

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View School Board	No response.
Calgary Catholic School District	No response.
<i>Province of Alberta</i>	
Alberta Forestry and Parks	No concern with the application.
Alberta Transportation and Economic Corridors	<ul style="list-style-type: none"> 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. 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. Alberta Transportation and Economic Corridors is satisfied that the highway infrastructure can support the proposal, and has no concerns with respect to this application. Future northerly extension of the East Ring Road in Calgary as contemplated in the existing plan will likely be moved further east to avoid expansion of development within the East Balzac area. The land that is subject of the referral is located greater than 300 metres from the limit of a highway, or 800 metres from the centre point of a public road intersection with a provincial highway. The proposal is therefore not subject to the requirements of the Highways Development and Protection Regulation and does not require a permit from Transportation and Economic Corridors. The department is prepared to unconditionally vary the requirements of Section 18 of the Matters Related to Subdivision and Development Regulation at the time of subdivision application.
Alberta Health Services	<p>AHS-SHE has no concerns with the amendment and redesignation proposals at this time, from a public health perspective.</p> <p>Alberta Health Services- Environmental Public Health (AHS-EPH) would appreciate an opportunity to review and comment on any future development application and/or finalized building permit application for the construction of any regulated public facilities that may occur on the subject lands (e.g., food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding plans for these facilities to AHS-EPH for approval BEFORE the building permit is granted helps to ensure that the proposed business will meet the requirements of the Public Health Act and its regulations.</p>

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	<p>Applicants for future development on the subject land who may be looking for more information on requirements, or are looking to arrange for a plan review or to speak directly with a public health inspector, should contact AHS-EPH at calgaryzone.environmentalhealth@ahs.ca, or call our toll-free telephone line at 1-833-476-4743.</p>
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No response.
FortisAblerta	No concerns.
TELUS Communications Inc.	No response.
CNOOC Petroleum North America ULC	<p>Further to an inquiry made by WSP Canada Inc. (Chen Peng) on behalf of Ucanco General Partners Inc. (hereinafter referred to as the "Applicant"), CNOOC Petroleum North America ULC ("CNOOC") provides the following feedback with respect to the subject application.</p> <p><u>SE/4 of Sec. 01-026-29W4M</u></p> <ul style="list-style-type: none"> CNOOC has no surface assets in this quarter section. <p><u>SW/4 of Sec. 01-026-29W4</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 502JK, 4965JK and 5819JK. Surface Lease for Access Road and Valve Site (J03 & J04) - We still require access until we obtain a reclamation certification. A copy of the survey plan is attached. Valve Site J042 – This valve site is abandoned and underground, located on the northern end of Pipeline Right-of-way Plan 5819JK. <p><u>NW/4 of Sec. 36-026-29W4M</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 011 3182, 501JK, 5819JK, 2522JK, 4965JK and 921 0545. 100/11-36-025-29W4M Wellbore – This wellsite has been reclaimed. Reclamation Certificate 31883929 is attached for reference. <p><u>NE/4 of Sec. 36-025-29W4M</u></p> <ul style="list-style-type: none"> Pipeline rights of way registered as Plans 2522JK, 4965JK <p>The Pipeline Right-of-Ways are registered and available through Alberta Land Titles. We recommend that safety equipment for the detection of sour gas be on site for any work to be completed within the sour facilities.</p> <p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the conceptual scheme amendment and redesignation proposal.</p>

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	<p>Our review was based on the above locations (the “Facilities”)</p> <ul style="list-style-type: none"> • Setback for level one pipelines or 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 parking of heavy equipment, vehicles and/or trailers. • Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities. • The reclaimed wellbore will 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. 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. • CNOOC assumes no responsibility for any damage, loss or liability related to operations conducted in or in proximity to the Facilities. In the event of such damage, loss or liability, the party responsible for same shall be liable for and indemnify and hold CNOOC and its officers, directors, employees, agents and representatives harmless against all losses, costs, damages, expenses and legal fees which any such parties may suffer, sustain, pay or incur directly or indirectly arising from or in connection with such operations; and in addition, indemnify CNOOC and its officers, directors, employees, agents and representatives from and against all actions, proceedings, claims and demands, losses, costs, damages, expenses and legal fees whatsoever which may be brought against or suffered by any such parties or which any such parties may sustain, pay or incur, directly or indirectly arising from, or in connection with such operations. This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents and representatives or any other persons or otherwise.
Adjacent Municipality	
The City of Calgary	<p><u>Transportation:</u></p> <ul style="list-style-type: none"> • With respect to Range Road 290, Figure 6 from the original High Plains Industrial Park indicates the following: “Area available for development will be determined pending the location of the regional roadway connection” • Has the County engaged the Province to confirm the plans for regional roadway connection in the area and is the regional roadway connection reflected in this plan for the High Plains Stage 7 lands? • The County’s offsite levy bylaw identifies Range Road 290 as a 36m Network ‘A’ road between Township Road 260 and Highway 566. To establish a 36m ROW would typically require 7.94m from the subject lands (assuming equivalent widening is identified on the east side of Range Road 290); however, the plans only show 5m of widening. Will

