



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Engineering Services	<p>Geotechnical</p> <ul style="list-style-type: none"> • County GIS contours indicate that there are slopes less than 15%. • Engineering has no requirements at this time. <p>Transportation</p> <ul style="list-style-type: none"> • As a condition of future subdivision, single and/or mutual gravel approaches with access easement will be required on Range Road 45 to provide access to lots 1 and 2. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Transportation Off-site levy bylaw C-8007-2020 for the total gross acreage of lots 1 and 2. • 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 provide a Level 3 PSTS assessment for Lots 1 and 2, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County. • Engineering has no requirements at this time. <p>Water Supply and Waterworks</p> <ul style="list-style-type: none"> • The applicant provided a Phase 1 Groundwater Feasibility Assessment, prepared by Groundwater Resources Information Technologies Ltd., dated February 19, 2021. The Phase 1 Groundwater Evaluation concluded following for lots 1 and 2: <ul style="list-style-type: none"> ○ There appears to be sufficient water supply to service the proposed development, as per the <i>Water Act</i> for domestic well users. ○ It appears that no significant water level decline in the aquifer would be expected due to addition of new wells. ○ No adverse effects to existing licensed or domestic groundwater users are expected from the proposed subdivision. • As a condition of future subdivision, the applicant shall provide the following for Lots 1 and 2: <ol style="list-style-type: none"> a) New wells on each lot with Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for each new well. b) An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new wells in accordance with County's servicing standards. This is required in accordance with County's servicing standards as there are more than 6 lots in a quarter section; and c) The results of the aquifer testing meeting the requirements of the <i>Water Act</i>. • Engineering has no requirements at this time.



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	<p data-bbox="428 260 792 285">Storm Water Management</p> <ul data-bbox="428 310 1523 512" style="list-style-type: none"> <li data-bbox="428 310 862 336">• No information was provided. <li data-bbox="428 348 1523 478">• As a condition of future subdivision, the applicant will be required to submit a site-specific stormwater management plan for lot 1 and 2, prepared by a qualified professional, identifying an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards. <li data-bbox="428 485 1057 510">• Engineering has no requirement at this time. <p data-bbox="428 533 630 558">Environmental</p> <ul data-bbox="428 583 1523 814" style="list-style-type: none"> <li data-bbox="428 583 1523 714">• Based on the review of County GIS, Horse creek runs along the east boundary of proposed lot 1 and 2. As per Section 204 of Land Use Bylaw, the extent of riparian area for the Horse Creek is 60 m, which covers a significant portion of proposed lots 1 and 2. <li data-bbox="428 720 1523 814">• As there appears to be more than 1 acre of contiguous developable area available outside of the riparian area, engineering has no requirements at this time.
Agriculture & Environment Services	<p data-bbox="428 852 1523 1016">If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the future residential land uses from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>

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.