### **ATTACHMENT C: APPLICATION REFERRAL RESPONSES**

AGENCY	COMMENTS						
School Authority							
Calgary Catholic School District	No concerns.						
Province of Alberta							
Alberta Transportation and Economic Corridors	The requirements of Section 18 of the <i>Matters Related to Subdivision and Development Regulation</i> (The Regulation) are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.						
	The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.						
	The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the <i>Municipal Government Act</i> .						
Public Utility							
ATCO Gas	No objection.						
ATCO Transmission	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:						
	<ol> <li>Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.</li> </ol>						
	<ol><li>Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.</li></ol>						
	<ul> <li>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.</li> </ul>						
	<ul> <li>Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.</li> </ul>						
	3. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.						
	4. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.						
	5. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.						

#### AGENCY COMMENTS

- 6. 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.
  - If alterations are required, the cost will be borne by the developer/owner.
- 7. Any revisions or amendments to the proposed plans(s) must be recirculated to ATCO Transmission for further review

**Enmax** 

ENMAX Power Corporation ("ENMAX") has reviewed this application dated September 19, 2024 and based on the information provided, and, as of the date of this letter, ENMAX has the following comments. Please note that these comments are subject to change at the time of development and design – applicants are still required to perform all due diligence prior to any development activities.

- System capacity upgrades may be required in this area to accommodate the new development. Please contact GetConnected@enmax.com for more information.
- 2. There is an existing 25kV underground power line, pad-mounted transformer, and switch cubicle installed as approximately shown on the attached plan. The developer is responsible to maintain the existing utility right-of-way within the subject area. In the event that any revision, relocation, or alteration is required on one of ENMAX's underground facilities, the cost shall be fully borne by the developer.
- 3. Any exposure of ENMAX facilities will be subject to inspection prior to backfilling.
- 4. Prior to construction, all underground utilities within the subject area must be located. Please contact Alberta One-Call at 1-800-242-3447 or at http://albertaonecall.com/submit-a-locate-request/to locate and identify the buried utilities. If the developer crosses any existing ENMAX underground installation, the developer will notify ENMAX for inspection prior to backfilling the crossing.
- 5. The developer is responsible to maintain clearance of buildings from the abovementioned pad-mounted transformer and switch cubicle in accordance with the ENMAX safety clearance criteria (i.e. no temporary or permanent structures to be built within the non-compliance zone, see attached ENMAX standard 6331 and 6341).
- 6. If the developer requests any changes that could affect the existing ENMAX structures in the vicinity, (e.g. grade changes, relocation, or removal of lines, etc.), the developer is responsible for all the associated costs for making the change.
- 7. The developer would need approval from ENMAX before proceeding with changes that could affect ENMAX installations and all agreements are to be in place. Generally, a project can take between 3 and 10 months depending on scope and complexity.
- 8. Any and all revisions, alterations or relocations of existing facilities will be in accordance with the Municipal Right of Way By law #17M2016.

#### AGENCY

#### COMMENTS

Please note that this letter does not reduce or limit the applicant's responsibility to comply will all laws and regulations regarding utility facilities and all requirements under the Occupational Health & Safety Act (Alberta) (OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern.

Please see attached supporting documents.

**FortisAlberta** 

This application does not fall within our service territory therefore we do not have any objection nor do we require easement for this development.

Telus No concerns.

Adjacent Municipality

The City of Calgary No comments.

### Internal Departments

Recreation, Parks, and Community Support

No comment at this time.

Fire Services

No concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.

Enforcement Services No recommendations.

**Building Services** 

No comments.

Capital and Engineering Services

#### General:

 As per the application, the applicant is proposing to adjust the boundaries between a ± 1.21 hectare (± 3.00 acre) parcel and a ± 1.21 hectare (± 3.00 acre) parcel in order to create a ± 1.62 hectare (± 4.00 acre) parcel and a ± 0.81 hectare (± 2.00 acre) parcel.

#### **Geotechnical:**

- As per a desktop GIS review, there are no steep slopes present on the site.
- Engineering has no requirements at this time.

#### **Transportation:**

 Wrangler Road is a part of the Long Range Transportation Network B Road, requiring 30 m Road Right of Way (ROW). The current right of way is 30 m. The Owner already dedicated +/- 5 m, by Plan of Survey (1013129), strip of land as road ROW along the entire eastern boundary of subject lands.

