



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY

COMMENTS

Province of Alberta

Alberta Transportation

The above noted subdivision proposal does not meet the requirements of Section 14 or 15 of the Regulation. The department anticipates minimal impact on the highway from this proposal. However, for future access management requirements, a service road is required. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant variance of Section 14 and pursuant to Section 15; the department will accept a service road that meets the requirements below.

The service road is to be dedicated by plan of survey at the time of subdivision, measured 30 metres in perpendicular width from Highway 9, as shown on the attached schematic drawing.

To accommodate the boundary adjustment/consolidation/subdivision shown on the attached. Joint use of the existing access is acceptable for residential or agricultural use.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of the subsequent subdivision be referred to the Land and Property Rights Tribunal

Internal Departments

Planning and Development Services – Engineering

Geotechnical:

- Subject lands have flat topography.
- Engineering has no requirements at this time.

Transportation:

- Township Road 264 and Range Road 271 are identified on the County's Long Range Regional Transportation Network as Network 'B' roads requiring 30 m rights-of-way. A 30 m right-of-way is already provided for Range Road 271.
- As a condition of subdivision, 5 m along the north boundary of the subject lands shall be dedicated for road widening by plan of survey to increase the Township Road 264 right-of-way width from 20 m to 25 m.
- As a condition of subdivision, the applicant shall construct a new field approach to Twp Rd 264 within the panhandle to provide access to the proposed lot in SW-23-26-27-W4M north of the railway. In addition, the applicant shall:
 - Provide an access right-of-way plan, and prepare and register respective access easement agreements on each title for mutual access purposes where required.
- The subject lands are located adjacent to Highway 9. An existing road approach from Highway 9 provides access to the proposed lots in SE/SW-23-26-27-W4M south of the railway. Alberta Transportation to confirm if the road approach may be used for accessing



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	<p>these lots or if an alternate access road will be required. Upgrades to the existing road approach may be required pending final approval from Alberta Transportation.</p> <ul style="list-style-type: none"> As a condition of subdivision, should the approach from Highway 9 be utilized for mutual access purposes the applicant shall provide an access right-of-way plan, and prepare and register respective access easement agreements on each title where required. Alberta Transportation has accepted the use of the existing mutual approach from Highway 9 for agricultural or residential use. As a condition of subdivision, the applicant/owner is required to dedicate by plan of survey 30 m along the easterly boundary of the proposed A-SML p8.1 parcel for a service road as per Alberta Transportation requirements. 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>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant will not be required to demonstrate servicing as no new parcels are being created. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The applicant will not be required to demonstrate servicing as no new parcels are being created. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Due to the large lot sizes, the change in site imperviousness due to construction of new dwellings will not have a significant impact on stormwater management. No site-specific stormwater implementation plan is warranted at this time. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Wetlands are present within the subject lands. For any proposed development that has a direct impact on any wetlands, the applicant/owner will be responsible for obtaining all required AEP approvals. Engineering has no requirements at this time

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