

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation & Economic Corridors	<p>This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).</p> <p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment(s):</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable</li> <li>2. Pursuant to 618.4(1) of the Municipal Government Act, 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, in accordance with Policy 7 of the Provincial Land Use Policies.</li> </ol>
<b><i>Public Utility</i></b>	
Canadian Pacific Railway	No comments.
CNOOC Petroleum North America ULC	<p>Lot 1, Plan 9710875, NW/4 Sec 30-025-28W4M</p> <ol style="list-style-type: none"> <li>1. Surface Lease for Access Road to Wellsite in Lsd. 11-30-025-28W4M (S27030) – the access road to our wellsite runs through Lot 1, Plan 9710875. This road belongs to CNOOC and we still require access to our Wellsite, until we obtain a reclamation certificate. A copy of the survey plan is attached.</li> </ol> <p>Third Parties utilizing the road require prior approval.</p> <p>CNOOC will have to ascertain if the landowners would like the road removed during our reclamation activities, or if they require the road and would like it to remain. If the landowner would like the road to remain in place, CNOOC will prepare a waiver for execution by the landowner to retain the portion of the access road that is on their property.</p> <p>The following assets are in the balance of the quarter section:</p> <p>NW1/4 Sec 30-025-28W4M (excluding Lot 1, Plan 9710875)</p> <ol style="list-style-type: none"> <li>2. Surface Lease for an Access Road and Wellsite 11-30-025-28W4 (S27030) : We still require access to our wellsite in Lsd. 11-30-025-28W4M until we obtain a reclamation certificate. Until such time as a Reclamation Certificate has been received, the legislated setback is the boundary of the Lease. CNOOC will not approve any subdivision over top of our Lease until such time as a Reclamation Certificate is received. A copy of the survey plan is attached.</li> <li>3. Right-of-Way Plan 4799JK (S18506) - contains 6 abandoned lines (two fuel gas and four sour natural gas). A copy of the survey plan is attached.</li> </ol>

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Enmax Power Corporation	<p>4. Surface Lease for Access Road and Valve Site J47 (S27853) – Pipeline Valve Site J47 is a sour facility and we do not have plans to remove or reclaim this facility at this time.</p>
	<p>We still require access to this site and the road must remain. CNOOC will not approve any subdivision over top of our lease until such time as a reclamation certificate is received.</p>
	<p>The access road can't be used by a third party without prior approval. Pipeline rights-of-way Plan 4799JK is registered and available through Alberta Land Titles.</p>
	<p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the Development Permit Application.</p>
	<p>5. Upon receipt of a Reclamation Certificate, the abandoned wellbore will continue to require a setback to allow for access as set out under AER Directive 079. Please note further testing may require use of a service rig and accompanying equipment.</p>
	<p>Development approval should consider the space needed for this work. To assist in understanding the Equipment Spacing for Well Servicing of Conventional wells, included is a copy of "Schedule 11" included in Alberta Energy Regulator Directive 037.</p>
	<p>6. Setback for pipelines abandoned in place is the width of the registered right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and heavy vehicles.</p>
	<p><b>File No: PL20230091</b>  <b>Location: Lot 1, Plan 9710875, NW-30-25-28-W04M</b>  ENMAX Power Corporation (EPC) has reviewed the above permit application dated May 13, 2024 and based on the information provided and as of the above noted date, the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the <i>Safety Codes Act</i> (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the <i>Alberta Occupational Health &amp; Safety Act</i> (OHS) (<i>including any code or regulations thereunder</i>)(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 refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.</p>
	<p>Pursuant to Section 225(1) of Part 17 of the <i>OHS Code</i>, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the <i>OHS Code</i> or Table 1 in the <i>AEUC</i>. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact <a href="mailto:hotdigs@enmax.com">hotdigs@enmax.com</a> to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC <a href="mailto:Lineinspection@enmax.com">Lineinspection@enmax.com</a> or call (403) 514-3117 prior to the</p>

