



ATTACHMENT B: APPLICATION REFERRALS

AGENCY

COMMENTS

School Authority**Province of Alberta**

Alberta Environment

Kindly find the following comments on behalf of the Department of Environment and Parks; Lands Delivery South.

As noted within the application and aerial photography, these lands contain a waterbody within the application area. This waterbody would be considered Provincial Crown Lands as per section 3 of the *Public Lands Act*.

As no application to the Crown has been received in regard to any occupation of this wetland, we are unable to provide a determination on the outcomes of any such application.

We would ask that the document, "Stepping back from the water", be followed. Any plans for occupation of the bed and shore of this watercourse must be applied for use, as per the *Public Lands Act*.

Please find attached a link to the Provincial Wetland Policy, as well as the Stepping back from the Water document.

<https://www.alberta.ca/alberta-wetland-policy-implementation.aspx>

<https://open.alberta.ca/dataset/1c70eb43-a211-4e9c-82c3-9ffd07f64932/resource/6e524f7c-0c19-4253-a0f6-62a0e2166b04/download/2012-steppingbackfromwater-guide-2012.pdf>.

Other External Agencies

CNOOC

SW of Sec. 20-25-28 W4M

1. Right-of-Way Plan 4340 JK contains five (5) abandoned lines (one sour gas, two misc. liquids, one freshwater, and one fuel gas). All lines have been cut, capped, and abandoned in place in compliance with AER requirements. Setback on abandoned lines is the width of the right-of-way.

AER Pipeline Report

AER LIC/LINE #	COMPANY NAME	LICENSE DATE	FROM LOCATION	TO LOCATION	LGTH (km)	STS	SUB	RES (m3/d)	OD (mm)	WT (mm)	MAT	TYPE	GRD	MOP (kpa)	JBT	INTL COAT	STRESS LEVEL (%)
5693 - 1	CNOOC PETROLEUM NORTH AMERICA ULC	FEB 23 1989	6-20-25-28W4 BE	11-19-25-28W4 BE	1.34	A	SG	348	114.3	6.4	S	SL	B	0	W	U	0
5694 - 2	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 9 1996	11-19-25-28W4 BE	6-20-25-28W4 BE	1.96	A	ML	0	60.3	3.91	S	SL	B	0	W	U	0
5695 - 1	CNOOC PETROLEUM NORTH AMERICA ULC	JUN 19 1989	6-20-25-28W4 BE	11-19-25-28W4 BE	2.99	A	ML	0	60.3	3.91	S	SL	B	0	W	U	0
5696 - 1	CNOOC PETROLEUM NORTH AMERICA ULC		6-20-25-28W4 BE	11-24-25-28W4 BE	3.35	A	FW	0	60.3	3.91	S	SL	B	0	W	U	0
5697 - 2	CNOOC PETROLEUM NORTH AMERICA ULC	AUG 4 2005	11-19-25-28W4 BE	6-20-25-28W4 BE	1.64	A	FG	0	60.3	3.91	S	SL	B	0	W	U	0

2. PTN SW/4 of Sec. 20-25-28 W4M (S27026) Surface Lease for an Access Road for the 100/06-20-025-28W4M/00 Well. This is a Level 1 sour gas well. We will still require access to our Access Road and Wellsite in SW 20-25-28W4M until we obtain a reclamation certification. A copy of the survey plan is attached.

AER Well Report

WELL ID	LICENSE #	LICENSE DATE	WELL NAME	LICENSEE	SURFACE LOCATION	LICENSE STATUS	SPUD DATE	FINAL DRILL DATE	WELL STATUS	ABANDON DATE	SURFACE LATITUDE	SURFACE LONGITUDE	DOWHOLE LATITUDE	DOWHOLE LONGITUDE	RES (m3/d)
100/06-20-025-28 W4/0	002891	SEP 4 1982	WASCANA ET AL CROSS 6-20-25-28	CNOOC PETROLEUM NORTH AMERICA ULC	06-20-025-28W4M	Abandoned	SEP 12 1982	OCT 24 1982	GAS-ABD	OCT 22 2014	51.145182	-113.879547	51.145182	-113.879547	24.92



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	<p>3. PTN SW/4 of Section 20-25-28W4M (S27026) Temporary Workspace Agreement for two (2) groundwater monitoring wells in the SE corner. We will need this in place for two more years. A copy of the survey plan is attached.</p> <p>Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the redesignation.</p> <p>1. Setback for pipelines 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 heavy vehicles.</p> <p>2. The well on the above-noted Lease has been cut and capped; however, we have not finalized the remediation nor 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.</p> <p>3. Upon receipt of a Reclamation Certificate, the abandoned well bore will continue to require a setback to allow for access as set out under AER Directive 079. CNOOC will ask that a Restrictive Covenant be registered on the title where the wellbore is located to ensure access should testing be required in the future. 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, we have attached a copy of "Schedule 11" included in Alberta Energy Regulator Directive 037.</p> <p>4. Any development will be in accordance with, and satisfy all regulatory setbacks applicable to, the Facilities;</p> <p>5. Any development will contemplate compliance with Directive 079 abandoned wellbore requirements; and</p> <p>6. 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.</p>



