



March 18, 2021

STUDIO SENBEL, ARCHITECTURE + DESIGN
sws@studiosenbel.com
(604) 605-3825

Dear Sir/Madam:

RE: Detailed Team Review (DTR)
Development Permit Number: DP2021-0901

Based on the plans received, the Corporate Planning Applications Group (CPAG) has completed a detailed review of your application in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

Applicants are requested to contact the respective team members to resolve outstanding issues. Amended plans should not be submitted to the Planner until we are able to provide comments from all circulation referees.

CPAG endeavours to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is made in a timely manner. Should you have any questions or concerns 403-268-2575 or by email at Insia.Hassonjee@calgary.ca.

Sincerely,


Insia Hassonjee
Planner, Community Planning -South



Detailed Review 1 – Development Permit

Application Number:	DP2021-0901
Application Description:	Revision: Place of Worship - Large (Phasing for Place of Worship - Large)
Land Use District:	Special Purpose - Community Institution
Use Type:	Discretionary
Site Address:	16555 104 ST SE
Community:	RESIDUAL WARD 12 - SUB AREA 12J
Applicant:	STUDIO SENBEL, ARCHITECTURE + DESIGN
Date DTR Sent:	March 18, 2021
Response Due Date:	May 17, 2021
CPAG Team	
Planning:	INSIA HASSONJEE (403)-268-2575 Insia.Hassonjee@calgary.ca
Development Engineering:	ERIN WARD (587) 215-7674 Erin.Ward@calgary.ca
Parks:	SHIMIN WU (403) 268-5813 Shimin.Wu@calgary.ca
Transportation:	AL HOPKINS (403) 268-5340 Alan.Hopkins@calgary.ca

General Comments

This application is for a phasing plan for previously approved DP2015-2516 for a Place of Worship- Large.

Comments on Relevant City Policies

No policy review done as the scope is for phasing for previous approved DP2015-2516.

Bylaw Discrepancies

No bylaw check done as the scope of this DP is phasing only.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Amend the plans to indicate the phasing scope on the plans, drawing A-002 and A202 by a dashed line. List the scope of phase 1 and phase 2 (submitted separately) on the plans . Please include the entire scope of the phasing on the plans. Currently the Phase 1 Site summary (A-002) does not include the entire scope (eg. building).
3. Amend the scope of the phasing plans to include the landscaping . Currently the scope submitted indicates landscaping for the west side only. The plans also need to show the scope with a dashed line for phasing.
4. Amend the plans to include waste and recycling on the phase 1.
5. Amend the plans to include powerlines on the Site plans as requested by Enmax.

Transportation

6. Provide confirmation of the programming for phase 1 construction. This is to confirm the activity that will occur to and from the site for this portion of development. Under the original application approval, it was anticipated that 104 Street SE. r/o//w would be upgraded to serve the development.

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7. Confirm the installation of an agricultural driveway crossing for the proposed access to the site from 104 Street SE. The design of the crossing shall conform to the Typical Agricultural Crossing detail as per the Roads Standard Specification. Plans will note the crossing accordingly and as required under the original approval.
8. Provide confirmation of parking stall delineation. Phase 1 development appears to propose a gravel parking area. Typically a hard surface parking area with concrete wheel stops (900mm in height above the parking stall surface) are required to organize/mark parking spaces for large events such a church activities.

Development Engineering

9. Provide clarity on the phasing details. Outline what is excluded from Phase 1 (or included in Phase 2) to assist in our review of the proposal to ensure that all servicing & stormwater management requirements for the development are included in Phase 1 scope.

Note - Any changes in site materials in phase 1 (ie. parking paving to gravel) as per the approved Stormwater Management Report (SMWR) & Development Site Servicing Plan may require updates to the SWMR/DSSP prior to decision of the application.

If phasing is not proposed to be a delineation line on a plan, but more so a detailed list/scope of inclusions & exclusions, then that detailed scope for each phase is required to be documented on the site plan.

Parks

10. No Comments

Prior to Release Requirements

If this Development Permit is approved, the following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

11. The Prior to Release conditions will be finalized at the time of Development Authority decision.
12. Submit a cheque payable to the City of Calgary or call in 403-268-5311 and selecting payment option for a total of \$245 for the cost of one (1) additional Development Completion Inspections that was not paid for at the time of Development Permit submission.

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Transportation

13. No Comments

Development Engineering

14. Amend the plans to:

Fire - Primary Fire Access Route Design

- a. Indicate a minimum 6.0m wide clear fire access route.
- b. Indicate the fire access route (including storm water tanks if located under the Access Route) is designed to support a 38,556kg/85,000 lbs load.
- c. Indicate the access route (including storm water tanks if located under the Access Route) designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" x 24" area which corresponds to the outrigger pad size.
- d. Indicate all corners on the fire access route are designed to a 12.0m centreline of the roadway turning radius.
- e. Indicate the fire apparatus sweeps and turning movements (templating) on the fire access route.

