

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
ATCO Gas	<p><i>Original Comments: January 24, 2025</i></p> <p>ATCO Gas has no objection to the proposed.</p>
ATCO Transmissions	<p><i>Original Comments: January 15, 2025</i></p> <ul style="list-style-type: none"> ATCO Transmission high pressure pipelines has no objections. <p>Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.</p>
Enmax	<p><i>Original Comments: January 30, 2025</i></p> <ul style="list-style-type: none"> We would like to advise you that the proposed development does not meet "Alberta Electrical Utility Code" under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements. We have identified the following conflicts: <ul style="list-style-type: none"> Site Plan: Proposed chain link fence conflicts with existing three-phase pad-mounted transformer and ENMAX underground alignment within URW Grading Plan: Kindly confirm if there are any plans for grade changes within URW. Please contact the undersigned at EPC_Permits@enmax.com (Attention: Rodel Santiago) or call 403-514-2066 to further discuss resolution options for this conflict. <p>Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.</p>
Fortis	<p><i>Original Comments: January 21, 2025</i></p> <ul style="list-style-type: none"> FortisAlberta Inc. has no concerns regarding this development permit application
Provincial Water Infrastructure and Operations Branch	<p><i>Original Comments: January 17, 2025</i></p> <p>The Water Infrastructure and Operations Team has reviewed the Development Permit Application and has the same comment to add -a standard 30 m setback for buildings from the property line for all permanent structures.</p>
Telus	<p><i>Original Comments: January 30, 2025</i></p> <ul style="list-style-type: none"> Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.
Western Irrigation District	<p><i>Original Comments: January 16, 2025</i></p> <ul style="list-style-type: none"> Western Irrigation District (WID) has reviewed the above Development Permit Application within NW 29-23-28 W4M and have no concerns or objections however, WID operates the headworks canal for the Alberta Government and requests a 30m setback from our property line for all permanent structures (<i>ie. house, shop, shed, garage, shelter, etc</i>). As the headworks canal is owned by the Alberta Government, Bow Operations Calgary Section - Agriculture and Irrigation this application

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Western Irrigation District (<i>continued...</i>)	must be sent to them for review/approval. They can be contacted at 403-297-6517. The department that owns the headworks is Water Infrastructure and Operations Branch.
Adjacent Municipality	
The City of Calgary	<p><i>Original Comments: February 2, 2025</i></p> <ul style="list-style-type: none"> The City has one advisory comment in response to the circulation of PRDP20248544: <p>CSMI is expected to be the ultimate solution for the Janet ASP lands and provisions should be made to tie into that system</p>
The City of Chestermere	<i>Pending – No response received to date</i>
Internal Departments	
Building Services	<p><i>Original Comments: January 24, 2025; See PDF “Building Services”</i></p> <p>Items Requiring Information – Additional information required for the Building Permit Application</p> <ul style="list-style-type: none"> Advisory condition- After the development permit has been approved, a building permit and all applicable subtrade permits will be required. Please see a link below to a checklist for commercial building permits application. There are also some links below to some helpful guidelines below in relation to some of the following high level comments. Water supply and a fire fighting access route is to be provided in accordance with 3.2.5. and 3.2.6. of the 2023-NBC-AE. Any proposed mezzanine will have to comply with 3.2.1.1. and all other applicable requirements of the 2023-NBC-AE. Any plastic storage will have to comply with the quantities permitted by the Alberta Fire Code. See below a link to our racking guideline that provides some of the limitations. <p>Relevant Links: Forms & Documents</p> <ul style="list-style-type: none"> Application – Building Permit: Commercial Commercial, Industrial and Institutional Checklist Fire Department Access Routes NECB Project Summary
Fire Services & Emergency Management (<i>Enforcement Services</i>)	<p><i>Original Comments: September 23, 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"> Compliance with the Noise Bylaw during construction. All construction debris and garbage should be contained during construction. All outdoor lighting must comply with sections 228, 229, 230 and 231 of the Land Use Bylaw. All required permits have been applied for and issued.

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Fire Services & Emergency Management (Enforcement Services) (continued...)	<ul style="list-style-type: none"> Screening or solid fencing may be required to mitigate the view from neighbouring properties.
Fire Services & Emergency Management (Fire Services)	<i>Pending – No response received to date</i>
Capital and Engineering Services	<p data-bbox="488 499 1438 529">Original Comments: February 2, 2025 ; See PDF “Engineering Services”</p> <p data-bbox="488 550 594 579"><u>General</u></p> <ul style="list-style-type: none"> 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. Prior to issuance, the applicant shall provide a construction management plan in accordance with County’s servicing standards. <p data-bbox="537 789 1081 819"><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Prior to issuance, the applicant shall provide a geotechnical report in accordance with County’s servicing standards. 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. <p data-bbox="488 1029 1057 1058"><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> Access to the parcel is proposed by two approaches off HeatherGlen Place. Prior to issuance, the applicant shall construct two 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, prior to occupancy, the applicant shall provide a proof of construction of proposed paved industrial/commercial road approach in accordance with County’s servicing standards. Prior to issuance, confirmation from County Road Operations shall also be provided for removal of the existing rough-graded approach from Subdivision. Prior to issuance, 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. Prior to issuance, 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 & 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.

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Capital and Engineering Services (<i>continued...</i>)	<ul style="list-style-type: none"> 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. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> As per Policies 22.8 of the Janet ASP, all new developments should provide sanitary servicing by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation. Engineering has no requirement at this time. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> As per Policies 22.5 of the Janet ASP, all new development should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual subdivision lots are not supported. The applicant is responsible for ensuring proper potable water servicing is provided for the subject lands. Prior to Issuance, the applicant is required to address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, County Servicing Standards and Fire Hydrant Bylaw. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> Prior to issuance, the applicant shall provide a site-specific stormwater management plan for the proposed development in accordance with approved Heather Glen 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. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades). <ul style="list-style-type: none"> 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. Prior to occupancy, 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”. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> Prior to issuance, the applicant shall provide an erosion and sediment control report in accordance with the County’s servicing standards. As a permanent condition, the applicant shall implement the approved ESC plan in perpetuity. As a permanent condition, the applicant is responsible for ensuring that proper dust mitigations measures are adhered to on site.

Agency Circulation Period: January 14, 2025, to February 4, 2025.

Adjacent Landowner Circulation Period: February 13, 2024, to March 7, 2024.