



## ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20210028). As noted Municipal Reserves are still outstanding.
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed redesignation.
ATCO Pipelines	ATCO Transmission high-pressure pipelines have no objections.
Enmax	<p>ENMAX Power Corporation ("ENMAX") has reviewed this Land Use Amendment application dated March 12, 2021, and based on the information provided, and, as of the date of this letter, ENMAX has the following comments. Please note that these comments are subject to change at the time of development and design – applicants are still required to perform all due diligence prior to any development activities.</p> <ol style="list-style-type: none"> <li>1. There is an existing 25 kV single-phase overhead power line installed inside the property, south of TWP Rd 252, just outside the east limit of the subject area, as approximately shown on the attached plan. In the event that any revision, relocation, or alteration is required on one of ENMAX's existing overhead facilities, the cost shall be fully borne by the developer.</li> <li>2. Pursuant to Section 225(1) of Part 17 of the Occupational Health and Safety Code (Alberta) (Code), anyone working near overhead powerlines must maintain safe limits of approach as provided for in Schedule 4, Table 1 of the Code and Table 1 in the Alberta Electrical Utility Code (AEUC).</li> <li>3. The developer is responsible to maintain the clearance of buildings from the abovementioned 25 kV overhead line in accordance with the ENMAX safety clearance criteria (i.e. no temporary or permanent structures to be built within the noncompliance zone, see attached ENMAX drawings).</li> <li>4. If the developer requests any changes that could affect the existing ENMAX structures in the vicinity, (e.g. grade changes, relocation, or removal of lines, etc.), the developer is responsible for all the associated costs for making the change.</li> <li>5. The developer would need approval from ENMAX before proceeding with changes that could affect ENMAX installations and all agreements are to be in place. Generally, a project can take between three (3) and ten (10) months depending on scope and complexity.</li> </ol>



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	<p>6. Any and all revisions, alterations, or relocations of existing facilities will be in accordance with the Municipal Right of Way By law #17M2016. Please note that this letter does not reduce or limit the applicant's responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the Occupational Health &amp; Safety Act (Alberta) (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.</p>
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
Telus Communications	TELUS Communications Inc. has no objections to the mentioned redesignation.
<b><i>Internal Departments</i></b>	
Fire Services & Emergency Management	No comments from Fire Services.
Development Compliance	Development Compliance has no comments with regard to this application at this time.
Planning and Development Services - Engineering	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The remainder lot has an existing gravel approach and panhandle off Township Road 252. The proposed lot has an existing paved approach off Range Road 285.</li> <li>• <b>As a condition of future subdivision</b>, the applicant/owner shall schedule a road approach inspection with County Road Operations to determine if the existing approaches requiring upgrading due to the subdivision.</li> <li>• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL Bylaw C -8007-2020, as the TOL has been previously collected from the subject lands.</li> <li>• Township Road 252 is currently designated as a Network B road in the Long Range Transportation Network requiring 30m of the right of way. While Range Road 285 is identified as a six (6)-lane road in the Long Range Transportation Network requiring 50m of the right of way. Township 252 has an existing 30m right of way</li> </ul>




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**AGENCY**
**COMMENTS**


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and there is an 8m right away taken along the entire Eastern border of the newly created lot for Range Road 285. Thus, there will be no requirement for dedicating land by a plan of survey at future subdivision.

**Sanitary/Waste Water:**

- **As a condition of future subdivision**, the applicant will be required to submit a Level I Assessment Variation for the existing septic field describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection.
- **As a condition of future subdivision**, the applicant will be required to submit a Level 3 PSTS report for the proposed lot in accordance with the County Servicing Standards:
  - In accordance with policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lots as the proposed lots are less than 4 acres in size.
- **As a condition of future subdivision**, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the proposed lot and shall include the following:
  - For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.
  - The system is to be in accordance with the PSTS submitted as required at future subdivision stage.

**Water Supply And Waterworks:**

- The applicant submitted a Phase 1 Aquifer Analysis for the proposed lot that concluded the proposed lot could be supplied with 0.5-0.8 igpm of water without affecting the existing users. The County standard requires a minimal flow of 1igpm. As such, **as a condition of future subdivision**, the applicant will be required to register on title a caveat that indicates the new lot is serviced by a low flow water well.
  - **As a condition of future subdivision**, the applicant is required to drill a new well in Lot 1 and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.
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	<p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time</li> </ul>
Transportation Services	Transportation Services (Roads Maintenance) has no comment or concerns with the proposed subdivision and redesignation.
Capital Project Management	Capital Projects does not have any projects noted in that area.
Roads Operations	<p>1) Based on the Development Proposal aerial photo included on Page 14 of the circulation, it appears that the Applicant has no other option than to use either the existing approach and driveway off Twp Rd 252 and/or existing approach and driveway off Rge Rd 285 to access the proposed new 0.81 hectare parcel and 0.83 hectare remainder parcel. GISMO shows that these 2 existing approaches and driveways are currently also shared with the owner of adjacent Roll # 05307004 (Gurpartap Dhaliwal) and with the owner of adjacent Roll # 05307008 (Yolanda Saraceni). The Applicant should arrange to have an access agreement/easement in place for all four (4) of these parcels.</p>
Agriculture & Environment Services	<p>Agricultural Services Staff Comments: If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land to the South. 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: March 12, 2021 – April 2, 2021

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