-Width: 2.57m

-Track: 2.57m

-Lock to Lock Time: 6.00m

-Steering Angle: 47.50m

-Turning Radius: 10.18m

15. Amend the plans to:

Fire - Alarm Panel Location

Indicate the location of the fire alarm panel such that:

- a. There is direct access from the principal entrance.
- b. An exterior strobe light is shown at the exterior door to the fire alarm panel location as there is no defined principal entrance.

Fire - Lockbox Location

- a. Indicate a 'Calgary Fire Department approved lockbox' on the access route/at or near the buildings principle entrance.

Fire - Fire Department Connection (Siamese) Location

Indicate the location of the Fire Department Connection (FDC) location such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.
- d. Facing the street or access route, not blocked by columns, planters, bicycle racks, or landscaping etc.
- e. Access to fire department connections for sprinkler or standpipe systems by Firefighters and their equipment shall be maintained free of obstructions at all times.

16. Amend the plans to:

Fire - Water Supply

- a. Indicate on the plan the proposed water supply for firefighting for any building

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greater than 600m² or more than 3 stories in height, as per NBC(AE) (2019) Division B, 3.2.5.7. Provide engineering letter verification with calculations to Calgary Fire Department Technical Services. Water resources may also request Fire Underwriters Survey (FUS) calculations, please consult with Water Resources on FUS.

b. Hard Suction line to meet NFPA1961 specifications on suction hose. Calgary Fire Departments inlet thread size is 6 inch MNST. A minimum of two lengths of hard suction hose are to be stored appropriately, with protection from elements to maintain their integrity and be stored in close proximity to the Dry Hydrant, so as they are readily available.

17. Submit a letter from a qualified professional under seal and permit to practice stamp that states that the existing water service, metering, and on-site sewers will not be changed in any way and the proposed development will not increase the stormwater release

OR

Submit three (3) sets of Development Site Servicing Plans to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact WA-ResourcesDevelopmentApprovals@calgary.ca for submission requirements.

Note - The DSSP letter should indicate that all servicing and stormwater details reflected on the DSSP will be constructed with Phase 1.

Parks

18. No Comments

Permanent Conditions

If this Development Permit is approved, the following permanent conditions shall apply:

Planning

19. The permanent conditions will be finalized at the time of Development Authority decision.
20. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
21. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
22. This approval recognizes two (2) phases on the approved plans which shall be completed in the following sequence:

1. Construction of multipurpose hall, grading of parking lot, construction of retention

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pond/fire fighting reservoir, bioswale, silt fence , landscaping on west side of parking area, water and sewer storage tanks

2. Construction of remaining building as shown on the plans, asphalt paving and concrete curbs of entire parking area, remaining landscaping as shown on plans

A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste collection shown within each phase shall be completed prior to the issuance of a development completion permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for development completion permits.

23. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.
24. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent development completion permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds, and erosion.

Transportation

25. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
26. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
27. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer ? owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades

Development Engineering

28. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,

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- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Parks, Alberta Health Services and The City of Calgary (311).
- b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).

29. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

- 30. Contact the Erosion Control Inspector, Water Resources, with at least two business days notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
- 31. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Director of Water Resources.
- 32. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the

Development Permit and Development Site Servicing Plan.

33. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
34. The Development Permit is subject to terms and conditions of the existing Deferred Services Agreement registered on Title by way of Caveat (Registration No. 171103766). The Deferred Services Agreement is to remain in full force and effect for such time as required by the Director, Calgary Approvals Coordination.
35. The Permanent Conditions from DP2015-2516 are applicable to this file.

Parks

36. There shall be no construction access through the adjacent environmental reserve lands
37. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

38. The advisory comments will be finalized at the time of Development Authority decision.
39. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) [DJ3 Building] within 21 days of receipt of the decision letter. An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at <http://calgarysdab.ca/how-to-file-an-appeal.html> or mailed to Subdivision and Development Appeals Board (#8110), P.O. Box 2100, Station M, Calgary AB T2P 2M5. To obtain an appeal form, for information on appeal submission options or the appeal process, please visit the website or call 403-268-5312.
40. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

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41. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
42. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

Transportation

43. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developers expense. Encroachments are subject to approval by the Encroachment Administrator, Corporate Properties.
44. Conditions of the previous development approval will remain in force as required and where applicable, with this development.

