



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Pipelines CNOOC Petroleum North America ULC	<p>ATCO Transmission high-pressure pipelines have no objections.</p> <p>Further to the redesignation application made by Robert B&M Catherine Steele and Michael Hopps on a portion of NW 4-26-28W4M, subject to the terms and conditions set forth below, CNOOC Petroleum North America ULC ("CNOOC") has no objections or concerns with respect to the redesignation of the lands:</p> <ol style="list-style-type: none"> 1. CNOOC has the following assets on the property: <ol style="list-style-type: none"> (a) Sour gas and fuel gas lines located in registered Plan 781 0362. The sour gas line has been abandoned in place; however, the fuel gas line continues to be classified as discontinued (the "Pipelines"). 2. Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Pipelines; 3. Storing of RVs or large equipment directly on the right-of-way would not be permitted; and 4. CNOOC assumes no responsibility for any damage, loss, or liability related to operations conducted on or in proximity to the Pipelines. 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, 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 regard to cause or causes, including, without limitation, the 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.



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Telus Communications	<p>Please contact Jason Parsons at 403-699-4092 for any questions or concerns that you may have with respect to the above.</p> <p>TELUS COMMUNICATIONS INC. has no objection to the above circulation.</p>
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has no concerns with this land-use redesignation application.</p> <p>Comments pertaining to reserve dedication- inclusive of "Deferred Reserve Caveat 3053LJ" as registered on title- will be provided at any future subdivision stage.</p>
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • 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. • As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, 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. • At the time of subdivision or DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering does not have any concerns at this time. • As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant provided a Transportation Impact Letter prepared by Watt Consulting Group dated December 10, 2019. The report determined that the RV storage facility is expected to generate a minimal amount of traffic and will not affect the surrounding road network significantly. The report recommends that no further study is necessary.



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- Access to the parcel is currently provided by a paved approach off Range Road 284. As a condition of future subdivision or DP, the applicant will be required to upgrade the existing access to an Industrial/Commercial Standard in accordance with the County Servicing Standard.
- As the RV storage facility is to create a significant traffic increase on Range Road 284, as a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at the time of approval for the total gross acreage of the lands proposed to be subdivided or developed. The total levy will be calculated at the time of DP or subdivision based on the plan of survey or at the DP stage based on the site development plan.

Sanitary/Waste Water:

- The Intention of the Live Work District is that the applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.

Water Supply And Waterworks:

- The Intention of the Live Work District is that the applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.
- As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.

Stormwater Management:

- The applicant provided a Stormwater Letter prepared by Osprey Engineering Inc. dated October 07, 2020. The report determined that no additional stormwater drainage is required to service the proposed development. Engineering has no further requirements at this time.
 - As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards.
 - At the time of subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for stormwater infrastructure.
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Transportation Services	<p data-bbox="626 279 837 304">Environmental:</p> <ul data-bbox="675 331 1495 457" style="list-style-type: none"> <li data-bbox="675 331 1495 457">• The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed. <p data-bbox="626 495 1484 558">Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul data-bbox="675 583 1495 674" style="list-style-type: none"> <li data-bbox="675 583 1495 674">- Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require an upgrade to County Road Network.
Agriculture & Environment Services	<p data-bbox="626 716 1495 909">Agricultural Services Staff Comments: If approved, the application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Live-Work parcel 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 & normal agricultural practices.</p>

Circulation Period: December 23, 2019, to January 17, 2020.

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