



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.</p> <p>The application form and instructions can be obtained from the department's website at https://www.alberta.ca/roadside-development-permits.aspx.</p>
Internal Departments	
Agricultural Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Live-Work parcel 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>
Planning & Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As the proposed truck business is to generate an insignificant amount of traffic (5 trucks a day), a TIA is not warranted for this proposal. The application will need to be circulated to Alberta Transportation for review and comment since the development is located within 1.6 Km of Highway 560. The applicant has proposed the construction of a second access to the South of the existing access for use in the proposed development. As the proposed truck business is to generate an insignificant amount of traffic, Engineering has no concerns at this time. Should a second access be constructed as a condition of future subdivision or DP, the applicant will be required to construct the access to an Industrial/Commercial Standard in accordance with the County Servicing Standard. If the existing access is used to service the proposed development as a condition of future subdivision or DP, the applicant will be required to upgrade the existing access to an Industrial/Commercial Standard in accordance with the County Servicing Standard.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant proposes using an existing PSTS system on the subject site. The proposed development will not be a large user of water therefore the existing system appears to be sufficient to support the proposal. At the time of future DP, the applicant is required to submit a Level I Assessment Variation for the subject parcel describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The Applicant proposes using an existing well on the subject site. As the proposed development will not be a large user of water, the existing well appears to be sufficient to support the proposed development. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a conceptual stormwater management plan for a previously proposed RV Park on the lands and the lands to the south prepared by Simflo Consulting dated October 2015. The report analyzes the post development conditions and provides a conceptual stormwater management strategy for the RV Park, which consist of two evaporation ponds although it appears that a single pond can support the current development. Engineering has reviewed the concept and has no further concerns at this time. At future Development Permit stage, the applicant may be required to update the existing stormwater management plan to incorporate the new development proposed on the subject lands and must meet the requirements of the Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the Applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.



AGENCY	COMMENTS
Transportation	<p>Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p>Applicant to be reminded no business signage to be installed within the County Road Allowance.</p> <p>Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.</p> <p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network and existing approach onto site.</p> <p>Please note that the above comments could be addressed at future Development Permit stage.</p>

Circulation date: November 13, 2019 – December 4, 2019

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