#### AGENCY COMMENTS

- There is an existing approach off of Wrangler Crescent providing access to proposed Lot 1 and another existing approach off of Wrangler Crescent providing access to proposed Lot 2.
- The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw, as the TOL has been previously collected from the subject lands.
- Engineering has no requirements at this time.

#### Site Servicing:

- As per the Janet Area Structure Plan, water cisterns should be used for water servicing and wastewater servicing should be provided by pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation. Both lots also have a deferred services agreement registered on title to connect to regional water, wastewater and/or stormwater systems when such systems are available.
- The applicant confirmed that proposed Lot 2 is serviced by a cistern for potable water and a pump out tank for wastewater.
- The applicant also confirmed that proposed Lot 1 is not currently being serviced at all since it has no existing buildings on site.
- Engineering has no requirements at this time.

#### **Storm Water Management:**

- As the application is only for a Boundary Adjustment and there is no proposed change in site imperviousness, a significant impact on stormwater management is not expected. No site-specific stormwater implementation plan is warranted at this time.
- Engineering has no requirements at this time.

### **Storm Water Management**:

- Based on a desktop review, there are wetlands present on subject lands.
   Should the owner propose development that has a direct impact on any of the wetlands in the subjected lands, the applicant will be responsible for obtaining all required AEP approvals.
- Engineering has no requirements at this time.

Circulation Period: September 19, 2024, to October 21, 2024.

**Existing Property Line** 



25kV 3Ф UG power line

PLAN 101 3129, BLOCK 3, LOT 2 8,085.2m² / 0.81 Ha / 2.0 Acres

Mika

Trucking

Switch cubicle

150kVA 3Ф

padmount transfformer

Wrangler Ave

De-energized cable

underground ducts

Wrangler Cres

PROPOSED SUBDIVISON PLAN
SCALE: 1:250

A0.1

PLAN 101 3129,
BLOCK 3, LOT 2
12,132m² / 1.214 Ha / 3.0 Acres

Existing Property Line

PLAN 101 3129,
BLOCK 3, LOT 1
12,132m² / 1.214 Ha / 3.0 Acres

EXST.
BUILDING

## **SITE GENERAL NOTES**

NO CHANGE TO EXISTING APPROVED STORMWATER MANAGEMENT &
 SERVICING PLAN. OWNER CAN PROVIDE VERIFICATION & ACCEPTANCE AS
 REQUIRED.

Wrangler cres

25kV 3Ф UG power

2. OWNER(S) TO COMPLY WITH EXISTING DEVELOPMENT PERMIT CONDITIONS.

## ZONING

COMMERCIAL, LOCAL RURAL DISTRICT (C-LRD)

