



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 purposes. The proposed new and distinct agricultural operation could also be carried out under the current land use designation.
Road Operation	<p>Applicant to confirm how he intends to access the proposed new ± 54 acres parcel:</p> <ul style="list-style-type: none"> Will he be accessing the new ± 54 acres parcel using the existing approach that will service the proposed ± 102 acres remainder. If yes, the applicant will need to have an access agreement/easement in place for both parcels.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Owner shall enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> in accordance with the approved Tentative Plan and shall include the following: <ul style="list-style-type: none"> Construction of Range Road 284 to a gravel Regional Low Volume standard from the intersection of Highway 560 down to the proposed gravel approach (approximately 1.6 km in total length) with an offset cul-de-sac bulb and any necessary easement agreements, including a complete approach to the new lot, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards. Implementation of the Construction Management Plan; and Implementation of the Erosion and Sedimentation Control Plan <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The southern parcel (remainder) currently has an approach off RR284, the parcel east of the southern parcel gains access via a panhandle. The proposed lot +/- 54 acres currently has no legal access to a public developed road. As a condition of future subdivision, The Owner shall enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> in accordance with the approved Tentative Plan and shall include the following: <ul style="list-style-type: none"> Construction of Range Road 284 to a gravel Regional Low Volume standard from the intersection of Highway 560 down to the proposed gravel approach (approximately 1.6 km in total



AGENCY	COMMENTS
	<p>length) with an offset cul-de-sac bulb and any necessary easement agreements, including a complete approach to the new lot at the Owner's expense, in accordance with Rocky View County Servicing Standards.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to submit a Construction Management Plan in accordance with the County Servicing Standards. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate servicing for the newly created parcels, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the Agricultural General use district and are greater than 30 acres in size. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate servicing for the newly created parcels, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the Agricultural General use district and are greater than 30 acres in size. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The proposed site is located within the Shepard slough complex which provides a major drainage feature for the area. A stormwater management plan is not warranted for this proposal, as the subdivision will cause minimal effects on drainage patterns. However, consideration for protection of the Shepard Slough Complex, via overland drainage easement, may be required at the time of future subdivision and/or development permit. <p>Environmental:</p> <ul style="list-style-type: none"> The large body of water is part of the Shepard Slough Complex. Should the owner propose development that has a direct impact on any water body, the applicant will be responsible for obtaining all required AEP approvals.

Circulation date: February 16, 2021 – March 9, 2021

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