ROCKY VIEW COUNTY

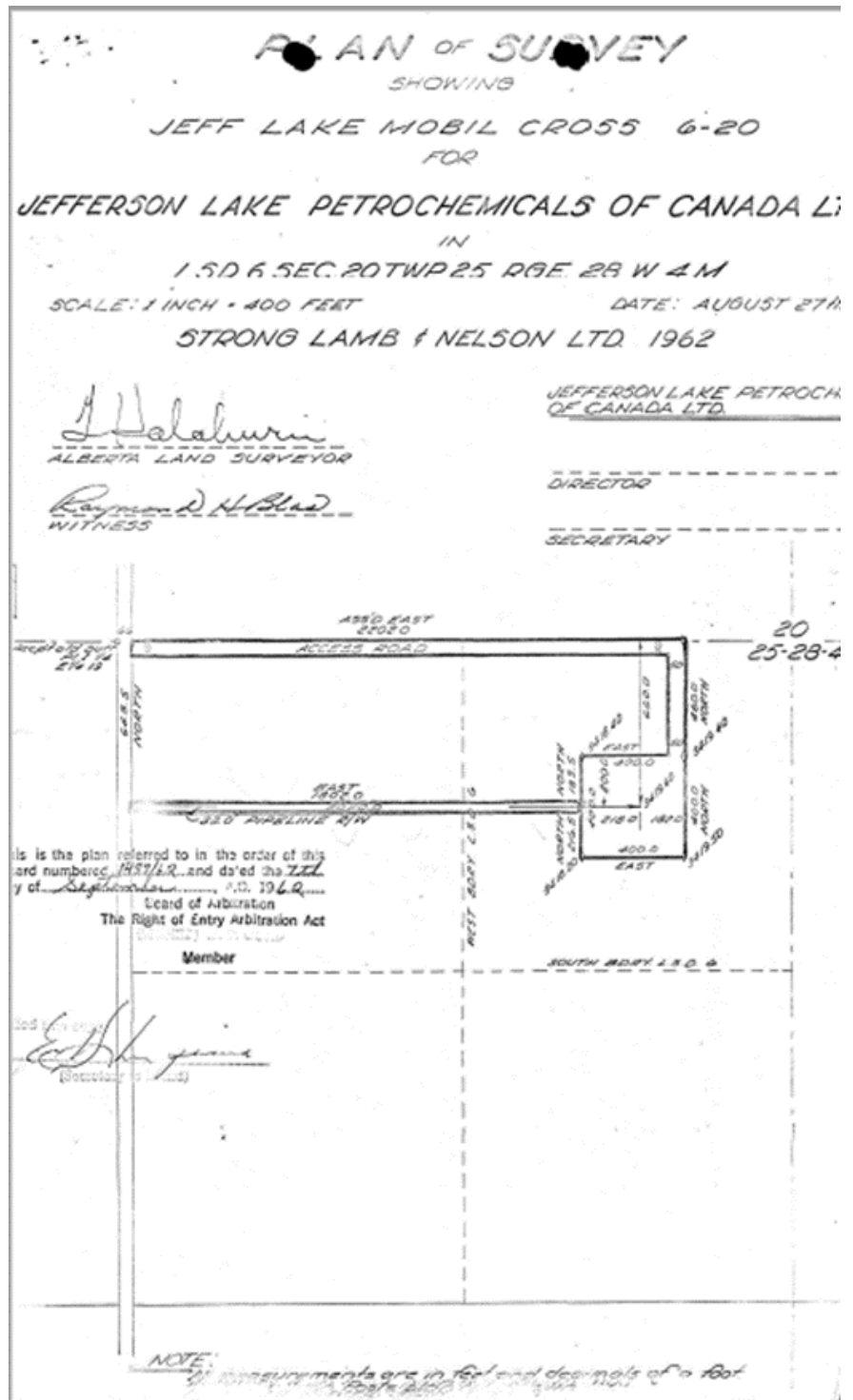
AGENCY	COMMENTS
	<p data-bbox="654 260 1487 457">This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, the negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents, and representatives of any other persons or otherwise.</p> <p data-bbox="623 478 1507 573">Please contact Derek Glowa at 403-801-8870 (C) or 403-699-5646 (W) for any questions or concerns that you may have with respect to the above.</p>



