



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b>External Departments</b>	
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access, satisfying section 15 of the regulation. It appears that the additional lots being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
<b>Internal Departments</b>	
Agricultural Services	<p>No agricultural concerns as this parcel falls within the Bearspaw Area Structure Plan. The application of the Agricultural Boundary Design Guidelines could be beneficial in buffering the residential land use from the surrounding agricultural land. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust &amp; normal agricultural practices.</p>
Transportation Services	<ul style="list-style-type: none"> <li>• Applicant to confirm access to development / subdivided lots.</li> <li>• Applicant to confirm mail service to the development. Any mailbox pullouts will be constructed by the applicant to current County Servicing Standards.</li> <li>• Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.</li> </ul>
Planning & Development Services - Engineering	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• The county's GIS system indicates that there are some areas with slopes more than 15% on site.</li> <li>• As there is at least 1 acres of contiguous developable land on site, engineering have no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• Access to proposed lot 1 and 2 lots will be provided by two adjacent panhandles off Range Road 33. The County recommends a mutual gravel approach off Range Road 33 to provide access these lots.</li> <li>• As a condition of future subdivision, The Owner shall construct a new gravel mutual approach on Range Road 33 in order to provide shared access to proposed lot 1 and 2. In addition, the Owner shall:             <ul style="list-style-type: none"> <li>○ Provide an access right of way plan; and</li> <li>○ Prepare and register respective easements on each title, where required</li> </ul> </li> </ul>



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	<ul style="list-style-type: none"> <li>• Access to proposed lot 5 will be provided by a panhandle off Range Road 33 and access to proposed lot 3 will be provided by a new road approach off Range Road 33. The County recommends a mutual gravel approach off Range Road 33 to provide access proposed lot 3 and 5.</li> <li>• As a condition of future subdivision, The Owner shall construct a new gravel mutual approach on Range Road 33 in order to provide shared access to proposed lot 3 and 5. In addition, the Owner shall:               <ul style="list-style-type: none"> <li>○ Provide an access right of way plan; and</li> <li>○ Prepare and register respective easements on each title, where required</li> </ul> </li> <li>• Due to rolling topography, the site distances for new approaches do not appear to be meeting County's servicing standards requirements. At the time of future subdivision, applicant shall provide a road approach assessment in accordance with County's servicing standards to determine the optimal location for the road approaches and necessary offsite improvements (e.g signage) for proposed lot 1, 2, 3 and 5.</li> <li>• Access to proposed lot 4 is provided by an existing approach off Range Road 33.</li> <li>• As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross acreage of proposed lots to be subdivided.</li> </ul> <p><b>Waste Water:</b></p> <ul style="list-style-type: none"> <li>• As per the application, proposed subdivision will be serviced by PSTS.</li> <li>• Due to the rolling topography, steep slopes and presence of wetlands, at the time of future subdivision, the applicant shall submit a Level 3 PSTS Assessment for proposed lot 1, 2, 3 and 5, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County.               <ul style="list-style-type: none"> <li>○ If the recommendations of the PSTS assessment indicate improvements are required, as a condition of a future subdivision, the Owner shall enter into a Site Improvements/Services Agreement with the County.</li> </ul> </li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>• As per the application, connection to Rockyview Water Co-op services is not feasible due to insufficient capacity.</li> <li>• As a part of re-designation application, the applicant provided a Phase I Groundwater Supply report, conducted by Chinook Arch Geoscience Inc., dated January 27, 2020. The Phase 1 Groundwater supply report concluded following:               <ul style="list-style-type: none"> <li>○ There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users, at a rate of 1250 m<sup>3</sup>/year.</li> <li>○ It appears that no significant water level decline in the aquifer would be expected due to addition of a new well.</li> </ul> </li> </ul>



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	<ul style="list-style-type: none"> <li>○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.</li> <li>● As a condition of future subdivision, applicant shall provide following for each new well:               <ul style="list-style-type: none"> <li>○ Well Driller's Report confirming a minimum pump rate of 1.0 IGPM.</li> <li>○ An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new well in accordance with County's servicing Standards; and</li> <li>○ The results of the aquifer testing meeting the requirements of the Water Act</li> </ul> </li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>● No information was provided.</li> <li>● The lot sizes of proposed lot 1, 2, 3 and 5 are 20.91 acres, 20.50 acres, 12.14 acres and 14.93 acres respectively. The change in site imperviousness due to construction of new dwelling will not have a significant impact from stormwater management perspective. No site-specific stormwater implementation plan is warranted at this time.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>● Base on GIS review, wetlands are present on site.</li> <li>● Applicant/owner will be required to obtain approval from AEP under the Water Act for the disturbance/loss of any the onsite wetlands.</li> </ul>

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Second Circulation Period: September 15 to October 6, 2020

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