



ATTACHMENT B: APPLICATION REFERRALS

AGENCY COMMENTS

Province of Alberta

Alberta
Transportation

In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the *Highways Development and Protection Act / Regulation*, and will require a roadside development permit from Alberta Transportation. The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>.

Public Utility

CNOOC

Further to an inquiry made by Joey Gill / Gill Developments on behalf of Calgary Car & Truck Wash Ltd. (hereinafter referred to as the "Applicant"), CNOOC Petroleum North America ULC ("CNOOC") wishes to advise that the following assets are located on the lands in question.

- 1) NW/4 of Sec. 30-25-28 W4M – Right-of-Way Plan 4799JK contains:
 - a) four abandoned pipelines (one fuel gas and three sour gas). All lines have been cut, capped, and abandoned in place in compliance with AER requirements. Setbacks on abandoned lines are the width of the right-of-way.
 - b) two discontinued pipelines (one fuel gas and one sour gas). The discontinued lines could be put back into operation in the future, or alternatively, abandoned. The discontinued sour gas line is registered as Level 1 sour gas with a setback the width of the right-of-way. The Applicant is not authorized to cross or conduct work in proximity to the discontinued pipeline.

AbaData Pipeline Report

LICENSE / LINE #	COMPANY NAME	LICENSE DATE	FROM LOCATION	TO LOCATION	LGTH (kms)	STS	SUB
6099 - 8	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 4 2005	14-31-25-28W4 BE	11-31-24-28W4 BE	10.43	D	FG
6099 - 10	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 4 2005	11-30-25-28W4 BE	11-30-25-28W4 BE	0.15	A	FG
6100 - 11	CNOOC PETROLEUM NORTH AMERICA ULC	JAN 17 1990	11-19-25-28W4 PL	14-31-25-28W4 PL	3.97	A	SG
6100 - 13	CNOOC PETROLEUM NORTH AMERICA ULC	DEC 18 1989	11-30-25-28W4 WE	11-30-25-28W4 PL	0.16	A	SG
6100 - 30	CNOOC PETROLEUM NORTH AMERICA ULC	JAN 16 1990	11-30-25-28W4 BE	11-30-25-28W4 BE	0.03	A	SG
23839 - 26	CNOOC PETROLEUM NORTH AMERICA ULC		11-19-25-28W4 BE	14-31-25-28W4 BE	4	D	SG

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. The pipeline rights-of-way are registered and available through Alberta Land Titles.

- 2) Lsd. 11-30-25-28 W4M wellsite and access road – Level 1 sour gas well. A copy of the survey plan is attached. This site is currently undergoing remediation and we have not received 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.
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AGENCY	COMMENTS
	<p>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. Development approval should take, into account, the space needed for this work.</p> <p>The access road is still required to access the wellsite and cannot be used without prior approval.</p> <p>3) NW/4 of Sec. 30-25-28 W4M – Surface Lease for Pipeline Valve Site J47 and Access Road. A copy of the survey plan is attached. Pipeline Value Site J47 is a sour facility and we do not have plans to remove or reclaim this facility at this time. All ground disturbance to remain 30 m. from the existing valve site lease. 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 is still required to access the pipeline valve site J47 and cannot be used without prior approval.</p> <p>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 redesignation of the lands.</p> <ol style="list-style-type: none"> 1) Our review was based on the above locations (the “Facilities”); 2) Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities; 3) Any development will contemplate compliance with Directive 079 abandoned wellbore requirements; and 4) 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, 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, representatives or any other persons or otherwise. <p>Please contact Derek Glowa at 403-801-8870 (C) for any questions or concerns that you may have with respect to the above.</p>



AGENCY	COMMENTS
<i>Adjacent Municipality</i>	
City of Calgary	<p data-bbox="451 375 1490 506">The City of Calgary has reviewed the above-noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary has no objection to the proposed redesignation and provides the following requests and comments.</p> <ul data-bbox="451 527 1528 856" style="list-style-type: none"> • Provide further detail on approximate number and types of vehicles stored and or washed on site. Provide estimated number of vehicles accessing the site (in/out) throughout a typical weekday • Any driveway access to 84 Street, should be designed and located to City of Calgary satisfaction. • Intermunicipal entranceways are important, Stoney Trail is outlined as an important entranceway for the city of Calgary. When reviewing the development permit, consideration for the entranceway guidelines should be made as well as utilizing transition tools outlined in the IDP. <p data-bbox="440 892 1455 921">Our transportation department has some general questions for this application:</p> <ol data-bbox="464 940 1442 1104" style="list-style-type: none"> 1. Is the original house to remain? 2. Is a subdivision planned or required? 3. Is it allowable to have two houses and a large car wash in an essentially “unplanned” quarter section such as this?? <p data-bbox="451 1123 1498 1253">The proposals are starting to constrain the lands from access/transportation perspective. It would be beneficial to have a clearer understanding of the comprehensive access requests for 84 St, as well as the longer-range plans for a transportation network.</p> <p data-bbox="451 1272 1406 1337"><i>Administration provided responses to these questions and no subsequent comments were received from the City.</i></p>
<i>Internal Departments</i>	
Fire Services & Emergency Management	<p data-bbox="451 1474 1455 1503">Having reviewed the circulation, the Fire Service has the following comments:</p> <ol data-bbox="500 1522 1528 1780" style="list-style-type: none"> 1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant with the designs specified in the National Building Code and RVC’s servicing standards.



ROCKY VIEW COUNTY

Planning and
Development
Services
(Engineering)

Geotechnical:

- As a condition of future subdivision or 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.

Transportation:

- As a condition of future subdivision or DP, the applicant will be required to submit a traffic impact assessment in accordance with the County Servicing Standards.
- As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future subdivision or DP, the applicant will be required to enter into a development agreement with the County to upgrade 84TH Street to a paved standard as per the recommendations in the TIA and in accordance with the County and City of Calgary requirements.
- The application will need to be circulated to Alberta Transportation for review and comment since the development is within the 1.6 km setback from the Stoney Trail.
- The application will need to be circulated to the City of Calgary for review and comment since the development gains access off 84th Street which is owned and maintained by the City
- As a condition of future subdivision or DP, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval

Sanitary/Waste Water:

- The applicant is proposing utilizing holding tanks with a trucked service to dispose of wastewater from the proposed development. Engineering has no further concerns

Water Supply And Waterworks:

- The applicant is proposing utilizing cisterns with a trucked service to service the proposed development. Engineering has no further concerns.

Storm Water Management:

- As a condition of future subdivision or DP, the applicant is required to submit a stormwater management plan, prepared by a qualified professional, identifying an overall stormwater management strategy for the proposed industrial development in accordance with the requirements of the County Servicing Standards.

Environmental:

- There are wetlands on the subject land that could be impacted by the proposed development. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
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ROCKY VIEW COUNTY

Agricultural and
Environmental
Services

If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use 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.

Circulation Period: February 19, 2021, to March 22, 2021

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