



## ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	Rocky View Schools has reviewed this circulation and has no objections.
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>The department has the following additional comments on the referral:</p> <ol style="list-style-type: none"> <li>1. As Highway 1 is a designated freeway, there are restrictions on issuing permits for buildings, structures and fixtures that will be used for a commercial, industrial, recreational, institutional, multi-residential and country residential purpose (prescribed freeway developments). The Highways Development and Protection Regulation (HDPR) requires the Municipality to complete specific planning before the department is able to issue a permit for the Development. The Municipality has not yet completed the required planning to allow issuance of a permit for The Development. In lieu of such planning Alberta Transportation will accept either closure of the on/off ramps immediately west of the Highway 1 and Highway 22 interchange, or closure and severance of the service road access from Highway 22 that access the on/off ramps. This work must occur prior to subsequent development activity at this location, at no cost to Alberta Transportation. P a g e 2 o f 2</li> <li>2. Alberta Transportation has reviewed and accepted the Traffic Impact Assessment in support of this proposal. As a condition of development permit approval, the intersection of Township Road 245 shall be upgraded to the modified Type IV intersection treatment, with the installation of illumination as required by detailed analysis. Construction shall be completed at no cost to Alberta Transportation. If you have any questions about the application process or requirements, please contact the undersigned Development and Planning Technologist.</li> </ol>
Alberta Health	At this time we do not have any concerns with the information as provided.
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed Redesignation.
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above circulation.
<b><i>Other External Agencies</i></b>	
TC Energy	Thank you for sending B&A Planning Group (B&A) notice of this project. B&A is the land use planning consultant for TC Energy (TC), formerly TransCanada Corporation, in Western Canada. On behalf of



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	<p>TC, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner. As per the requirements of the Canada Energy Regulator (CER) (formerly the National Energy Board (NEB)), additional development in proximity to TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade. Description of proposed development: We understand that this application is for a land use redesignation from Ranch and Farm District to Direct Control District in order to facilitate the future creation of a storage facility. The parcel is approximately 5.84 ha in size and located just NW of the intersection of Highway 1 and Highway 22 (Cowboy Trail). Please refer to Attachment 01 Approximate Location of TC Infrastructure for maps that show the proposal in relation to the approximate location of TC's infrastructure. Assessment of proposed development and comments: As demonstrated in Attachment 01, and the Site Plan provided by the applicant in Attachment 02, the plan area has two current pipelines and an additional ROW for a future pipeline running through it. Based on the proposed site plan and DC application TC Energy would like to oppose the approval of the land use redesignation application at this time and proposes the following additional information, requirements and revisions:</p> <ol style="list-style-type: none"> <li>1. The site plan demonstrates a drainage ditch and detention ponds over and adjacent to the pipeline ROW. This could have negative impacts depending on the depth and flow of water in these areas. Therefore, TC is requesting additional information on the depth and dimensions of these stormwater management features. In general, stormwater drainage should be directed away from the ROW to avoid erosion of the land cover.</li> <li>2. Future site plans should include the dimensions and distances from the ROWs for all proposed features</li> <li>3. It should be noted that there are two existing operating pipelines in this area, and a new pipeline currently being constructed will be going through the site soon. The site plans should demonstrate and take into consideration all current and future pipelines (existing ROWs and Easements).</li> <li>4. All ROWs should be clearly marked on the plan and specific uses specified in the DC Bylaw that will or will not be permitted on the ROW, for example: • Agriculture only on ROW • TC does not support the long-term storage of any vehicles on the ROW.</li> <li>5. Permanent Structures shall not be installed anywhere on the ROW, and it is TC Energy's preference that permanent structures should</li> </ol>



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	<p>be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline. Additional guidelines on Structures can be found in Attachment 03 Structures on the Right-of-Way.</p> <p>6. As the placement of the pipeline can vary within the right-of-way, a locate service should be requested to mark the alignment before any work takes place. Locate requests can be made online at <a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a> , and usually take 72 hours for the facilities to be located and marked.</p> <p>7. No work may take place within TC's pipeline right-of-way without a TC representative on site.</p> <p>8. The site plan demonstrates features (parking lot, detention pond, admin office etc) just outside of the ROW. Any ground disturbance (excavation, digging or crossing) within 30m of the pipeline, requires written consent from TC Energy through the online application process, at <a href="https://piaqforms.tcenergy.com/Runtime/Runtime/Form/Welcome.Form/">https://piaqforms.tcenergy.com/Runtime/Runtime/Form/Welcome.Form/</a></p> <p>9. TC must still be allowed access to the ROW for maintenance</p> <p>10. TC requests that this application be re-circulated at the Development Permit stage to ensure that all requirements are met.</p> <ul style="list-style-type: none"> <li>• As specified in the Rocky View County Land Use Bylaw Section 34.5: "The Development Authority may require, as a condition of issuing a Development Permit for any use of land which is situated adjacent to the right-of-way of a pipeline, other than a sour gas pipeline, or an electrical transmission line or any other public utility, that the proposed development be set back from the right-of-way of the pipeline, the electrical transmission line or other public utility such distance as in its discretion it may determine." 11. In order to ensure that all requirements are being met, we recommend that all the attachments appended to this letter be reviewed in full, and their guidelines applied to future development., Attachment 03 Structures on the Right-of-Way, Attachment 04 Development within Proximity to TC Infrastructure and Attachment 05 Work Safely Booklet. 12. TC Energy would be happy to meet with the applicant to discuss any of these requirements further and assist with the revisions to the proposed site plan and Direct Control District. General guidelines for development in proximity to TC Energy Infrastructure: All permanent or temporary crossings of any TC pipeline needs written consent from TC. A request for written consent must be submitted to TC Energy through the online application form - TC's Canadian Third Party Crossings Application Portal at <a href="https://piaqforms.tcenergy.com/Runtime/Runtime/Form/Welcome.Form/">https://piaqforms.tcenergy.com/Runtime/Runtime/Form/Welcome.Form/</a> or by calling 1-877-872-5177. A Locate Request must first be made at <a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a> or by calling your local One-Call Centre <a href="https://www.tcenergy.com/sustainability/safety/safe-">https://www.tcenergy.com/sustainability/safety/safe-</a></li> </ul>



