



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use 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.
Planning and Development Services - Engineering	<p data-bbox="404 669 599 701">Geotechnical:</p> <ul data-bbox="453 722 1349 753" style="list-style-type: none"> • County GIS contours indicates that site slopes are less than 15%. <p data-bbox="404 774 623 806">Transportation:</p> <ul data-bbox="453 827 1435 1194" style="list-style-type: none"> • Access to proposed lot 2 is provided off a mutual approach off Horse Creek Road. Access Easement is registered on the title of lot 2. • It was noted that a proposed panhandle width for the proposed subdivision is approximately 9 m. In accordance with County's servicing standards, a required minimum width for a panhandle is 12.5 m. At this time, the applicant shall revise a site plan indicating how future subdivision will be able to achieve 12.5 m panhandle width for proposed lots 1 and 2 in accordance with County's servicing standards. • As the proposed subdivision will result in a parcel size of more than 7.41 acres, Transportation Off-site Levy shall be deferred at this time. <p data-bbox="404 1226 712 1257">Sanitary/Waste Water:</p> <ul data-bbox="453 1278 1435 1425" style="list-style-type: none"> • As per the application, the remainder lot 2 is serviced by a septic field. • At the time of future subdivision, the applicant shall submit a Level 2 PSTS assessment, prepared by a qualified professional, for proposed lot 1. <p data-bbox="404 1446 834 1478">Water Supply And Waterworks:</p> <ul data-bbox="453 1499 1386 1856" style="list-style-type: none"> • The remainder lot 2 is serviced by a water well. • As a part of the re-designation application, the applicant provided a Phase 1 Groundwater Supply report, prepared by Strom Engineering Inc., dated February 2021. The Phase 1 Groundwater supply report concluded the following: <ul data-bbox="550 1709 1386 1856" style="list-style-type: none"> ○ There appears to be sufficient water supply to service the proposed development in accordance with the Water Act ○ It appears that no significant water-level decline in the aquifer would be expected due to the addition of a new well.



AGENCY	COMMENTS
	<ul style="list-style-type: none">○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.• As a condition of future subdivision, the applicant shall provide the Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm. <p>Storm Water Management:</p> <ul style="list-style-type: none">• As the lot size of proposed lots 1 and 2 is 19.82 acres, the change in site imperviousness due to the construction of a new dwelling will not have a significant impact from a stormwater management perspective. No site-specific stormwater implementation plan is warranted at this time. <p>Environmental:</p> <ul style="list-style-type: none">• Based on the GIS review, no environmental constraints are present.

Circulation date: October 26, 2020 – November 17, 2020

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