



PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	January 26, 2021	APPLICATION: PRDP20215777
FILE:	06404006/7/8	
SUBJECT:	Utilities, Automotive Services (Minor) / Agriculture (Intensive) [existing], Single-lot Regrading / Permitted & Discretionary Uses, with no Variances	

APPLICATION: Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], and single-lot regrading, for site improvements for deep utility servicing and the construction of a sanitary lift station.

GENERAL LOCATION: Located approximately 1.21 kilometres (0.75 miles) south of Highway 566 and on the east side of Highway 2.

LAND USE DESIGNATIONS: Commercial, Local Rural District h18 (C-LRD) under Land Use Bylaw C-8000-2020 (LUB) and Direct Control District 131 under Land Use Bylaw C-4841-97.

EXECUTIVE SUMMARY: This proposal is to improve the site servicing to the subject properties by connecting to and extending the area municipal water and wastewater servicing along Writing Creek Crescent.

- Lot 1, Block 1, Plan 0513007 is developed with Rocky Mountain Equipment, which operates as a retail dealer of CASE agricultural and construction equipment; currently serviced with holding tanks and water cisterns;
- Lot 2, Block 1, Plan 0513007 is developed with the Blue Grass Nursery Ltd., which operates as a retail nursery, sod and garden centre; currently serviced with holding tanks and water cisterns;
- Block C, Plan 1421 LK is developed with an accessory building (garage); currently unserviced;

The lift station compound area is proposed to be constructed on Block C, Plan 1421 LK that will include the lift station, an electrical building, a covered generator area and a terminal box. The electrical building is 11.25 sq. m (121.00 sq. ft.) [4.50 m (14.76 ft.) x 2.50 m (8.20 ft.)] in footprint. Minor site grading is required to establish the compound area grades, gravel access road and approach (off Writing Creek Crescent) and building foundation areas. Perimeter fencing around the lift station area is proposed for security purposes. The fencing will be black-vinyl steel chain-link in design and will be 2.00 m (6.56 ft.) in height. There will be no site or building lighting proposed.

The application was assessed against the Balzac East Area Structure Plan (ASP), the Nose Creek Conceptual Scheme (CS), Direct Control District 131 (DC 131) and the County's LUBs. The application aligns with the vision, intent, and purpose of the noted policies, as it modernizes existing commercial development to align with the intended area's policy servicing standards. All technical matters can be addressed as conditions of the permit including a signed Development Agreement. The City of Calgary was circulated for this application and no response was received.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

Administration Resources

Jacqueline Targett, Planning & Development Services



OPTIONS:

- Option #1: THAT Development Permit No. PRDP20215777 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit No. PRDP20215777 be refused for the reasons noted below:
1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the application submitted and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • City of Calgary Intermunicipal Development 	<ul style="list-style-type: none"> • Application Dwgs., as prepared by CIMA+, Dwgs B-1.0, D-1.0, G-1.0, 201-202, 501-502; Project No.: C04-00425, dated August 23, 2021; • Blue Grass Lift Station Dwgs., as prepared



Plan; <ul style="list-style-type: none"> • Balzac East Area Structure Plan; • Nose Creek Business Park Conceptual Scheme; • Land Use Bylaw C-8000-2020; • Land Use Bylaw C-4841-97; and • County Servicing Standards. 	by CIMA+, Dwgs D001, D100, D101, D301, D302, D400, E0.0, E1.1-E1.6, E2.1-E2.5, E3.1-E3.8, E4.1-E4.6, E6.1-E6.8; Project No.: C04-00425, dated December 1, 2021;
DISCRETIONARY USE: <ul style="list-style-type: none"> • Utilities; • Automotive Services (Minor) [existing]; • Agriculture (Intensive) [existing]; and • Single-lot regrading. 	DEVELOPMENT VARIANCE AUTHORITY: <ul style="list-style-type: none"> • Subdivision and Development Appeal Board

Additional Review Considerations

This application was assessed in accordance with the following sections of the ASP, CS, DC (Cell 3) and LUB including:

- ASP Section 4.4.3 Development Regulations
- CS Section 4.11 Development Guidelines;
- DC 131, Section 4.0.0 & Section 6.0.0 Development Regulations
 - Land Use Bylaw C-4841-97
 - Section 7.21 Public Utilities
 - Section 33 Stripping, Filling, Excavation, and Grading
 - *Section 8, Definitions,*
Utility (Utilities) means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system;
- LUB:
 - Part 5, General Regulations:
 - Section 157-158 Stripping, Grading, Excavation and/or Fill;
 - Commercial, Local Rural District (Sections 409-414);
 - The proposal complies with minimum setback requirements and building height
 - Part 8, Definitions
Agriculture (Intensive) means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

Automotive Services (Minor) means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.



