



## ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<b>School Authority</b>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200118/129). As per the circulation, municipal reserve is not required pursuant to Section 663 to the Municipal Government Act.
<b>Province of Alberta</b>	
Alberta Environment & Parks	We may have missed the deadline, however comments from this office would be to remind the applicants, there appears to be a number of wetlands within the application area. These wetlands may be Provincial Crown lands as per section 3 of the <i>Public lands act</i> . Any occupation of the bed and shore of a naturally occurring permanent wetland requires authorization under the <i>Public land act</i> .
<b>Internal Departments</b>	
Agricultural & Environmental Services	Agricultural Services Staff Comments: It appears the applicant intends to use the parcel for a new agricultural pursuit but the proposed agricultural operation could also be carried out under the current land use designation.
Planning and Development Services - Engineering	<p data-bbox="623 1062 818 1092"><b>Geotechnical:</b></p> <ul data-bbox="672 1113 1471 1209" style="list-style-type: none"> <li>• County GIS contours indicate that the land is relatively flat with slopes of less than 15%. Engineering has no requirements at this time.</li> </ul> <p data-bbox="623 1230 841 1260"><b>Transportation:</b></p> <ul data-bbox="672 1281 1511 1747" style="list-style-type: none"> <li>• Access to proposed lot 2 is provided off a gravel approach from Township Road 274. No approach is currently present for proposed lot 1.</li> <li>• As per the application, the applicant intends to use the single access point for providing access to both lots. As a condition of future subdivision, applicant shall             <ul data-bbox="769 1482 1479 1646" style="list-style-type: none"> <li>○ Upgrade the existing gravel approach off Township Road 274 to mutual standards</li> <li>○ Prepare and register a right of way plan and access easement to provide access to lot 1 and lot 2 to the satisfaction of the County</li> </ul> </li> <li>• As the proposed subdivision results in parcel size larger than 7.41 acres, Transportation Off-site levy shall be deferred at this time.</li> </ul> <p data-bbox="623 1768 932 1797"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="672 1818 1471 1879" style="list-style-type: none"> <li>• As per the application, the proposed lot 2 is serviced by a septic field and proposed lot 1 will be serviced by a PSTS.</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• At a time of future subdivision, the applicant is required to provide a Level 1 PSTS assessment, prepared by a qualified professional as indicated in the Model Process Reference Document to the satisfaction of the County. If the recommendations of the Level 1 PSTS assessment indicate improvements are required, as a condition of future subdivision, the owner shall enter into Site Improvements/Service Agreements with the County.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The application indicated that proposed lot 1 and 2 are serviced by water wells.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• As the lot size of proposed lot 1 and 2 is 70 acres, 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>• Based on GIS review, wetlands are present on site.</li> <li>• Applicant shall be responsible for obtaining all necessary permits from AEP under Water Act for the disturbance to the wetlands.</li> </ul>

Circulation Period: September 30, 2020 to October 22, 2020

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