# PROJECT ADDRESS

LEGAL DESCRIPTION LOT 2, BLOCK 3, PLAN 101 3129



5104-7005 Fairmount Dr. SE, Calgary, AB T: 587.390.4008 www.denizengroup.ca



1	ISSUED FOR PERMIT	AUG. 29/24	VD
0	ISSUED FOR PERMIT	JUL. 18/24	VD
NO.	DESCRIPTION	DATE	BY
	REVISIONS	•	

CLIENT

## DELCOR CONSTRUCTION

ROCKY VIEW COUNTY	ALBERTA
PROJECT	

DELCOR - SUBDIVISION

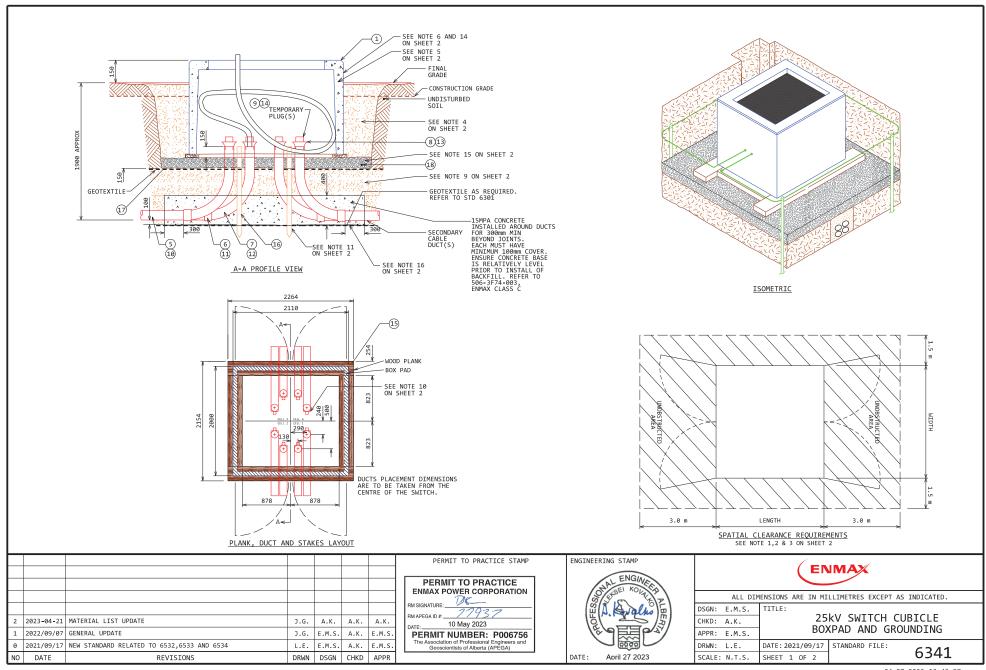
ROCKY VIEW COUNTY	ALBERTA
TITLE	
PROPOSED SUBDIVISION	N PLAN

PROJECT NO.	
SR24-827	
DRAWN	DATE
VD	JUL. 18, 2024
CHECKED	DATE
SD	JUL. 18, 2024
SCALE	
AS NOTED	

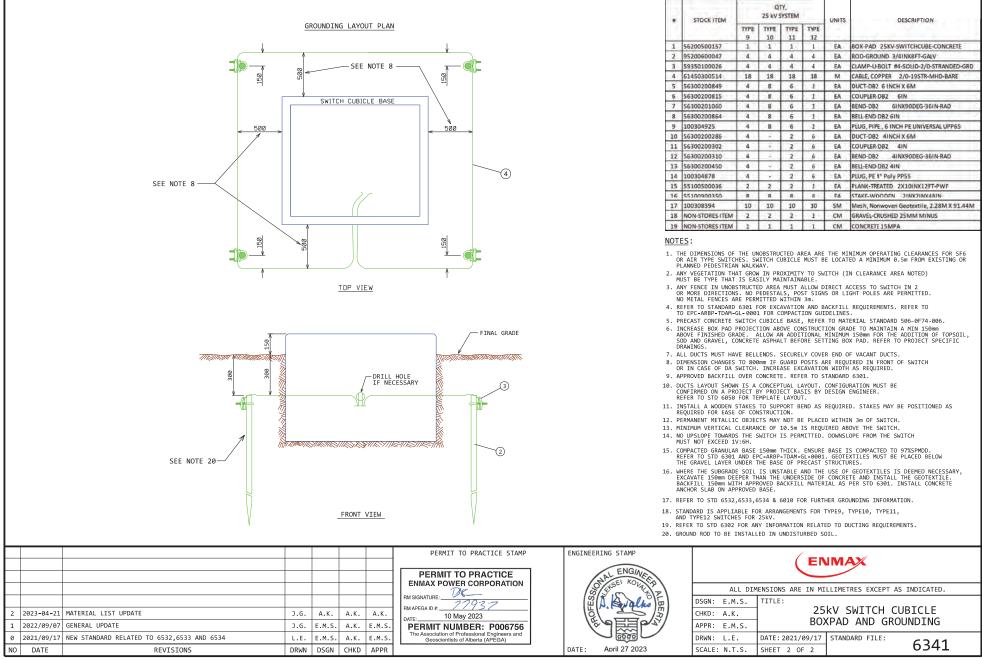
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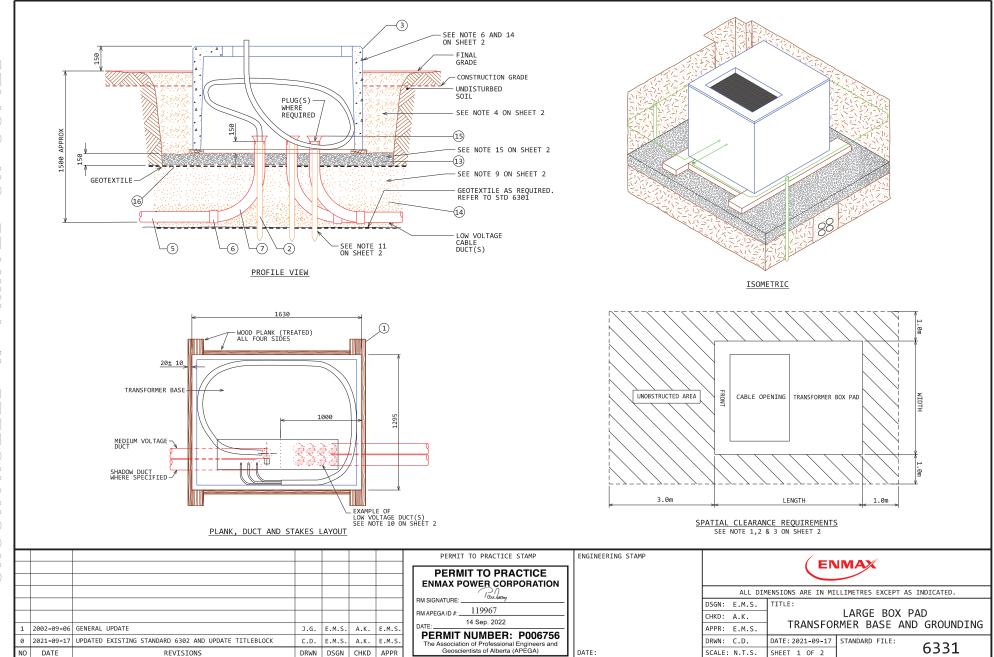






