



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment	<p>Please accept this response to the above referral, submitted by Alberta Environment and Parks, Lands Delivery and Coordination South.</p> <p>A review of this application area indicates the presence of naturally occurring water bodies. These waterbodies located within the identified area may be crown claimed, as per section 3 of the Public Lands Act.</p> <p>Contact with the Water Boundaries unit in Edmonton is be made to ensure that these potentially Public Lands, in the form of waterbodies, are identified and delineated within this application.</p> <p>Should these water bodies be found to be crown owned, application for occupation and adherence with the Provincial wetland policy would be required. https://www.alberta.ca/water-boundaries.aspx</p>
Alberta Transportation	<p>This will acknowledge receipt of Rocky View County's response to Alberta Transportation's previous correspondence with respect to the above noted proposal.</p> <p>Alberta Transportation has conducted a preliminary review of the potential impacts of the proposed Conceptual Scheme, Redesignation, and subsequent pending subdivision of the lands and acknowledges the following points:</p> <ol style="list-style-type: none"> 1. It appears that the future north extension of Stoney Trail (Airdrie East Bypass) can be satisfactorily located east of the subject land. The location and design will be confirmed with a detailed functional planning study, which may be 5+ years in the future. 2. The impacts to Highway 566 will be significantly mitigated with the Highway 566 twinning project. It will be important to ensure that the recommendations of the TIA are reflected within the overall design. <p>Alberta Transportation therefore has no further concerns or requirements with respect to this proposal at this time.</p>
<i>Adjacent Municipality</i>	
The City of Calgary	<p>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 provides the following requests and comments.</p> <ul style="list-style-type: none"> • Provide a Transportation Impact Assessment (TIA) in support of proposed conceptual scheme. The TIA should reflect proposed interim Right-in, Right-out (RIRO) to Stoney Trail, timing and responsibility to build. Down Stream impacts to The City should be shown and any impacts should be



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	<p>mitigated through specific funding for improvements required to support the plan.</p> <ul style="list-style-type: none"> The City is concerned that the proposed plan may preclude the long-term plan for a regional connection from the Ring Road, in the general area of Range Road 290 that has been identified in NCRTS/SCRTS regional transportation analysis. The TIA should include the review of this regional connection in long-term scenario. The proposed development has the potential for downstream traffic impacts on City and regional transportation systems and should be specifically identified and mitigated in the TIA. The conceptual scheme does not outline how public transit could be incorporated into the plan. As an employment area, the Interim Growth Plan indicates that transit should be considered. The conceptual scheme does not reference the Interim Growth Plan or the Intermunicipal Development Plan and its alignment to them. It has sections regarding other policy (MDP and ASP) but lacks information on these two plans. The City would like to ensure that these are considered when crafting the conceptual scheme <p>Administration notes that comments have been addressed in the CS, the IDP and IGP sections of the report in order to satisfy requirements of the Province and City for long term transportation planning.</p>

Other External Agencies

CNOOC	<p>Further to an inquiry made by B&A Planning Group (Ken Venner) on behalf of CLT Developments Ltd., Rogers Communications Inc., 2295226 Alberta Ltd., Vincent McKevery, Allan & Cheryl Laxdal (hereinafter referred to as the "Applicant"), CNOOC wishes to advise that the following assets are located on the lands in question.</p> <ol style="list-style-type: none"> W/2 of Sec. 6-26-28W4M – Right-of-Way Plan 4772JK contains two abandoned glycol pipelines, two discontinued fuel gas pipelines, two abandoned sour natural gas pipelines, and three discontinued sour natural gas lines. Setback for Abandoned and Level 1 pipelines is the width of the right-of-way. 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. A copy of the survey plans are attached. <p>The pipeline rights-of-way are registered and available through Alberta Land Titles.</p> <ol style="list-style-type: none"> 11-6-26-28 W4M – Wellsite and Access Road – Level 1 Sour gas well. We will still require access to our Access Road and Wellsite in NW 6-026-28W4M until we obtain reclamation certification. 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 overtop of our Lease until such time as a Reclamation Certificate is received. A copy of the survey plan is attached.
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	<p>3. 11-6-26-28 W4M – Access Road and Valve Site J40 – We will still require access to our Access Road and Valve site until we obtain a reclamation certification. A copy of the survey plan is attached.</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. Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the adjustment of the boundaries.</p> <p>4. 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>5. 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. 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, included is a copy of "Schedule 11" included in Alberta Energy Regulator Directive 037.</p> <p>6. Our review was based on the above locations (the "Facilities");</p> <p>7. 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 parking of heavy equipment, vehicles and/or trailers.</p> <p>8. Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities; and</p> <p>9. 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 and representatives or any other persons or otherwise.</p>



