



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agricultural Services	The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural/horticultural purposes. The proposed new and distinct agricultural operation could also be carried out under the current land use designation.
Road Maintenance	The proposed redesignation and subdivision of the 50 acre lot will be accessed by Twp Rd 224 which is currently a chip seal road. It is expected that additional maintenance will be required with the increased commercial traffic generated from the addition of the proposed greenhouse.
Road Operation	Applicant to confirm how he intends to access the proposed two (2) lots. Any new approach construction will require the Applicant to contact County Road Operations to confirm approach location and scope of work to ensure adherence to County Servicing Standards.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate servicing for the subject lands, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in an Agricultural land use district and are greater than 30 acres in size. As per the application, the proposed change in land use is to support a greenhouse agricultural operation. <p>Geotechnical:</p> <ul style="list-style-type: none"> As per GIS review, slopes steeper than 15% are not observed on the subject lands. <p>Transportation:</p> <ul style="list-style-type: none"> The proposed 50 acre parcel has frontage on Township Road 224 which is a chip-sealed road. Given the nature of the proposed development, engineering does not anticipate a significant increase in traffic therefore a TIA is not required at this time. As a condition of future subdivision or development permit; <ul style="list-style-type: none"> the Applicant/Owner shall construct a new paved approach on Township Road 244 in order to provide access to the proposed 50 acre. parcel. the Applicant/Owner shall construct a new paved approach on Township Road 244 or Range Road 285 in order to provide access to the remainder. <p>Sanitary/Waste Water:</p>



ROCKY VIEW COUNTY

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	<ul style="list-style-type: none">No comments at this time <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none">No comments at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none">Future Subdivision and/or Development Permit applications may require a Stormwater Management Report to be submitted. The SWMR shall demonstrate how the runoff arising from the construction of the proposed development will be managed. <p>Environmental:</p> <ul style="list-style-type: none">As per county GIS, numerous wetlands are observed on the subject lands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

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