### H-2 Attachment C Page 7 of 9





11)

-FINAL GRADE

-(4)

-SEE NOTE 18

SIZE AND QUANTITY TO BE DETERMINED BY DESIGN ENGINEER

	1	MATERI	AL LIST	
ITEM#	STOCK#	QTY	MOU	DISCRIPTION
141	55100500036	2	EA	PLANK-TREATED 2X10INX12FT-PWF
2	55100900350	2	EA	STAKE-WOODEN 2INX2INX48IN
-3	56200500124	- 1	EA	BOX-PAD-CONCRETE LARGE PRECAST CONCRETE
4	95200600047	- 4	EA	ROD-GROUND 3/4INX8FT
- 5	56300200286	- 4	MT	DUCT-D82 4IN
6	56300200302	2	EA	COUPLER-DB2 4IN
7	56300200922	2	EA	BEND-DB2 4INX90DEG-36IN-RAD
9	59350100026	4	EA	CLAMP-J-BOLT #4-SOLID-2/0-STRANDED-GRD
10	59350100406	1	EA	CONNECTOR-CRIMP #4-#4-COPPER
11	61450300514	18	MT	CABLE-COPPER 2/0-19STRD-MHD-BARE
12	80300100197	1	EA	COMPOUND CAULKING
13	NON STORES ITEM	2	CM	GRAVEL-CRUSHED 25MM MINUS
14	NON STORES ITEM	0.5	CM	BEDDING SAND, 5MM-SCREENED
15	56300200450	2	EA	BELL-END-EB1 4IN
16	100308394	8	M	NON WOVEN GEOTEXTILE