ROCKY VIEW COUNTY

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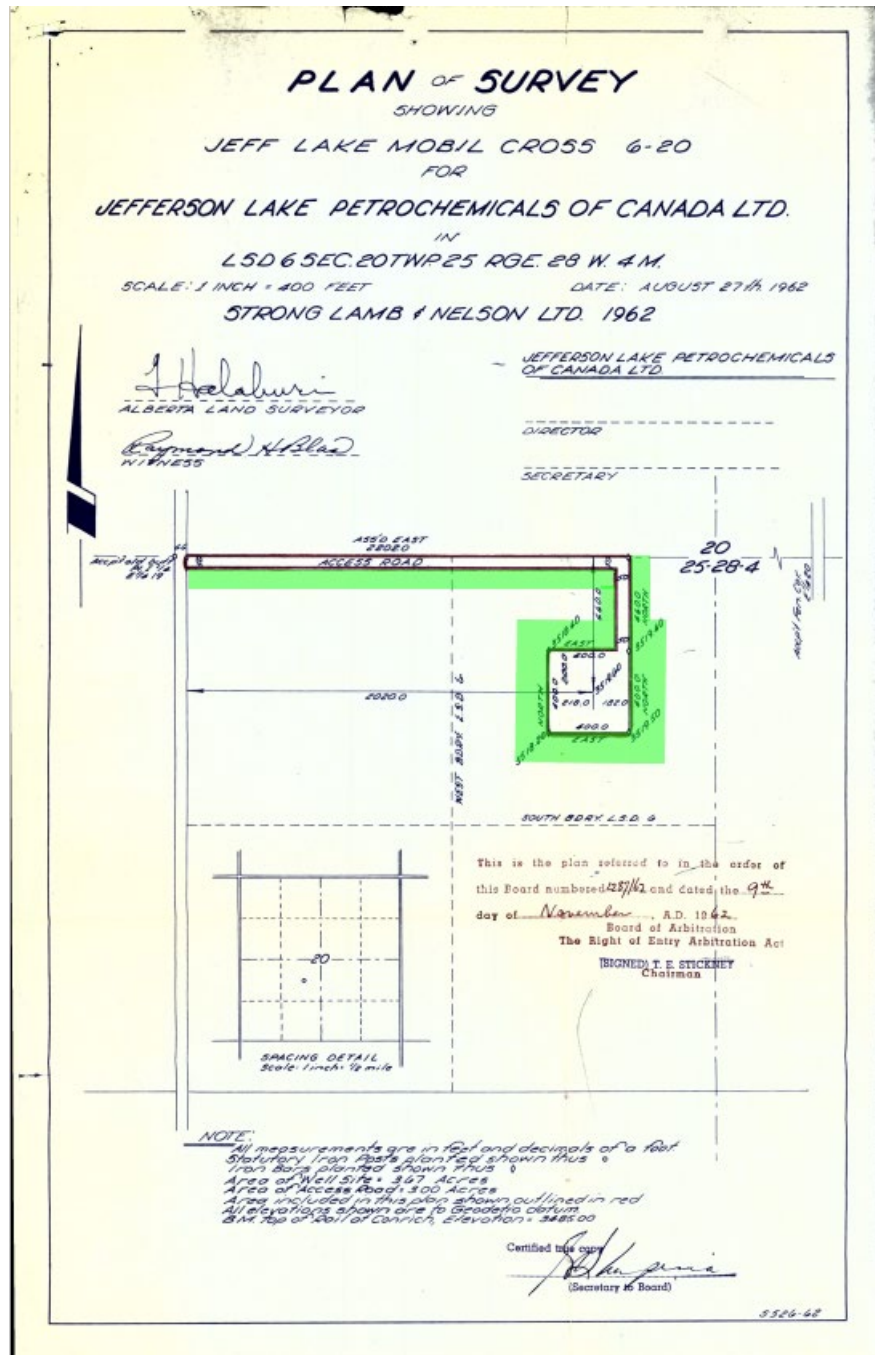