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Utilities means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

CONCLUSION:

Subject to the conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Dominic Kazmierczak”

“Brock Beach”

Manager
Planning

Acting Executive Director
Community Development Services

JT/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Development Permit Report Conditions

ATTACHMENT ‘B’: Maps & Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], and single-lot regrading, for site improvements for deep utility servicing, and construction of a sanitary lift station may be permitted on in accordance with the drawings submitted with the application, *as prepared by CIMA+*, Project No.: C04-00425, dated August 23, 2021 (7 Dwgs) & dated December 1, 2021 (Blue Grass Lift Station, 41 Dwgs), as amended as part of conditions of approval, and includes:
 - i. Deep Utility (Water & Wastewater) Servicing Extension;
 - ii. Construction of a sanitary lift station, an electrical building (approximately 11.25 sq. m (121.00 sq. ft.) in footprint), a covered generator & pad and a terminal box ;
 - iii. Perimeter Security Fencing, black-vinyl steel chain-link up to 2.00 m (6.56 ft.) in height;
 - iv. Gravel access and approach;
 - v. Single-lot Regrading.

Prior to Issuance:

2. That prior to release of this permit, the Applicant/Owners shall submit a Construction Management Plan, to the satisfaction of Rocky View County ("the County") in accordance with the County's Servicing Standards, Section 1100. The Construction Management Plan shall include details on noise, weed management, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details.
3. That prior to release of this permit, the Owners shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved tentative plan and shall include the following:
 - i. All-weather access shall be provided to all offsite public infrastructure for operation and maintenance. Access will be in accordance with County Servicing Standards Figures 400.20 (6.00 m gravel access road in a 12.50 m access right of way);
 - ii. Design and construction of the piped wastewater system required to service the parcels via connection to the East Rocky View Wastewater System and related infrastructure;
 - iii. A detailed sanitary servicing study is required in order to determine if downstream upgrades are required. All improvements shall be constructed as part of a Development Agreement;
 - iv. Design and construction of a piped water distribution system and fire suppression system to service the parcels via connection to the East Rocky View Potable Water System;
 - v. A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of a Development Agreement.
 - vi. Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
 - vii. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - viii. Dedication of necessary easements and right of ways for both shallow and offsite deep utility line assignments;



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- ix. Installation of power, natural gas and telephone lines;
 - x. Implementation of the recommendations of the Construction Management Plan;
 - xi. Implementation of the recommendations of the Geotechnical Report;
 - xii. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - xiii. Contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - xiv. The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.
4. That prior to release of this permit, the Applicant/Owner shall submit detailed cut/fill and site grading plans, as prepared by a qualified engineering professional, in accordance with the County's Servicing Standards.
 5. That prior to release of this permit, the Applicant/Owner shall submit a Geotechnical Investigation, in accordance with the County's Servicing Standards. For any areas (if any) with greater than 1.20 m (3.93 ft.) of fill, a Deep Fill report shall also be submitted.
 6. That prior to release of this permit, the Applicant/Owner shall submit a detailed sanitary servicing study, to support the offsite improvements related to the development. The study shall confirm the servicing capacity required for the servicing of the two existing parcels and detail the proposed catchment/service area of the proposed lift station. The sanitary collection system downstream of the connection point will also need to be confirmed as adequate.
 - i. If offsite upgrades or additional offsite capacity is required then all improvements shall be constructed under the above-noted Development Agreement;
 - ii. Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
 7. That prior to release of this permit, the Owner(s) shall enter into a Capacity Allocation Agreement for water and wastewater servicing allocation to the subject lands. The agreement shall be based on the servicing needs identified in the detailed sanitary servicing study noted above.
 8. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed site wastewater servicing design, which will tie into the offsite East Rocky View wastewater system, to the satisfaction of the County.
 9. That prior to release of this permit, the Applicant/Owner(s) shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations. *Note, the test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. If the test manhole be located within private property an access easement will be required to be registered for monitoring and testing purposes.*
 10. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed potable water servicing and hydraulic design brief to ensure the pipelines meet the requirements of the County's master network plan. The design brief shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County's Servicing Standards.
 11. That prior to release of this permit, the Applicant/Owner(s) shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in

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accordance with the County Servicing Standards, which will tie into the East Balzac potable water system. The design shall address the need for a pressure reducing valve and backflow preventer and if required, shall be installed and an inspection report for the back flow preventer shall be sent to the County's Utility Operations.

12. That prior to release of this permit, the Applicant/Owner(s) shall submit a limited scope site-specific stormwater implementation plan for the proposed lift station site, in accordance with the County's Servicing Standards. The plan shall also provide for any necessary easements or rights-of-way required for drainage. The set of drawings shall include the proposed finished surface/grading plan and any drainage infrastructure required to accommodate the proposed improvements.
 - i. It is assumed no changes are occurring on the two existing parcels being serviced that would warrant stormwater management updates.
 - ii. It is assumed that all areas disturbed by pipeline installations will be restored to existing grade, avoid changes to existing drainage patterns.
13. That prior to release of this permit, the Applicant/Owner shall submit a Sediment and Erosion Control plan and report, in accordance with the County's Servicing Standards. *Note: based on the size of the disturbed area, a full report is required.*
14. That prior to release of this permit, the Applicant/Owner(s) shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations

Levies/Payments:

15. That prior to release of this permit, the Owner(s) shall submit payment of the County's Transportation Off-Site Levy, including the Base Levy and the Special Area 1 Levy, in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The levy shall apply to the Lift Station development area only and additional dedicated public roads (if any), to the satisfaction of the County.
16. That prior to release of this permit, the Owner(s) shall submit payment of the County's Water and Wastewater Offsite Levy, in accordance with the Water and Wastewater Off-Site Levy Bylaw C-8009-2020, as amended.
17. That prior to release of this permit, the Applicant/Owner(s) shall submit payment to the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the Applicant/Owner(s).