#### NOTES:

- TRANSFORMER SHALL NOT BE PLACED WITHIN 3m OF BUILDING. CLEARANCES MAY ONLY BE REDUCED WHERE APPROVED BY ENMAX.
- 2. ANY VEGETATION THAT GROW IN PROXIMITY TO TRANSFORMER (IN CLEARANCE AREA NOTED) MUST BE TYPE THAT IS EASILY MAINTAINABLE.
- ANY FENCE IN UNOBSTRUCTED AREA MUST ALLOW DIRECT ACCESS TO TRANSFORMERS IN 2 OR MORE DIRECTIONS. NO PEDESTALS, POST SIGNS OR LIGHT POLES ARE PERMITTED.
- 4. REFER TO STANDARD 6301 FOR EXCAVATION AND BACKFILL REQUIREMENTS. REFER TO EPC
- -ARBP-TDAM-GL-0001 FOR COMPACTION GUIDELINES.
  5. PRECAST CONCRETE BOX PAD, REFER TO MATERIAL STANDARD 506-0F74-004.
- 6. INCREASE BOX PAD PROJECTION ABOVE CONSTRUCTION GRADE TO MAINTAIN A MIN 150mm ABOVE FINISHED GRADE. ALLOW AT LEAST 150mm FOR THE ADDITION OF TOPSOIL, SOD AND GRAVEL, CONCRETE ASPHALT BEFORE SETTING BOX PAD. REFER TO PROJECT SPECIFIC DRAWINGS.
- ALL MEDIUM AND LOW VOLTAGE DUCTS MUST HAVE BELLENDS. SECURELY COVER END OF VACANT DUCTS. SEE STD 6302
- 8. DIMENSION CHANGES TO 800mm IF GUARD POSTS ARE REQUIRED IN FRONT OF TRANSFORMER. REFER TO STANDARD.
- BEDDING SAND LIMITED TO AREA 200mm AROUND DUCTS ON ALL SIDES. UTILIZE COMPACTED APPROVED BACKFILL ALL OTHER LOCATIONS WHERE REQUIRED. REFER TO STD 6301.
- 10. LOW VOLTAGE DUCTS NOT INCLUDED IN MATERIAL LIST. SIZE, QUANTITY AND LAYOUT IS DEPENDANT ON SITE BY SITE BASIS AND MUST BE DETERMINED. QUANTITY OF DUCTS IS LIMITED BY THE SIZE OF OPENING IN SECDONDARY COMPARTMENT OF TRANSFORMER. SEE EXAMPLE DETAIL BELOW.
- 11. INSTALL A WOODEN STAKE TO SUPPORT EACH BEND. STAKES MAY BE POSITIONED AS REQUIRED FOR EASE OF CONSTRUCTION.
- 12. NO PERMANENT METALLIC OBJECTS MAY BE PLACED WITHIN 3m OF TRANSFORMER.
- 13. MINIMUM VERTICAL CLEARANCE OF 10.5m IS REQUIRED ABOVE THE TRANSFORMER.
- 14. NO UPSLOPE TOWARDS THE TRANSFORMER IS PERMITTED. DOWNSLOPE FROM THE TRANSFORMER MUST NOT EXCEED 1V:6H.
- 15. COMPACTED GRANULAR BASE 150mm THICK. ENSURE BASE IS COMPACTED TO 97%SPMDD. REFER TO STD 6301 AND EPC-ARRP-TDAM-GL-0001. GEOTEXTILES MUST BE PLACED BELOW THE GRAVEL LAYER UNDER THE BASE OF PRECAST STRUCTURES.
- 16. REFER TO STD 6302 FOR ANY INFORMATION RELATED TO DUCTING REQUIREMENTS.
- 17. REFER TO STD 6402 FOR ANY ELECTRICAL INSTALLATION REQUIREMENTS.
- 18. REFER TO STD 6402 AND STD 6010 FOR ANY FURTHER GROUNDING INFORMATION. GROUND ROD MUST BE INSTALLED IN UNDISTURBED SOIL.

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							PERMIT TO PRACTICE STAMP	ENGINEERING STAMP		(		
L							PERMIT TO PRACTICE			EN	IMAX	
							ENMAX POWER CORPORATION					
							RM SIGNATURE: / au leany		ALL DI	MENSIONS ARE IN MI	LLIMETRES EXCEPT AS	INDICATED.
							110067		DSGN: E.M.S.	TITLE:		
							HWI AFEGA ID #.		CHKD: A.K.	1	LARGE BOX P.	AD
_			-				DATE:14 Sep. 2022			- TDANCE∩E	RMER BASE AND	CBUINDING
1	2002-09-06	GENERAL UPDATE	J.G.	E.M.S.	A.K.	E.M.S.	PERMIT NUMBER: P006756		APPR: E.M.S.	INANSIO	WILK DAJE AND	OKOONDING
0	2021-09-17	UPDATED EXISTING STANDARD 6302 AND UPDATE TITLEBLOCK	C.D.	E.M.S.	A.K.	E.M.S.	The Association of Professional Engineers and		DRWN: C.D.	DATE: 2021-09-17	STANDARD FILE:	(221
NO	DATE	REVISIONS	DRWN	DSGN	CHKD	APPR	Geoscientists of Alberta (APEGA)	DATE:	SCALE: N.T.S.	SHEET 2 OF 2		DDDT
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