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	<p>the plans be updated to include 7.94m widening along Range Road 290? Alternatively, will the levy and broader network plans be updated to align with this application, and if so, does this approach align with the regional roadway requirements alluded to above?</p> <ul style="list-style-type: none"> • The County and City have engaged in previous discussions regarding a connection to Stoney Trail at 60 St that would connect to 144 Avenue NE. To achieve the full potential of this connection generally would require improvements to 144 Avenue NE. Upgrading of 144 Avenue NE to a 36m arterial is the logical classification from a roadway hierarchy and transportation planning perspective. To enable this, widening would be required (7.94m on each side of 144 Avenue). • The plans should be updated to reserve 7.94m along the north side of 144 Avenue, either by identifying road widening to be included at time of subdivision, or be scaling back the I-HVY land-use on lot 3. The City can concurrently identify 7.94m (equivalent share from each jurisdiction) to be applied on the associated applications at time of review. Alternatively, a transportation planning analysis could be undertaken to establish whether an alternative classification for 144 Avenue is appropriate. <p><u>Water Resources:</u></p> <ul style="list-style-type: none"> • Note: Rocky View County to confirm the proposed development is in alignment with the Nose Creek Watershed Water Management Plan and the volume control targets outlined in the document. <p>Internal Departments</p> <table> <tr> <td data-bbox="164 1073 407 1167">Recreation, Parks, and Community Support</td><td data-bbox="488 1073 659 1102">No response.</td></tr> <tr> <td data-bbox="164 1203 334 1232">GIS Services</td><td data-bbox="488 1203 1422 1232">A road naming application will need to be submitted for the internal road.</td></tr> <tr> <td data-bbox="164 1268 391 1297">Building Services</td><td data-bbox="488 1268 659 1297">No response.</td></tr> <tr> <td data-bbox="164 1333 367 1428">Fire Services & Emergency Management</td><td data-bbox="488 1333 1503 1428">Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.</td></tr> <tr> <td data-bbox="164 1463 318 1558">Capital and Engineering Services</td><td data-bbox="488 1463 1503 1833"> <p>General:</p> <ul style="list-style-type: none"> • The comments and review completed to date have satisfied the County's requirements for supporting the Outline Plan (OP) and land use redesignation process. The revised OP document dated April 2025 has adequately resolved prior comments from the County's engineering team. Further technical reporting and detailed engineering on various aspects of site servicing to the plan area will be required at the subdivision stage. • The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8609-2025, as amended. </td></tr> </table>	Recreation, Parks, and Community Support	No response.	GIS Services	A road naming application will need to be submitted for the internal road.	Building Services	No response.	Fire Services & Emergency Management	Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.	Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • The comments and review completed to date have satisfied the County's requirements for supporting the Outline Plan (OP) and land use redesignation process. The revised OP document dated April 2025 has adequately resolved prior comments from the County's engineering team. Further technical reporting and detailed engineering on various aspects of site servicing to the plan area will be required at the subdivision stage. • The applicant will be responsible for all required payments of 3rd party reviews as per the Master Rates Bylaw C-8609-2025, as amended.
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	<p>Geotechnical:</p> <ul style="list-style-type: none"> The OP submission included a geotechnical investigation titled Geotechnical Investigation High Plains Industrial Park Stage 7 prepared by WSP Canada Inc. dated April 15th, 2025. In review, the report has been sealed by the responsible engineer at WSP and meets the County's geotechnical requirements for this stage of development. The report confirms development of the subject lands is feasible, from a geotechnical perspective, and provides a series of recommendations that will need to be followed as the lands develop. We note that further geotechnical reporting will be required as the development proceeds on the subject lands, in accordance with County standards. This includes but is not limited to deep fill reporting, compaction testing and site-specific geotechnical investigations for proposed Lots (at DP stage). Additional analysis and reporting will also be required to support design of the required impervious pond liner and other public infrastructure, as needed during detailed design. <p>Transportation:</p> <ul style="list-style-type: none"> The OP submission included a Traffic Impact Analysis prepared by WSP Canada Ltd., the final version of this report is dated June 2nd, 2025, and has adequately resolved comments issued by the County's engineering team provided to date. <ul style="list-style-type: none"> The County notes various upgrades to the offsite transportation network, including those identified as background, will be required to support Stage 7 Traffic. Improvements will be confirmed at the subdivision stage, and may form part of future development agreements, in accordance with County standards. Updates to the development's TIA will be required at each phase of subdivision in accordance with County standards. Further comments or analysis may be required as part of report updates. We note for the developers understanding that RR290 is identified in the County's long range transportation planning as a Network A road requiring a 36m right of way. Dedication of 8m of widening will become a condition of future subdivision. The County and the City of Calgary have previously had discussions regarding a regional connection to Stoney Trail that would connect to 144th Avenue. The plans are conceptual in nature, with 144th Avenue extending to Range Road 291. Road dedication along the southern boundary of the subject lands will not be required until the interchange design is updated or formalized. Additional land (if any) required to accommodate intersection treatments will need to be dedicated as part of the development, to the County's satisfaction. The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-8549-2024, as amended. Contributions to cost recoveries in place for regional road improvements will be confirmed at the subdivision stage, based on timing and agreements in place at time of development, per County policy.