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<b>Adjacent Municipality</b>	<p>commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.</p> <p>This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform its own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.</p>
The City of Calgary	<p><b>SUBJECT:</b> PL20230091 - To redesignate a ± 1.96 hectare (± 4.84 acre) portion of the subject lands from Agricultural, General District with time-limited, site-specific exceptions which accommodate Outdoor Storage, Truck Trailer to Industrial, Direct Control District to accommodate an existing trucking and logistics business.</p> <p>Dear Carter Shelton,</p> <p>Thank you for the circulation of the above noted application and opportunity to provide comments. The City of Calgary has reviewed the applications in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. City of Calgary Administration understands the existing business has been operating under a temporary approval with an expiry date of January 1, 2024, granted under a temporary exemption to Land Use Bylaw C-4841-97 as stated in Section 47.8. It is also our understanding that with the passing of the current Land Use Bylaw C-8000-2020, the former Land Use Bylaw C-4841-97 was rescinded, the Farmstead (F) District was transitioned to Agricultural, General (A-GEN), and the exemption clause was not carried over.</p> <p>The City of Calgary Administration offers the following comments for your consideration.</p> <p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• The City is supportive of the proposed Direct Control District to facilitate the existing trucking business on an interim basis and limit the allowable uses. It should be noted that City of Calgary Administration is supportive of this specific application to enable the continuity of the existing business which has been operating since prior to the approval of the Growth Plan. As a member of the Calgary Metropolitan Region Board (CMRB), we are strong proponents of the policies in the Growth and Servicing Plans and have a shared accountability to adhere to them. As such, City of Calgary Administration is requesting Rocky View County Administration explain how this application is being reviewed against the employment policies of the regional Growth Plan.</li> </ul>

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<b>Internal Departments</b>	<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• From a mobility perspective, the redesignation to a direct control district that allows temporary uses is acceptable; for future amendments (i.e. to permanent land-use) the requirements for 84 St including classification, characteristics, and ROW requirements, must be confirmed prior to land-use approval.</li> </ul>
Recreation, Parks and Community Support	As municipal reserves are not required at this stage, recreation will comment at the subdivision stage.
Building Services	No comments.
Fire Services & Emergency Management	<p>Fire Services would recommend the following ,</p> <p>Road Ways:</p> <ol style="list-style-type: none"> <li>have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,</li> <li>have a centre-line radius not less than 12 m,</li> <li>have an overhead clearance not less than 5 m,</li> <li>have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,</li> <li>be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,</li> <li>have turnaround facilities for any dead-end portion of the access route more than 90 m long, and</li> <li>be connected with a public thoroughfare</li> </ol>
Enforcement Services	<p><u>Current Enforcement</u> None</p> <p><u>Historical Enforcement</u> File # 201409-0871 Operating a Home-Based Business without permits. File # 201807-0732 Operating without a DP. File # 202011-1059 Nuisance Property re sewage. File # 202206-0068 Operating without a DP (DP subsequently issued).</p> <p><u>Enforcement Services further recommends</u> None</p> <p>Our circulation comments are the same as the previous DP.</p>
Capital and Engineering Services	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>• The purpose of re-designation is to ensure that the current operation is in compliance with the land use district before the temporary exemption expires in 2024.</li> </ul>

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	<ul style="list-style-type: none"> <li>There is currently an approved Notice of Decision (PRDP20223482) for a development permit on this property.</li> </ul> <p><b><u>Geotechnical</u></b></p> <ul style="list-style-type: none"> <li>No additional land disturbance is expected.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Transportation</u></b></p> <ul style="list-style-type: none"> <li>As per the application, there are currently 12-15 employees (including drivers) that operate out of the 2 mobile offices on the property. The business operates Monday – Saturday 8:00 am – 6:00 pm. There are approximately 15-20 truck trips per day that access the site.</li> <li>The applicant provided a Transportation Impact Assessment (TIA), prepared by JCB Engineering, dated September 28, 2018. The submitted TIA has been reviewed and approved as a part of PRDP20223482. Engineering has no further comments at this time.</li> <li>It is to be noted that Highway 564 and 84 street falls within the jurisdiction of ATEC and the City of Calgary. Currently, the application is circulated to ATEC and the City of Calgary for their comments. Should there be any requirements from ATEC and/or the City of Calgary, the applicant shall fulfill their requirements and complete necessary improvements to their satisfaction.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Sanitary/Waste Water</u></b></p> <ul style="list-style-type: none"> <li>As per the application, the wastewater is collected and disposed off site.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Water Supply And Waterworks</u></b></p> <ul style="list-style-type: none"> <li>As per the application, the potable water is brought to site for the office.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Storm Water Management</u></b></p> <ul style="list-style-type: none"> <li>The applicant provided a Site-Specific Stormwater Implementation Plan (SSIP), prepared by Sedulous Engineering Inc., dated February 2023.</li> <li>The SSIP has been reviewed and approved as a part of PRDP20223482. Engineering has no further comments at this time.</li> <li>The owner shall operate the site in accordance with the approved SWMP and will be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site stormwater infrastructure.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>As per County GIS, there are wetlands in proximity of the subject site.</li> <li>Any Alberta environment approvals for wetland disturbance is a sole responsibility of applicant/owner.</li> </ul>

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Agriculture & Environment Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the outdoor storage from the agricultural land surrounding it. The guidelines help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: May 13, 2024, to June 12, 2024.