



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	Alberta Transportation has no concerns or requirements with respect to this proposal; the future development appears minor in nature and falls outside of Alberta Transportation's control distance as defined in the Highways Development and Protection Regulation.
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use 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.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As a condition of future subdivision or 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>Geotechnical:</p> <ul style="list-style-type: none"> As a condition of future subdivision or 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>Transportation:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standard. <ul 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.



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	<ul style="list-style-type: none"> • The parcel currently gains access off Vale View Road via an existing gravel approach. At time of future DP, the applicant will be required to contact Road Operations to inspect the proposed new approach in accordance with the County Servicing Standards for the proposed use. • As a condition of future DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standard. • 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 subdivision, 2.5 m along the east boundary of the subject lands may need to be dedicated as a road right of way by plan of survey as per the applicable TOL bylaw since this portion of Vale View Road is part of the long range transportation plan Network B requiring 30m of right of way. • As a condition of future subdivision or DP, the applicant may be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. • As a condition of future subdivision or DP, the applicant will be required to provide payment of Cost Recoveries to others for the previous improvements to TWP Road 241B by others (approx. \$1,940 per acre) <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The Applicant proposes using an existing PSTS system on the subject site. The proposed development will not be a large user of water therefore the existing system appears to be sufficient to support the proposal. • As a condition of future subdivision or DP, the applicant is required to submit a Level I Assessment Variation for the subject parcel describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. • As a condition of future subdivision or DP, the applicant is required to confirm how the proposed development will be serviced. <ul style="list-style-type: none"> ○ The County supports the use of holding tanks with trucked service for commercial purposes <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • There appears to be a well on site that services the existing home, the Level 1 Assessment Variation should confirm that there is an existing well located within the parcel.



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	<ul style="list-style-type: none">• As a condition of future subdivision or DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.• As a condition of future DP, the applicant shall be required to provide a water-servicing plan.<ul style="list-style-type: none">○ The County supports the use of cisterns with trucked service for commercial purposes. <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 subdivision or 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.• The County Wetland inventory shows that active wetlands exist on this property. At the subdivision or DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.

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