



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
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. It appears that the additional lot 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>
<i>Internal Departments</i>	
Planning and Development Services – Engineering (updated comment)	<p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicate that the site slopes are 30% or greater and greater than 3 m in vertical height. Applicant provided a Slope Stability Assessment, prepared by E2K Engineering Ltd., dated December 14, 2020. A slope stability analysis was also carried out as a part of the slope stability assessment. Based on the findings, no signs of instability were observed such as tension cracks or ground movement. The exposed bedrock at the surface appears to be intact with no signs of instability. As per the slope stability analysis, the minimum Factor of Safety are calculated to be 1.72 and 1.62 for the upper portion of the slope and downslope respectively. Based on the results of the slope stability analysis and site reconnaissance, no geotechnical setbacks will be required for the proposed development. Additional recommendations are provided in the report for the subject site. A restrictive covenant will be registered on title at time of subdivision to notify future owners of the findings of the reports. It is possible to develop at least one acre of contiguous land on site. However, a future owner would need to grade the lot to reduce the slope to allow for residential home construction, septic field, driveway, water well etc. Engineered retaining walls will likely be required. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the remainder is provided by an approach off Big Hill Springs Trail. Access to the proposed lot will be provided off Bill Hill Springs Trail. As a condition of future subdivision, the applicant shall construct a new paved approach on Bill Hill Springs Trail to provide access to the proposed subdivided lot. Applicant provided a Trip Generation Assessment, prepared by JCB Engineering, dated November 14, 2019. Based on the assessment, a



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	<p>new residence on the subdivided lot is expected to generate 15 trips per day, which is unlikely to significantly increase traffic on local road networks. No improvements to local road networks are warranted.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to provide a payment of the Transportation Offsite Levy in accordance with Transportation Off-site Levy bylaw C-8007-2020 for proposed Lot 1. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> Applicant indicated that proposed subdivided lot will be serviced by a septic field. As the remainder lot is more than 30 acres in size, it is not required to demonstrate adequate servicing as per Policy # 411. Applicant provided a Level 4 PSTS Assessment, prepared by Solstice Environmental Management, dated, October 23, 2020. As per Level 4 PSTS Assessment, the soil types identified at the site will support primary or secondary treated effluent disposal with conventional below-grade treatment fields. No indications of a shallow water table were noted. As per the PSTS Assessment, no significant increase in nitrate is expected in the septic effluent entering Big Hill Springs Creek from the proposed development. No water wells under the direct influence of surface water identified at the site or within a 150 m radius. Testing of soil shows risks of contamination of the aquifers was deemed low. It was reported that the lot will be graded to a lesser slope to allow for placement of the proposed development. Engineering retaining walls will likely be required for the slope regrading. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Applicant indicated that proposed subdivided lot will be serviced by a water well. As the remainder lot is more than 30 acres in size, it is not required to demonstrate adequate servicing as per Policy # 411. As a condition of future subdivision, the applicant is required to have a well drilled on the proposed subdivided lot with well driller's report confirming flow of 4.5L/min (1 ig/m) or greater in accordance with the County's servicing standards. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Applicant provided a Site-Specific Stormwater Implementation Plan, prepared by stormwater solutions, dated November, 2020. As per the site-specific stormwater implementation plan, the proposed development will be at the bottom of a steep hill and any upstream catchment area will be diverted around the development using grass swales. The on-site stormwater will be managed by grass swales and rain garden to control runoff rates and volumes. The report confirms that the post-development runoff will be equal to or less than existing runoff.



ROCKY VIEW COUNTY

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	<ul style="list-style-type: none"> As a condition of future subdivision, the Applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for: <ul style="list-style-type: none"> Implementation of the recommendations of with Site-Specific Stormwater Implementation Plan, prepared by stormwater solutions, dated November, 2020. Implementation of the recommendation of a Slope Stability Assessment, prepared by E2K Engineering Ltd., dated December 14, 2020. Implementation of the recommendations of Level 4 PSTS Assessment, prepared by Solstice Environmental Management, dated, October 23, 2020. Construction of grass swales and rain garden. <p>Environmental:</p> <ul style="list-style-type: none"> Based on a review of County's GIS system, Bighill Creek passes east of the proposed subdivision. As per Section 41.2 of Land Use By-law, the extent of riparian area for this Tributary is 60 m, which slightly crosses the subdivided lot and remainder lot. Applicant/owner shall protect the riparian area in accordance with Section 41 – Riparian Protection of Land Use By-Law.
Transportation Services	Applicant to confirm access to development / subdivided lots.

Circulation Period: December 13, 2019 to January 9, 2020

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