



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services (Engineering)	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • The subject lands gain access off Range Road 281, which is a gravel standard road. The proposed R-RUR parcel has an existing approach and driveway to the existing residence and the remainder parcel gains access via an existing field approach. • Township Road 232 is currently identified as a 4-Lane Road in the long-range transportation network, requiring 40 m of right of way in the future. The current right of way width is 25m. The owner previously dedicated a 5 m strip by survey along the north boundary of their parcel. Therefore, Engineering recommends as a condition of future subdivision, that a 5 m strip of land be dedicated by caveat along the entire north boundary of the remainder parcel. • Range Road 281 is currently identified as a Network 'B' road in the long-range transportation network, requiring 30 m of right of way in the future. The current right of way width is 20 m. Therefore, Engineering recommends as a condition of future subdivision, that a 5 m strip of land be dedicated by survey along the entire east boundary of the quarter section. • The applicant will not be required to pay the TOL as the subdivided parcel is larger than 7.41 acres <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant has submitted a Level 1 Variation Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on-site and demonstration that all required setbacks are met. • As the proposed remainder parcel is greater than 30 acres in size and the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The proposed R-RUR parcel is serviced by an existing well on site. • As the proposed remainder parcel is greater than 30 acres in size the applicant is not required to demonstrate servicing in accordance with Policy #411.



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	<p>Storm Water Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time.
Transportation Services	<p>A detailed field inspection will be carried out at subdivision phase. An existing approach from Rge Rd 281 provides access to proposed Lot 1.</p> <p>An existing approach from Rge Rd 281 provides access to the remainder. From a desktop review it appears that this approach may not meet the County's standards. An approach that meets the County's standards should be provided to the remainder.</p>
Agricultural and Environmental Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential 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.</p>

Agency Circulation Period: August 14, 2020 to September 4, 2020.

Adjacent Circulation Period: October 15, 2020 to November 5, 2020

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