportation off-site levy is already paid for the subject parcel as a part of the previous subdivision approval.</li> </ul> <p data-bbox="488 1808 789 1837"><b><u>Sanitary/Waste Water</u></b></p> <ul data-bbox="537 1843 1503 1934" style="list-style-type: none"> <li data-bbox="537 1843 1503 1934">• As per Site Servicing Plan, the applicant has proposed to utilize sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Engineering has no requirement at this time.</li> </ul> <p><b><u>Water Supply And Waterworks</u></b></p> <ul style="list-style-type: none"> <li>• As per Site Servicing Plan, the applicant has proposed to utilize water holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP.</li> <li>• A fire hydrant connected to a pressurized fire water distribution system is provided.</li> <li>• <b>Prior to occupancy</b>, the applicant shall provide a fire hydrant flow testing result, which is to meet the County's servicing standards.</li> </ul> <p><b><u>Storm Water Management</u></b></p> <ul style="list-style-type: none"> <li>• <b>Prior to issuance</b>, the applicant shall provide a site-specific stormwater management plan for the proposed development in accordance with approved HeatherGlen Industrial Business – Stormwater Management Report to the satisfaction of the County and provide for any necessary easements and rights-of-way for drainage as required.</li> <li>• The set of drawings shall also include proposed finished surface/grading plan (corner lot grades). <ul style="list-style-type: none"> <li>○ As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SWMP.</li> </ul> </li> <li>• <b>Prior to occupancy</b>, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built stormwater infrastructure that is relevant to SWMP. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".</li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>• <b>Prior to issuance</b>, the Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.</li> <li>• As a permanent condition, the applicant shall implement the approved ESC plan in perpetuity.</li> <li>• As a permanent condition, the applicant is responsible for ensuring that proper dust mitigations measures are adhered to on site.</li> </ul>

**Agency Circulation Period:** May 23, 2024, to July 14, 2024

**Adjacent Landowner Circulation Period:** May 23, 2024, to July 14, 2024