Prior to Occupancy:

18. That prior to site occupancy, the Applicant/Owner(s) shall contact and obtain signoff from County Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole.
19. That prior to site occupancy and prior to connecting to the offsite waste & water mains, the Owner(s) shall enter into a Customer Service Agreement for wastewater and water for the subject lands. The Owner(s) shall be required to purchase and allocate a sanitary capacity for



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this lot which will be reflected in the Customer Service Agreement for water and wastewater based on the projected demands for the facility.

20. That prior to site occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary and water infrastructure.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Permanent:

21. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
22. That if the facility changes commercial usage, the Owner(s) shall submit to the County a revised description of the process and subsequent water and wastewater requirements.
23. That this facility shall be subject to water usage/wastewater monitoring by the County's Utility Operations, in order to ensure compliance with Bylaw C-7662-2017, as amended.
24. That connection to existing sanitary mains, waste mains, and water mains shall not be permitted without the authorization of Rocky View County's Utility Operations.
25. That no potable water shall be used for irrigation purposes or for the cleaning of exterior surfaces of the building or hard surfaced areas. That no hose bibs installed on the exterior of the building.
26. That the subject lot shall obtain water and wastewater from the County's East Balzac Water & Wastewater Distribution system.
27. That it shall be the responsibility of the Applicant/Owners to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
28. That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane-related issues.
29. That the material shall not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metal.
30. That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
 - i. That no potable water shall be used for grading and/or construction purposes.
 - ii. That if at any time the removal/placement of the fill creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
31. That any material entering to or leaving from the site, shall be hauled on/off in a covered trailer/truck, to help prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent Highway and/or County roads during hauling shall be the responsibility and cost of the Applicant/Owner for clean-up.



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32. That any graded areas, once completed as per the approved application, shall be spread and seeded to native vegetation, topsoil or landscaped, to the satisfaction of the County.
33. That the site shall be maintained in a neat and orderly fashion at all times.
34. That the County staff or agents shall have access to the site at all times.
35. That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
36. That if proposed, any on-site lighting and all private lighting, including site security lighting and mounted building lighting shall be designed to conserve energy, reduce glare and reduce uplight. All development shall be required to demonstrate to the Development Office, the lighting design will reduce the extent of spill-over glare and minimizes glare as viewed from nearby residential properties and motorists.
37. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure.
38. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
39. That if the Development Permit is not issued by **JUNE 30, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Advisory:

- That the Applicant/Owners shall be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw.
Note: For any 3rd party review work completed prior to Issuance of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit issuance, the invoices shall be paid as per the required deadline.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 and Road Use Agreement Bylaw C-8065-2020, in perpetuity.
- That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
- That a Building Permit and any applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, if required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
 - i. The Applicant/Owner shall submit a copy of the issued Roadside Development Permit from Alberta Transportation to the County once obtained.

Note: The Applicant/Owner shall be responsible for all Alberta Environment approvals/compensation if any wetland is impacted by the proposed development, prior to commencement.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: CIMA+ (Cody Warren)	OWNERS: 893701 Alberta Ltd. Blue Grass Holdings Ltd. Judy Fong
DATE APPLICATION RECEIVED: December 8, 2021	DATE DEEMED COMPLETE: December 12, 2021
GROSS AREAS: ± 23.46 hectares (± 57.98 acres) <ul style="list-style-type: none"> • ± 4.04 hectares (± 10.00 acres) • ± 12.15 hectares (± 30.03 acres) • ± 7.26 hectares (± 17.95 acres) 	LEGAL DESCRIPTIONS: Lot 1, Block 1, Plan 0513007; Lot 2, Block 1, Plan 0513007; Block C, Plan 1421 LK
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: <u>Roll 06404006</u> <i>Planning Applications:</i> <ul style="list-style-type: none"> • 1972-C-2 (Subdivision) Approved April 14, 1973 • 2009-RV-262 (Redesignation) (<i>To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.</i>) Approved July 7, 2010 <i>Development Permits</i> <ul style="list-style-type: none"> • 1999-DP-8617 • 2001-DP-9351 • 2003-DP-10191 • 2005-DP-11354 • 2005-DP-11813 • 2007-DP-12421 • 2007-DP-12866 • 2013-DP-15401 • 2013-DP-15278 • PRDP20140268 <i>Building Permits</i> <ul style="list-style-type: none"> • 2001-BP-14864 • 2003-BP-16317 • 2006-BP-19032 	



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- 2007-BP-20125
- 2008-BP-21475
- PRBD20144302

Assessment:

- SFD (1972); Garage (1972)
- Playhouse (1999)
- Retail, Office (2001)
- Quonset (Greenhouse) (2003)
- Warehouse (2006)
- Frame & Fabric Building (2010)
- Warehouse (2010)

Roll 06404007

Planning Applications:

- 1972-C-2 (Subdivision) Approved April 14, 1973
- 2009-RV-262 (Redesignation) *(To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.)* Approved July 7, 2010

Development Permits

- 2006-DP-11551
- 2006-DP-11921
- 2013-DP-15340
- PRDP20162937

Building Permits

- 2006-BP-18945
- PRBD20173560

Assessment:

- Warehouse (2006)
- Equipment Shop (2017)

Roll 06404008

Planning Applications:

- 1972-C-2 (Subdivision) Approved April 14, 1973
- 2009-RV-262 (Redesignation) *(To redesignate the subject lands from Direct Control Districts 98 and 109 and Residential Two District to Direct Control District 131 in order to accommodate a wider variety of office, industrial, commercial, and flex space.)* Approved July 7, 2010



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Development Permits / Building Permits

- No history

Assessment:

- Garage (1973)

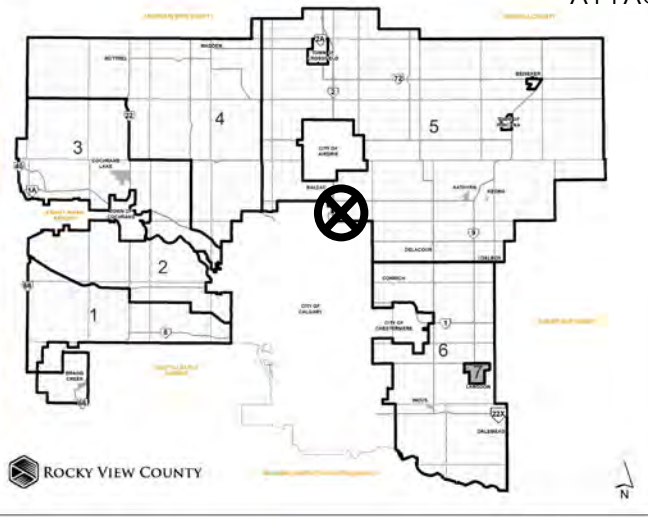
AGENCY SUBMISSIONS:

