



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<p data-bbox="623 394 816 424">Geotechnical:</p> <ul data-bbox="672 449 1479 579" style="list-style-type: none"> County GIS contours indicate that there are slopes steeper than 15% at some parts of proposed lot 1. However, the parcel is large enough to accommodate the residential use therefore, Engineering has no requirement at this time. <p data-bbox="623 598 837 627">Transportation:</p> <ul data-bbox="672 653 1516 947" style="list-style-type: none"> Access to proposed lot 2 is provided via an existing mutual approach off Horse Creek Road. As a condition of future subdivision, the applicant shall construct a new paved approach on Horse Creek Road to provide access to lot 1. As the proposed subdivision will result in a parcel size greater than 7.41 acres, Transportation Off-site Levy shall be deferred at this time. <p data-bbox="623 966 932 995">Sanitary/Waste Water:</p> <ul data-bbox="672 1020 1495 1201" style="list-style-type: none"> As per the application, the remainder lot 2 is serviced by a septic tank and 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="623 1220 1057 1249">Water Supply And Waterworks:</p> <ul data-bbox="672 1274 1511 1921" 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="721 1476 1511 1770" 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. No adverse effects to existing licensed or domestic groundwater users are 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.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agriculture & Environment Services	Storm Water Management:
	<ul style="list-style-type: none">As the lot size of proposed lots 1 and 2 are 10 acres and 30 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.
	Environmental:
	<ul style="list-style-type: none">Based on the GIS review, no environmental constraints are present.
	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.

Circulation Period: October 9, 2020, to November 2, 2020.

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