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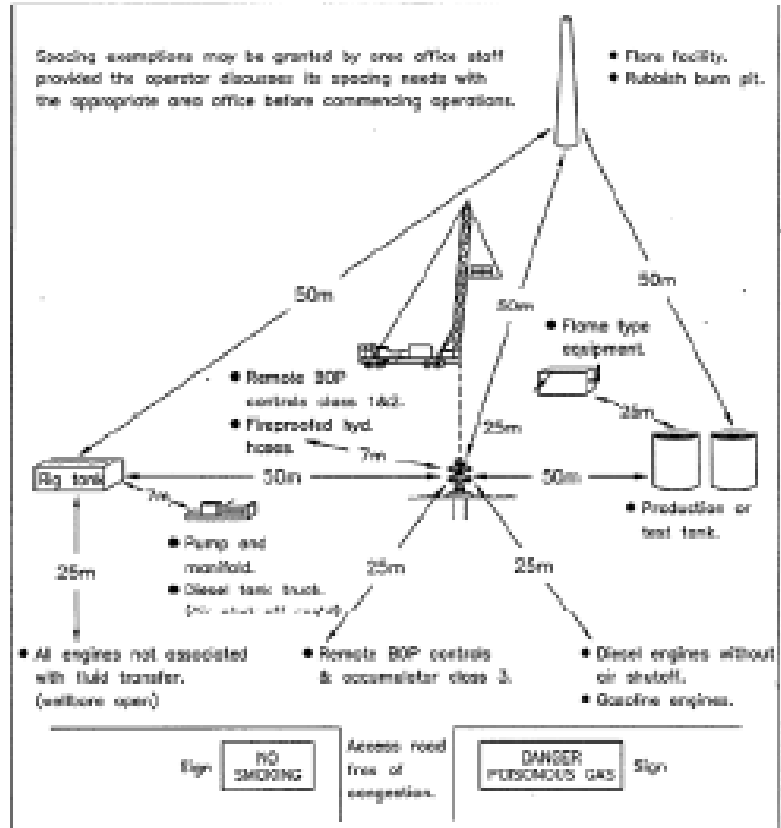




AGENCY

COMMENTS

SCHEDULE 11
REFERRED TO IN SECTION 8.146 OF THE OIL AND GAS CONSERVATION REGULATIONS
EQUIPMENT SPACING FOR WELL SERVICING CONVENTIONAL WELLS



NOTE: The doghouse and light plant must be positioned in accordance with smoking and open flame regulations, and regulations under the Electrical Protection Act.
 All distances shown are minimum distances.

Internal Departments

Fire Services & Emergency Management

1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for private hydrant systems if it is required.
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 the Rocky View County Servicing Standards.
4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="623 279 740 304">General:</p> <ul data-bbox="643 331 1495 594" style="list-style-type: none"> As a condition of future DP, the applicant may 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. <p data-bbox="623 615 813 640">Geotechnical:</p> <ul data-bbox="643 667 1495 863" style="list-style-type: none"> As a condition of future DP, the applicant may be required to submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development, and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. <p data-bbox="623 884 837 909">Transportation:</p> <ul data-bbox="643 936 1523 1419" style="list-style-type: none"> As a condition of future DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standard. <ul data-bbox="716 1016 1495 1146" style="list-style-type: none"> Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades. As a condition of future DP, the applicant will be required to pay the transportation offsite levy for the development area as per the applicable TOL bylaw at the time of approval. As a condition of future DP, the applicant may be required to schedule a road approach inspection with County Road Operations and upgrade the existing approach as required by the County, in accordance with the County Servicing Standards. <p data-bbox="623 1451 932 1476">Sanitary/Waste Water:</p> <ul data-bbox="643 1503 1503 1650" style="list-style-type: none"> As a condition of future DP, the applicant is required to confirm how the proposed development will be serviced. <ul data-bbox="716 1587 1503 1650" style="list-style-type: none"> The County supports the use of holding tanks with trucked service for commercial purposes <p data-bbox="623 1671 1052 1696">Water Supply and Waterworks:</p> <ul data-bbox="643 1724 1511 1871" style="list-style-type: none"> As a condition of future DP, the applicant is required to provide a water-servicing plan. <ul data-bbox="716 1803 1430 1871" style="list-style-type: none"> The County supports the use of cisterns with trucked service for commercial purposes.



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Agriculture & Environment Services	<ul style="list-style-type: none"> As an advisory condition to future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant may be required to provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the County Servicing Standard. <ul style="list-style-type: none"> As a permanent condition to future DP, the owner shall adhere to the recommendations resulting from the SSIP.
	<p>Environmental:</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant may be required to submit an erosion and sediment control plan to outline ESC measures (i.e., silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the development. There are wetlands on the subject land that may be impacted by the proposed development. Should the wetland be directly impacted by the proposed development, as a condition of future DP, the applicant will be required to provide a Biophysical Impact Assessment (BIA) conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland. The BIA shall also provide recommendations on mitigation and compensation measures to address the impacts to the wetland. Should the applicant propose development that has a direct impact on any wetlands, at future DP stage, the applicant will be responsible for obtaining all required AEP approvals.
	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the outdoor 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 & normal agricultural practices.</p>

Circulation Period: December 10, 2020, to January 4, 2021.

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