The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

Location & Context

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station

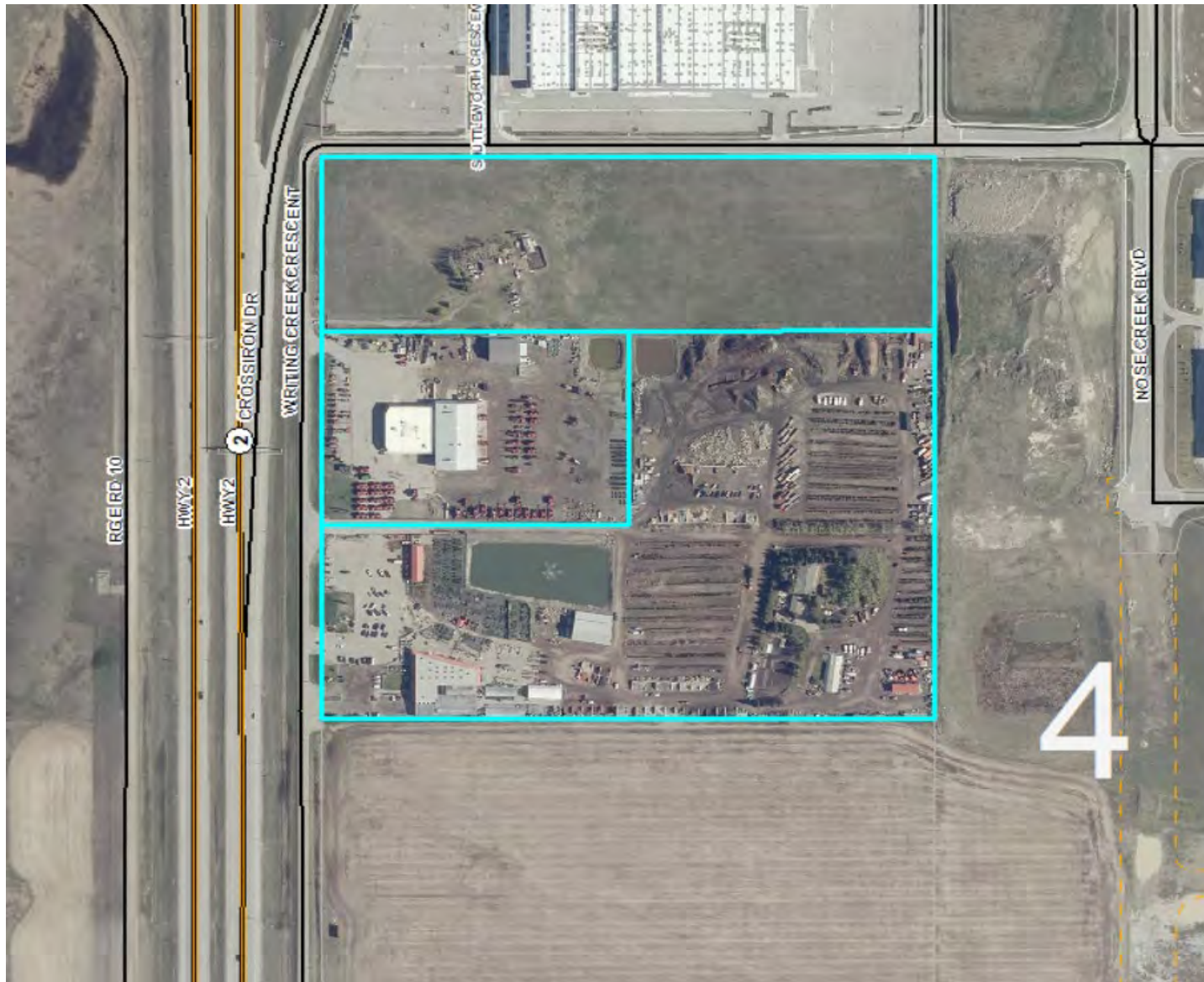


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 Legal: A portion of NW-04-
 26-29-W04M

