



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Provincial Agency</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.
<i>Municipalities</i>	
Wheatland County	<p>Wheatland County has reviewed the application and staff submitted the following comments regarding Road Access:</p> <ul style="list-style-type: none"> • The lands are adjacent to Boundary Road/Rge. Rd 270, a municipal roadway within Wheatland County's transportation network. • Two existing approaches provide access to the southern two lots via Boundary Road/Rge. Rd 270. • The northern parcel does not appear to have access to the municipal road network, and fronts Dead Horse Rd. and Boundary Road/Rge. Rd 270. Should access be proposed via Boundary Road/Rge. Rd 270, new approach may be constructed in accordance with Wheatland County's standards. • See our website for standards and application details. https://wheatlandcounty.ca/documents/road-approach-application/
<i>Public Utility</i>	
ATCO Pipelines	<p>The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Transmission requires a separate utility lot for its sole use. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter. • Contact ATCO Transmission Land Department at 1-888-420-3464 or landadmin@atco.com for more information.



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	<p>4. Road crossings are subject to Engineering review and approval.</p> <ul style="list-style-type: none"> • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Transmission right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.</p> <p>7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> • If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>10. An evaluation must be completed to assess the electrical hazards of proposed facilities to the pipeline. Mitigation of electrical hazards may be required.</p> <ul style="list-style-type: none"> • All costs associated with the evaluation and any mitigation will be borne by the developer/owner. • This process can take up to 18 months to complete. <p>If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.</p>
<i>Internal Departments</i>	
Agricultural Services	<p>Agricultural Services Staff Comments: It appears the applicant intends to use the smaller parcels for new agricultural pursuits but the proposed agricultural operations could also be carried out under the current land use designation.</p>
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.



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	<p>Geotechnical:</p> <ul style="list-style-type: none"> • As per GIS review, slopes steeper than 15% are not observed on the subject lands. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As per the application, the Applicant/Owner states that there are two existing approaches off Boundary Road to service two of the three proposed parcels. Boundary Road is under Wheatland County jurisdiction. • As per the application, the applicant intends to build the third approach for the north parcel off Boundary Road. <ul style="list-style-type: none"> ○ As a condition of future subdivision, applicant/owner shall construct an approach for the proposed 40 acre parcel off Boundary Road in accordance with Wheatland County comments / requirements. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> ○ Should the applicant propose construction of the road approach off Dead Horse Road: As a condition of future subdivision, the Applicant/Owner shall construct a new paved approach on Dead Horse Road in order to provide access to the proposed 40 acre parcel.
Road Operations	<ol style="list-style-type: none"> 1. Regarding the creation of the 3 proposed lots as depicted on page 13 of the application (i.e. north lot, middle lot, south lot), applicant to confirm how he intends to access the north lot and middle lot: <ol style="list-style-type: none"> a) Appropriate access should be provided for all proposed lots.
Transportation Services	<p>The proposed subdivision is currently accessed by Boundary Road which is a gravel road under the jurisdiction of Wheatland County. It is recommended that Wheatland County be circulated on the subdivision for comments.</p>

Circulation date: February 25, 2021 – March 18, 2021

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