



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agriculture & Environment Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the future residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, and noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>
Planning and Development Services - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> As per County GIS, the site slopes appear less than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the remainder parcel is provided from Township Road 283. Access will be required for the proposed lot. As a condition of future subdivision, the applicant shall: <ul style="list-style-type: none"> Construct a new gravel approach off Township Road 283 to provide access to the subdivided lot; or Upgrade the existing gravel approach to a mutual standard and register an access easement to provide access to the subdivided lot. As a condition of future subdivision, the applicant shall provide payment of the Transportation Offsite Levy in accordance with the Transportation Off-site levy bylaw C-8007-2020 for the total gross acreage of subdivided lot. Township Road 283 is not identified in the Long Range Transportation Network. Land dedication for road widening is not required. Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> At the time of future subdivision, the applicant shall submit a Level 1 PSTS Assessment for the subdivided lot, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County. The remainder lot is not required to demonstrate adequate servicing in accordance with policy 411. Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As a condition of future subdivision, the owner shall provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the subdivided lot. The remainder lot is not required to demonstrate adequate servicing in accordance with policy 411.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<ul style="list-style-type: none">• Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none">• 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">• As per County GIS, a watercourse is present on the remainder parcel.• Any watercourse disturbance will require AEP approval and is the sole responsibility of the applicant/owner.• Engineering has no requirements at this time.

Circulation Period: May 27, 2021 to June 17, 2021.

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