Location & Context

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station

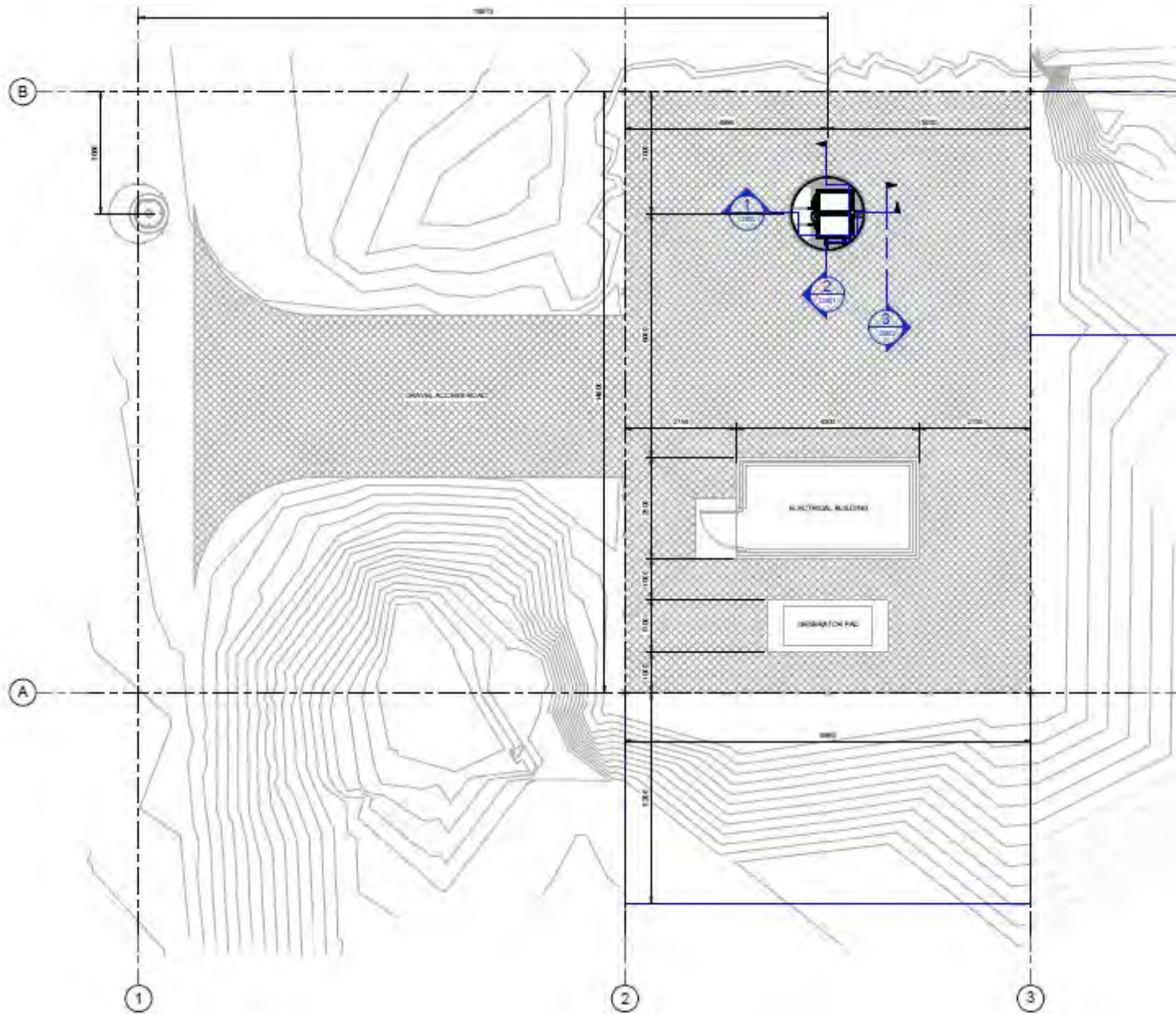


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Site Plan

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station

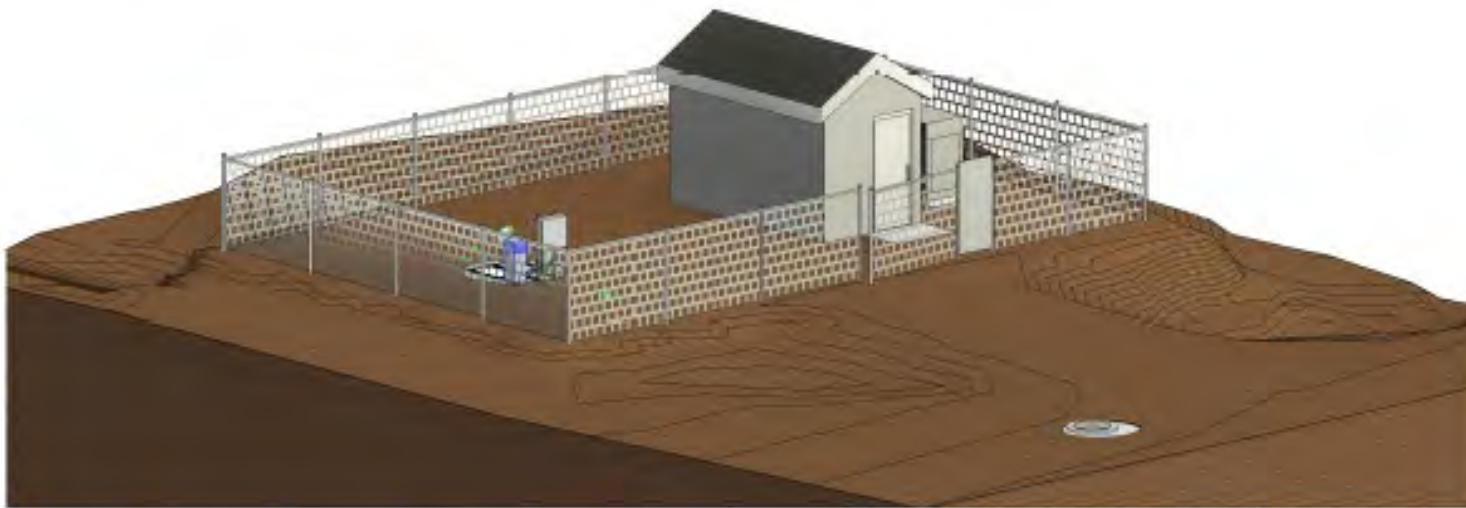


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Lift Station Rendering

Development Proposal

Utilities, Automotive
Services (Minor) [existing],
Agriculture (Intensive)
[existing], site
improvements for deep
utility servicing and the
construction of a lift station