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<i>Internal Departments</i>	
GIS Services	Please ensure the applicant completes a road naming application for the internal road.
Fire Services & Emergency Management	<p data-bbox="464 478 846 504">411. EMERGENCY ACCESS</p> <p data-bbox="464 527 1485 720">Any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road. In cases where there is not a through roadway, a separate access shall be provided to the nearest adjacent road. In either case, the separate access can be a road built to County standard or Secondary Emergency Access in accordance with Figure 400.20.</p> <p data-bbox="464 743 1485 940">Any urban development that results in a dead-end road longer than 90m shall not be permitted. Secondary Emergency Access roads shall be restricted by the use of gates at each end. See Figure 400.21 for typical gates. This access is restricted to emergency vehicle traffic only and must be signed with a checkerboard on the gate and the gate must be locked with a locking device to the satisfaction of the County's Fire Services Department.</p>
Capital Projects - Engineering	<p data-bbox="464 978 678 1003">Transportation:</p> <ul data-bbox="464 1029 1485 1908" style="list-style-type: none"> <li data-bbox="464 1029 1485 1192">• Both Range Road 290 and Township Road 260 are identified as Network A roadways on the County's Long Range Transportation Network plan (2020) and require a 36m right of way in the ultimate condition. As a result, 8m of road widening will be required along the west and south boundaries of the subject lands as development proceeds. <li data-bbox="464 1215 1485 1310">• The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-8007-2020, as amended. This includes both the base levy and Special Area 1 (Balzac). <li data-bbox="464 1333 1485 1390">• City of Calgary should be engaged for comments on 144th Avenue/84th Street intersection at the SE boundary of the development. <li data-bbox="464 1413 1485 1549">• All improvements identified in the Traffic Impact Assessment will be the responsibility of the developer. Timing of offsite improvements will be managed through TIA updates at each stage of subdivision and development. <li data-bbox="464 1572 1485 1667">• The applicant submitted a report titled "High Plains East Transportation Impact Assessment" by Bunt & Associates Engineering Ltd. dated January 20, 2022. <li data-bbox="464 1690 1485 1824">• The TIA concludes that off-site improvements are needed at the Twp Rd 261 and Rge Rd 291 intersection including additional southbound and northbound left turn lanes, a westbound right turn lane and adjustment of the signal timing for the 2030 horizon. <li data-bbox="464 1848 1485 1908">• Required off-site improvements will be further refined at future subdivision and DP stages.



AGENCY

COMMENTS

Water Supply and Waterworks:

- The applicant has submitted a report titled "High Plains East Industrial Park Outline Plan Utility Servicing Design Brief" by CIMA Canada Inc. dated April, 2021. The following comments have been generated in the review:
 - We note the reference to the County's Balzac Potable Water Master Plan (MPE). Please note these lands are outside the study area contemplated in that plan and so additional analysis will be required at future subdivision and/or development permit stage to confirm detailed requirements.
 - We note the plan is proposing the existing 400mm main be extended into the park and reduced to a 300mm line. The actual size can be confirmed through hydraulic modeling as development proceeds.
 - We note the County is undertaking a comprehensive study of the East Rocky View Waste Water System in the coming months that will inform requirements to connect to the existing 600mm forcemain. The proposed local lift station will be subject to the recommendations of that study as direct connections to this pipe are discouraged. Detailed requirements can be deferred to subdivision stage.
- All development within the plan area will be required to connect to the County's East Rocky View Water and Sewer systems. Detailed requirements for upgrades to existing and/or new infrastructure will be evaluated at future subdivision and/or DP stage.
- Future development will be subject to applicable levies and development will be subject to water/wastewater system capacity existing in the system when development proceeds. The existing Levy Bylaw includes capacity triggers for various components of the systems and front ending may be required.
- Any and all upgrade costs for the expansion of existing infrastructure required to service the plan area will be borne by the developer. Cost recovery may apply in accordance with RVC Policy.
- Future development will be required to confirm capacity needs/requirements at the subdivision stage and develop detailed designs to connect to regional infrastructure.
- Any future connections will be metered, and meter sizes will be determined by the developer -Utility account set up and billing as per the Master Rates Bylaw, and Water/Wastewater utility Bylaw

Storm Water Management:

- The applicant has submitted a report titled "High Plains East Industrial Park Biophysical Impact Assessment" by Westhoff Engineering Resources Inc. dated May 13, 2021. The following comments have been generated in the review:



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Agriculture & Environment Services	<ul style="list-style-type: none"> ○ The report will be used to guide future development activities on the lands and the County notes regulatory approvals must be in place prior to stripping and grading. ○ The report indicates 13.09ha of wetlands and 19.33ha of ephemeral waterbodies will be lost as a result of the development. Provincial guidelines and legislated approvals processes will be followed to compensate for these activities. ○ Additional Wetland Impact and Environmental studies will be required as development proceeds. ● The applicant has submitted a report titled "Staged Master Drainage Plan for High Plains Industrial Park East" by Westhoff Engineering Resources dated May 19, 2021. In review of the report the following comments/questions have been generated: <ul style="list-style-type: none"> ○ The drainage system is reliant on 2000m³/day of year-round stormwater re-use demand at buildout. Until legislation is changed to enable water reuse, the system must achieve water balance through irrigation alone. This means there will need to be additional irrigable area secured, via easement or utility right of way, to support the system. ○ The details of the pond sizing, and system design overall will be reviewed in further detail at subdivision stage and may alter from the volumes contained in the report, depending on interim strategies, etc. ○ The existing topography suggests offsite catchments flow into the development area in the current state. These flows will need to be accommodated and managed to ensure there are no offsite impacts associated with the development. ● Future development on the subject lands will require additional stormwater analysis and reporting as per the County's Servicing Standards. <p>Future development will be subject to Erosion and Sediment Control Reporting and Plans at the subdivision and/or DP stages.</p> <p>As noted in the Conceptual Scheme, and if this application is approved, the Agricultural Boundary Design Guidelines will play a critical role in buffering the proposed development from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: June 30, 2021, to July 21, 2021.

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