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	<p>digging/canada/contacts/#clickorcall. A crossing includes any of the following activities: • Constructing or installing a facility across, on, along or under a TC pipeline Right-Of-Way; • Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); • Driving a vehicle, mobile equipment or machinery across a TC pipeline right-of-way outside the travelled portion of a highway or public road. • Using any explosives within 300 metres of TC's right-of-way. • Use of the prescribed area for storage purposes. Requirements and general guidelines for development on or near TC's pipelines and infrastructure are included within Attachment 04 Development within Proximity to TC Infrastructure, Attachment 03 Structures on the Right-of-Way, and Attachment 05 Work Safely Booklet. Further information can also be found on TC's website here: <a href="https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/">https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/</a>. Additionally, we recommend that the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" be purchased and reviewed for information and recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure at <a href="https://store.csagroup.org/">https://store.csagroup.org/</a>. Please continue to keep us informed on this project, including any changes to it and the ultimate outcome, and of any further land use, subdivision, and development related activities in proximity to TC's pipelines and facilities. Referrals and any questions regarding land use planning and development around pipelines should be sent to <a href="mailto:tcenergy@bapg.ca">tcenergy@bapg.ca</a>. Thanks again for providing us with the opportunity to provide comments and we look forward to working with you in the future.</p>
<b>Internal Departments</b>	
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.</p>
Development Compliance	<p>Development Compliance have no concerns with this sub-division application at this time.</p>
Planning and Development Services - Engineering	<p><b>General</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>• Prior to issuance of future development permit, the applicant/owner will be required to submit a construction management plan addressing noise mitigation measures,</li> </ul>



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	<p>traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of future development permit, the applicant/owner shall provide an erosion and sedimentation control plan to be implemented for the duration of the construction of onsite and offsite improvements and the proposed development.</li> <li>• The application will need to be circulated to Alberta Transportation for review and comment since the development is adjacent to Highway 1.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• There appears to be no steep slopes on the subject land.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• As part of the redesignation application, the applicant/owner submitted a Traffic Impact Assessment conducted by Bunt and Associates dated December 9, 2019. Alberta Transportation indicated that the proposed development triggers the requirement to close the road approaches off of Highway 1 providing access to the Petro Canada site. As a result, current traffic visiting the Petro Canada site, as well as traffic from the proposed development, will be redirected through Township Road 245A. <ul style="list-style-type: none"> <li>○ At time of future development permit application, the applicant/owner shall provide a revised TIA that analyzes the anticipated traffic volume (vehicles per day) along the Township Road resulting from the proposed development and the closure of the road approaches off of Highway 1 providing access to the Petro Canada site and provide recommendations for road upgrades that is in accordance with the County Servicing Standards.</li> </ul> </li> <li>• Prior to issuance of future development permit, the applicant/owner will be required to enter into a development agreement with the County to construct the following improvements; <ul style="list-style-type: none"> <li>○ Upgrades to accommodate by-pass traffic travelling around left-turning vehicles at the Township Road 245A / Highway 22 (TIA recommends either/both the extension of merge</li> </ul> </li> </ul>



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	<p>taper or twinning of Highway 22 through TWP RD 245A) to the satisfaction of Alberta Transportation;</p> <ul style="list-style-type: none"> <li>○ Signalization and illumination of the Township Road 245A / Highway 22 intersection to the satisfaction of Alberta Transportation;</li> <li>○ Upgrades to TWP RD 245A as recommended in the revised TIA, accepted by the County, as per the County Servicing Standards, to the satisfaction of the County;</li> <li>○ Implementation of the ESC plan;</li> <li>○ Implementation of the construction management plan;</li> </ul> <ul style="list-style-type: none"> <li>• Prior to issuance of future development permit, the applicant/owner will be required to obtain a roadside Development Permit from AT for the implementation of any improvements to the provincial highway network.</li> <li>• Prior to issuance of future development permit, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, on the development area of the proposed development. The applicant will be required to submit a revised site plan identifying the development area of the proposal. <ul style="list-style-type: none"> <li>○ The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw).</li> </ul> </li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The applicant/owner indicated that the proposed development will be serviced via holding tank with pump out service.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The applicant/owner indicated that the proposed development will be serviced via cistern with trucked water service.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• Prior to issuance of future development permit, the applicant/owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that is in accordance with the Springbank Master Drainage Plan and the Springbank Creek Catchment Drainage Plan.</li> </ul>



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	<ul style="list-style-type: none"> <li>○ As a permanent condition of future development permit, the owner shall adhere to the recommendations resulting from the SSIP.</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time.</li> <li>• The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.</li> </ul>
Transportation Services	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> <li>• Applicant to confirm access to development / subdivided lots.</li> <li>• Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</li> <li>• Application involves Development along Alberta Transportation Road Allowance. Therefore recommend applications to be circulated to Alberta Transportation for review and comments.</li> </ul>
Utility Services	No Concerns.
Agriculture & Environment Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the storage facility from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust &amp; normal agricultural practices.</p>

Circulation Period: January 10, 2020 to January 31, 2020.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.