



WHEATLAND COUNTY

Where There's Room to Grow



Comment Summary

Date: August 11, 2020

Application: SD2020-011 First Parcel Out subdivision

Staff circulated internally and to external agencies. The following comments were received from internal departments and external agencies.

EXTERNAL AGENCIES	COMMENTS
AB Community Development	No concerns
AB Culture and Tourism	No concerns
AB Energy Regulator	No concerns
AB Environment and Parks	<p>A review of this location, As per the attached subdivision plans, indicates the presence of naturally occurring water bodies which appear to have a level of permanence. These waterbodies may be crown claimed, as per section 3 of the Public Lands Act.</p> <p>Contact with the Water Boundaries unit in Edmonton should be made to ensure that these potentially Public Lands, in the form of waterbodies, are identified and delineated within this subdivision application.</p> <p>Water Boundaries determined there are no Crown owned bed and shore that is affected by the proposed subdivision</p>
AB Health Services	No concerns
Alta Link	No concerns
ATCO Gas	Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s) #841 004 030. Therefore ATCO Gas has no objection to the proposed subdivision.
ATCO Pipelines	<p>No objections subject to the following conditions:</p> <ol style="list-style-type: none">1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.<ol style="list-style-type: none">a. Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.b. Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information.

	<p>3. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> c. Road crossing(s) must be paved and cross at a perpendicular angle. d. Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. e. If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>4. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>5. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.</p> <p>6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> f. If alterations are required, the cost will be borne by the developer/owner. <p>8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>Staff confirmed ATCO Pipelines does not require any conditions to protect their interests.</p>
Fortis	No easement is required by Fortis
Rocky View County	No concerns
WID	No objections
INTERNAL DEPARTMENTS	
Agriculture and Environment	No comments
Public Works	We will need the road widening and acquisition agreements. Range Road 265 has good sight distance, there are no issues with building a second approach.
Economic Development	No concerns
Community Services	No concerns
Planning & Development	No concerns, the setbacks appear to be met for the new property boundaries.