Development Engineering

45. The developer is responsible for ensuring that:
 - a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
 - b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Parks and Alberta Health Services.
 - c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
 - d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
 - e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Parks Approvals, Registrations, etc.), Alberta Energy Regulator approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

46. No mains exist for fire protection or domestic use. A groundwater supply may be inadequate in which case it will have to be augmented by water hauled from the City water system. Water quality must meet approval of the Medical Officer of Health. Contact Alberta Health Services.
 47. Storm sewers are unavailable. Low impact development measures, a temporary drywell/catch basin system or a main extension may be designed for the site at the Development Site Servicing Plan stage.
 48. The allowable stormwater run-off coefficient shall be 45 l/s/ha. An average annual run-off volume target of 90mm must be met for this entire site. You must include a Water Balance Spreadsheet along with the DSSP to demonstrating this.
http://www.calgary.ca/UEP/Water/Documents/Water-Documents/User_Manual_Water_Balance_Spreadsheet.pdf
- 85% TSS removal for particles greater or equal to 50 microns or greater must also be met for this site.
49. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
 50. Controlled stormwater discharge is required for the subject site.
 51. All on-site sewers are to be designed to City of Calgary specifications.
 52. Full pipe design flows (typically 1:5 year) must be treated through the oil/grit separator. Bypass flows are not permitted.

An average removal rate of 85% TSS for particle sizes 50um and greater is required on an annual basis.

The following minimum information must be submitted to the Development Approvals Team:

- a. The manufacturer must submit a performance table showing average annual removal rates for all years of data. Each year is required to meet 85% removal rate.
- b. Calculations/information showing how removal rates were achieved or modeled.
- c. A minimum of 39 years of Calgary Airport meteorological rainfall data must be used.
- d. Table 7.2 (column 2) on page 7-9 of the City of Calgary's 'Stormwater Management and Design Manual' must be used for particle size distribution and setting velocity.
- e. By way of a letter, the consultant must verify that the City of Calgary's criteria have been met.

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Note: This is an interim criteria that must be adhered to pending further investigation and performance monitoring.

53. Stormwater emergency escape routes must be to a public roadway
54. Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site, and conform to the requirements of the NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.
55. Storage enclosures and collection areas shall be maintained and clear of snow and ice.
56. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

OR

Contact Steve Gorda, Waste and Recycling Services Specialist at 403-268-8429 for further site specific details

57. Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities.
58. No encroachments are permitted above or below grade in City rights-of-way.
59. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit <http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx> (Drainage Permit applications can be downloaded from this website).
60. Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review.
Plans are to be delivered to:
4144 - 11 ST SE, Calgary, Alberta, T2G 3H2
There is a fee structure in place for this review.

Refer to this website link for more information:

<http://www.calgary.ca/CSPS/Fire/Pages/Inspections-investigations-and-permitting/Registering-Flammable-or-Combustible-Tanks.aspx>

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61. A primary hydrant shall be located a maximum of 45m from the Fire Department Connection (FDC) for a sprinklered building and a maximum of 90m from the principal entrance to the primary hydrant in an unsprinkelered building greater than 600m² or more than 3 stories in height. The distance is measured as a vehicle would drive from the FDC or the principal entrance to the hydrant.

Please note: Local water supply for the purposes of fire fighting (flow and pressure) will be verified by Water Resources and may require additional hydrants or water supply upgrading.

OR

Additional hydrants may be required for the residential application. Hydrants shall be located a maximum of 150m to the principal entrance of the furthest residence. The distance is measured as a vehicle would drive from the principal entrance to the hydrant.

62. Site Servicing (hydrant location plan) is to be submitted and approved by the Fire Department prior to the Development Site Servicing Plan stage. One stamped plan is to be submitted with the Development Site Servicing Plan submission.

Required hydrants shall be in place, tested, and operational prior to the start of building construction.

63. Sanitary sewers are unavailable. Private sewage treatment is required in accordance with the Alberta Private Sewage Treatment and Disposal Regulations.
64. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.

Parks

65. An existing wetland has been determined to be on the subject site. The alteration of any water body (including wetlands as per the Alberta Wetland Classification System and Class II and above wetland(s) as defined by the Stewart and Kanrud Wetland Classification System) is subject to Water Act approval from the Province. Contact Alberta Environment at AEP.Wetlands@gov.ab.ca for further details.
66. Class I and Class II wetlands are not considered ER in accordance with the provisions of the City of Calgarys Calgary Wetland Conservation Plan and are subject to separate approvals between the applicant and Alberta Environment, at the applicants sole cost and expense, for which The City of Calgary has no responsibility. The applicant shall be solely responsible to obtain any other approvals or permits which may be required from another government authority, including Alberta Environment, in order to impact or develop any wetland(s).