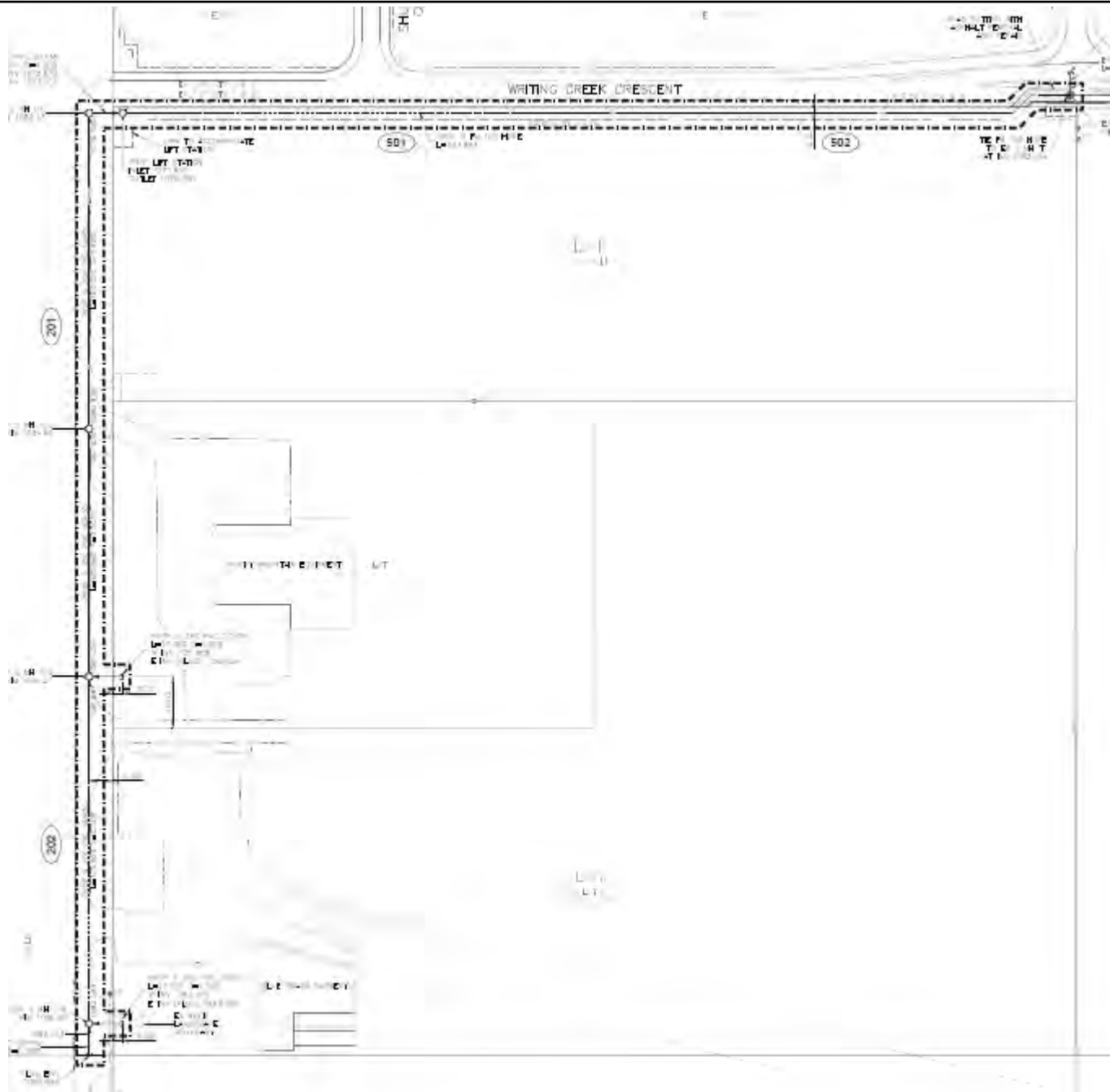


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Legal: A portion of NW-04-
26-29-W04M

Sanitary Sewers

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station

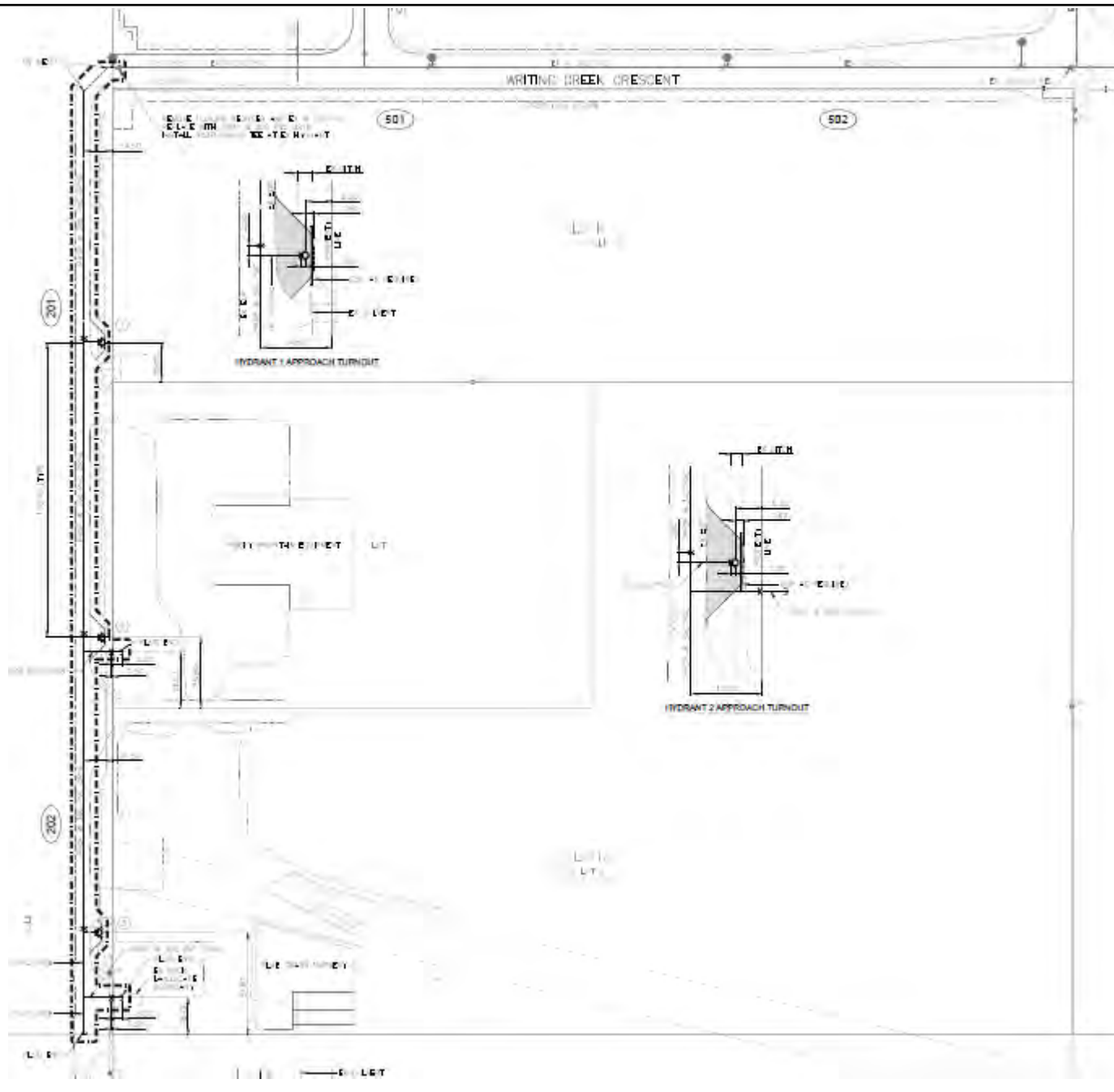


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 Legal: A portion of NW-04-
 26-29-W04M