AGENCY

COMMENTS

Sanitary & Water Supply:

- The Developer has provided a high-level Servicing Strategy Report prepared by WSP Canada Inc. to support the OP process. The final version of the report, which has addressed County review comments provided to date, is dated April 17th, 2025.
 - Further analysis will be required at subdivision stage to address downstream sanitary system capacity in the existing Ranchers Beef Lift Station, as well as the collection system between Stage 7 and the existing County lift station.
 - Further analysis, including hydraulic modeling, will be required at subdivision stage to address the staging of waterworks extensions and to confirm each phase of the development will have adequate fire flow.
- All upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the Developer. Cost recovery may apply in accordance with County Policy 406.
- The Developer is advised that private cost recovery will be confirmed at subdivision stage and may apply to downstream/offsite potable water and sanitary collection systems in accordance with County Policy 406.
- The County's water and wastewater offsite levy will apply at the subdivision stage in accordance with Bylaw C-8548-2024, as amended.
- Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to the County's East Balzac Water and Sanitary System's infrastructure.

Storm Water Management:

- The Developer has provided a Staged Master Drainage Plan report prepared by WSP Canada Inc. in support of the OP process. The final version of this report is dated April 17th, 2025 has adequately addressed review comments and confirms the development's servicing concept. The Developer is advised of the following standard requirements:
 - We note that updates and stormwater management reports will be required at each phase of subdivision and development to determine final stormwater infrastructure requirements.
 - A detailed Pond Report will be required to support detailed design of the proposed Rosemont Industrial Park stormwater pond, at future subdivision stage. The report will need to address access, operational and maintenance requirements, pond liner design, and other aspects of the pond, per County standards.
 - It is noted for the Developer's understanding that the Lot Owners Association will be required to manage and maintain any/all proposed irrigation works to maintain the water balance as proposed, in lieu of an outlet. This can be discussed in further detail at the subdivision stage but it is noted the County will not assume O&M responsibility for irrigation / water balance system(s) in non-residential developments.

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Agriculture & Environment Services	<ul style="list-style-type: none">○ Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages.● The Developer has provided a Biophysical Impact Assessment Report prepared by WSP Canada Inc. dated May 7th, 2025. The County notes:<ul style="list-style-type: none">○ The report is adequate to address wetland impacts on the site.○ Wetland W4 (5.10ha) will be avoided and retained in the proposed development concept, proposed to be located on a future Environmental Reserve parcel.○ We note the development will result in the removal and compensation for +/-1.75ha (4.32ac) of existing wetlands (W1-W3).○ The Developer remains responsible for all regulatory approvals related to wetland impacts, including any reporting or monitoring obligations arising from the post development drainage system.● Note that all regulatory approvals required to support site grading must be in place prior to proceeding with construction activities affecting wetlands.

Circulation Period: September 12, 2023, to October 3, 2023.