



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. The department is currently protecting Highway 1A to a Multi-lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 of the Regulation should they choose to do so.</p>
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<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"> • As a condition of future subdivision, the applicant will be required to construct two new gravel approaches off Retreat Road to access the two new lots. <ul style="list-style-type: none"> ○ The applicant shall contact Road Operations for a pre-construction inspection and subsequent post-construction inspection. • As a condition of future subdivision, 5 m along the north boundary of the parcel shall be dedicated for road widening by plan of survey as per the applicable TOL bylaw since this portion of Retreat Road is part of the Long Range Transportation Plan Road Network B requiring 30m of ROW (there is currently 20m). • As a condition of future subdivision, the applicant is required to pay the Transportation Off-site Levy in accordance with the relevant bylaw at the time of subdivision. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available.



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	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to submit a Level 2 PSTS report in accordance with the County Servicing Standards for the newly created lot. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As part of the redesignation application, the applicant submitted the RVC Subdivision Report prepared by ISL dated November 2021. The report included a Phase 1 Groundwater Supply Evaluation, which concluded that it is expected that the aquifer can supply the development with water. As a condition of future subdivision, the applicant is required to drill a new well for each lot and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm for each lot (2 wells in total). Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> A stormwater management plan was prepared by ISL Engineering dated November 15, 2021, to support the application. The stormwater management plan considers 4 lots instead of 2 lots, and suggests that small dry ponds could be utilized to manage storm water on each lot. As a condition of future subdivision, the applicant will be required to submit an updated stormwater management plan to address the reduction in proposed lots and provide details on the required stormwater infrastructure. As a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title to implement the required stormwater management improvements. 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.