

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation and Economic Corridors	<p>Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable</li> <li>2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.</li> <li>3. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.</li> <li>4. For information: an additional development setback will be applied to the highway frontage(25 metres) of the proposed 41 acre parcel, to accommodate future twinning of Highway 566.</li> </ol> <p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 566</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p> <p>The requirements of Section 19 are met, therefore no variance is required.</p> <p>If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.</p>
Alberta Health Services	No objections.
<b><i>Public Utility</i></b>	
ATCO Gas	No objections.
ATCO Pipelines	No objections.
FortisAlberta	No concerns. Please contact 310-WIRE for any electrical services.
TELUS Communications	No objections.

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Rogers/Shaw	No objections.
<b>Internal Departments</b>	
Enforcement Services	No concerns.
Fire Services & Emergency Management	No concerns, subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws
Capital and Engineering Services	<p data-bbox="488 508 597 537"><b><u>General</u></b></p> <ul data-bbox="537 562 1513 894" style="list-style-type: none"> <li>• As per the application, the applicant is proposing to redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p 16.0), in order to facilitate a future subdivision.</li> <li>• The application shall be circulated to Alberta Transportation for review and comment since the proposed subdivision is within the 1.6 km setback to HWY 566.</li> <li>• As the parcel is adjacent to the WID canal, the application shall be circulated to WID for review and comment.</li> </ul> <p data-bbox="488 915 678 945"><b><u>Geotechnical:</u></b></p> <ul data-bbox="537 970 1425 1079" style="list-style-type: none"> <li>• Based on the review of site contours on GIS steep slopes 15% or greater are not observed.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1100 703 1129"><b><u>Transportation:</u></b></p> <ul data-bbox="537 1155 1513 1604" style="list-style-type: none"> <li>• Access to the North lot is via existing field approach from HWY 566. Access to the South lot is via existing field approach from RGE RD 274.</li> <li>• At the time of future subdivision, the applicant shall confirm how each new lot is to be accessed. Depending on the information provided at the time of application</li> <li>• RGE RD 274 is part of the Long-Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire western boundary of subject lands.</li> <li>• As the proposed parcel sizes are larger than 3.0 ha (7.41 ac), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended.</li> </ul> <p data-bbox="488 1625 781 1654"><b><u>Sanitary/Wastewater:</u></b></p> <ul data-bbox="537 1680 1513 1917" style="list-style-type: none"> <li>• As per the application, the existing agricultural use is intended to continue for both lots.</li> <li>• The applicant is not required to demonstrate adequate servicing for proposed new lots, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN and A-SML) and are greater than 30 acres in size.</li> </ul>

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Agriculture & Environment Services	<ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul>
	<b><u>Water Supply And Waterworks:</u></b>
	<ul style="list-style-type: none"> <li>As per the application, the existing agricultural use is intended to continue for both lots.</li> <li>The applicant is not required to demonstrate adequate servicing for proposed new lots, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN and A-SML) and are greater than 30 acres in size.</li> </ul>
	<ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul>
	<b><u>Stormwater Management:</u></b>
Agriculture & Environment Services	<ul style="list-style-type: none"> <li>As per the application, the existing agricultural use is intended to continue for both lots, and no new development is proposed or foreseen. Therefore, an SSIP is not required at this time. An SSIP may be required at future subdivision stage depending on the information provided at the time of application.</li> </ul>
	<ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul>
	<b><u>Environmental:</u></b>
Agriculture & Environment Services	<ul style="list-style-type: none"> <li>As per GIS review, there are environmentally sensitive areas within the subject lands. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.</li> </ul>
	<ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul>
Agriculture & Environment Services	No concerns, although it does not meet the criteria for new and distinct.

Circulation Period: February 13, 2025, to March 17, 2025.