



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>External Departments</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 567. Alberta Transportation is currently protecting Highway 567 to a Rural Arterial Undivided (RAU) Major Two-Lane standard.</p> <p>Alberta Transportation acknowledges that the current application is for land use redesignation only, however the following comments are provided to expedite review of the subsequent subdivision application, should the municipality choose to approve the land use redesignation.</p> <p>The above noted subdivision proposal would not meet the requirements of Section 14 or 15 of the Regulation. Alberta Transportation, however, anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, Alberta Transportation grants approval for the subdivision authority to grant a variance of Section 14 and 15 of the Regulation at the time of subdivision, should they choose to do so.</p> <p>Pursuant to Section 678(2.1) of the Municipal Government Act, the department is varying the distance for appeals for the subsequent subdivision application. Therefore, any appeals can be heard by the local Subdivision and Development Appeal Board.</p>
<i>Internal Departments</i>	
Planning & 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> • County GIS contours indicates that there are slopes less than 15%. • Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As per the applicant, a new mutual gravel approach will be constructed on Range Road 282 to provide access lot 1 and 2. The existing mutual approach will be converted to a single gravel approach to provide an independent access to the neighbor to south. • As a condition of future subdivision, the applicant shall construct a new mutual gravel approach on Range Road 282 to provide access to lot 1



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	<p>and 2 and register an access easement and right-of-way plan on the title of each lot.</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall enter into Road Approach Construction Agreement to convert the existing mutual gravel approach on Range Road 282 to a single gravel approach to the satisfaction of the County. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Transportation Off-site levy bylaw C-8007-2020 for the total gross acreage of proposed lot 1. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • Applicant provided a Level One Variant Model Process Assessment, prepared by Western Water Resources Inc., dated June 20, 2013. • As per the Level One Variant Model Process Assessment, the remainder lot 2 is serviced by a conventional subsurface PSTS meeting all the separation distances in accordance with Alberta Private Sewage System, Standard of Practice (2009). At the time of site assessment, the PSTS was noted to be functional and in good condition. • The applicant provided a Level Two Model Process Assessment, prepared by Western Water Resources Inc., dated June 24, 2013. As per the Level Two Model Process Assessment, proposed lot 1 is capable of supporting the use of a conventional subsurface Septic Treatment System or Type II Package Sewage Treatment Plant coupled with a treatment field to safely treat the wastewater effluent generated from the future residence. • As the future subdivision will result in the creation of lots less than 4 acres in size, as a condition of future subdivision, the applicant will be required to enter into a Site Improvements Services Agreement with the County for the construction of Packaged Sewage Treatment Systems which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment quality in accordance with Policy 449. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The remainder lot 2 is serviced by a water well. • The applicant provided a Phase 1 Groundwater Feasibility Assessment, prepared by Western Water Resources Inc., dated June 10, 2013. The Phase 1 Groundwater Evaluation concluded following: <ul style="list-style-type: none"> ○ 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 m³/year. ○ It appears that no significant water level decline in the aquifer would be expected due to addition of a new well. ○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision. • As a condition of future subdivision, applicant shall provide following for proposed lot 1:



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	<ul style="list-style-type: none"> • Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for a new well. • 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 • The results of the aquifer testing meeting the requirements of the Water Act <p>Storm Water Management:</p> <ul style="list-style-type: none"> • No information was provided. • As a condition of future subdivision, the applicant will be required to submit a site-specific stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures are required to be implemented to service the proposed development. If the findings of the plan require local improvements, site specific stormwater management plan should provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • Base on GIS review, no environmental constraints are present. • Engineering have no requirements at this time.

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