Water Mains

Development Proposal

Utilities, Automotive Services (Minor) [existing], Agriculture (Intensive) [existing], site improvements for deep utility servicing and the construction of a lift station



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Site Inspection Photos

January 14, 2022

Development Proposal

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 26-29-W04M



DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	
ROLL NO.	
RENEWAL OF	
FEES PAID	
DATE OF RECEIPT	

APPLICANT/OWNER

Applicant Name:		Email:	
Business/Organization Name (if applicable):			
Mailing Address:			Postal Code:
Telephone (Primary):		Alternative:	
Landowner Name(s) per title (if not the Applicant):			
Business/Organization Name (if applicable):			
Mailing Address:			Postal Code:
Telephone (Primary):		Email:	

LEGAL LAND DESCRIPTION - Subject site

All/part of:	¼	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of :		Block:	Plan:	Parcel area (ac/ha):			
Municipal Address:				Land Use District:			

APPLICATION FOR - List use and scope of work

Variance Rationale included: ☐ YES ☐ NO ☐ N/A DP Checklist Included: ☐ YES ☐ NO Name of RVC Staff Member Assisted:

SITE INFORMATION

- | | |
|---|--|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, _____ (Full name in Block Capitals), hereby certify (initial below):

_____ That I am the registered owner **OR** _____ That I am authorized to act on the owner's behalf.

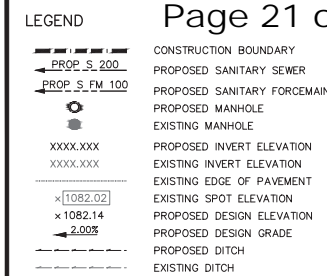
_____ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

_____ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

_____ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.


Applicant Signature _____
Date _____


Landowner Signature _____
Date _____



1. ALL SANITARY SEWER MANHOLES ARE TYPE 5A S.R. UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER PIPE IS PVC SD35 AND CONFORMS TO CSA B182.2-M SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. ALL BEDDING FOR SANITARY SEWER PIPE SHALL BE CLASS B BEDDING, TYPE 2 INSTALLATION. THE SAME MATERIAL TO 300mm ABOVE THE TOP OF THE PIPE AND 150mm TO THE TOP OF THE MANHOLE.
4. ALL PRE-BENCHED UNDER CHANNELS (TROUGH) MANHOLES ARE FILLED WITH CONCRETE.
5. SEWER LENGTHS ARE FROM CL TO CL OF MANHOLES AND TO STUD.
6. CONCRETE FOR SANITARY SEWER SEWER AND APPURTENANCE STRUCTURES TO BE MAINTAINED WITH SULFATE RESISTANT CEMENT.
7. SEAL SANITARY SEWER MANHOLE WITH PLASTIC PLUG (PP) WHERE INDICATED.
8. CONNECTION OF FOUNDATION WEeping TILE TO THE SANITARY SEWER SEWERS IS NOT PERMITTED.
9. ALL MANHOLES TO BE COVERED WITH 1500MM DIAMETER PLUG. PLYWOOD PLANKS ARE NOT ACCEPTABLE.
10. ALL MANHOLES LOCATED INSIDE TRAPLOWS REQUIRE 1500MM DIAMETER PLUG.

STAMPS:

The seal is circular with the text "PROFESSIONAL ENGINEER (ENGINEERING)" around the top and "ALBERTA" around the bottom. In the center, it says "DARRYL J. REINHARDT" and "ID 184393". Below the name is a stylized figure of a person standing on a pedestal.

The stamp is rectangular with a black border. It contains the text "PERMIT TO PRACTICE" and "CIMA CANADA INC" at the top. Below this, it says "RIV SIGNATURE: [Signature]" and "RIV APEGA ID #: 85297". Further down, it says "DATE: 07 December 2021" and "PERMIT NUMBER: P8204". At the bottom, it reads "The Association of Professional Engineers Geoscientists of Alberta (APEGA)".

DRAWING DISCLAIMER :
This drawing does not show all existing structures and underground utilities. The existence, location and elevation of structures and underground utilities shown are approximate and are not guaranteed. Contractor's responsibility to locate and protect all works including pipelines and to make satisfactory arrangements for the work with Owners or Authorities.

DISCIPLINE: CIVIL INFRASTRUCTURE

CIVIL INFRASTRUCTURE		
DESIGNER: KS	DRAFTER: KS	DATE: 2021-08-23
CHECKER: C. WARREN	APPROVER: D. REINHARDT	PROJECT No: C04-00425
SCALE: 1:100		DRAWING No: G-1.0
REV: A		