



**ATTACHMENT A: APPLICATION REFERRALS**

AGENCY	COMMENTS
<b><i>External Departments</i></b>	
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 22. The department is currently protecting Highway 22 to a Major Two-Lane standard at this location.</p> <p>The subdivision proposal does not meet Section 14 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway and sufficient local road access to the subdivision, satisfying Section 15 of the regulation. Therefore, pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance to Section 14 of the Regulation should they choose to do so.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.</p>
<b><i>Internal Departments</i></b>	
Planning and Development Services - Engineering	<p><b>General</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Based on the review of site contours on GIS, slopes are less than 15%.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The subject parcel currently have access from a private Mutual Joint Driveway Access Easement Agreement, instrument # 081 528 858. The Easement is 9 meters north and south of the northern boundary of the property.</li> <li>The existing Utility right-of-way Plan 071 5006 will be a constraint for the subject parcel to construct an additional approach at the time of Future Subdivision and/or Development Permit.</li> <li>At the time of future Subdivision and/or Development Permit, the application will require to provide both physical and legal access to the newly subdivided lot(s).</li> <li>It should be noted that any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road to accommodate an emergency access. There are currently more than 10 lots accessing Camden Dr. At the future Subdivision and/or Development</li> </ul>

AGENCY	COMMENTS
	<p>Permit, it will be Council's discretion to waive or enforce the emergency access requirements as noted.</p> <ul style="list-style-type: none"> <li>At future Subdivision and/or Development Permit stage an Alberta Transportation Waiver and a Roadside DP shall be required as this property is within 1.6 km of Hwy 22.</li> <li>Transportation offsite Levy has previously been collected.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, the applicant/owner is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available.</li> <li>Engineering is satisfied with the Shallow Subsurface Conditions Report completed by Almor Engineering Associated Ltd. Dated May 2007.</li> <li>For all residential lots between 1-4 acres in size, the County requires the use of Package Sewage Treatment Plants which meet Bureau de Normalisation du Quebec (BNG) standards for treatment.</li> <li>As a condition of future subdivision, the applicant/owner shall enter into a Site Improvements/Services Agreement with the County for the construction of Package Sewage Treatment Plant on lot 1 (newly created lot) in accordance with the recommendations of the Shallow Subsurface Condition Report completed by Almor Engineering Associated Ltd.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>The existing potable water infrastructure is deemed unfeasible at this time due to proximity and serviceable area of the Cochrane Lake system.</li> <li>The applicant indicated that the water supply for the proposed development will serviced via water well, it should be noted that the existing water well is currently located in Lot 1 (proposed new lot). Based on the Aquifer Evaluation prepared by Sabatini Earth Technologies Inc. dated January 2008, Engineering as no concerns with the existing well servicing Lot 1.</li> <li>As a condition of future subdivision and/or Development Permit stages, the applicant/owner shall ensure that services are to be located within the boundary of each parcel meeting all the set-back requirements. The existing well shall be disconnected from the existing dwelling to be able to service the newly created parcel (Lot 1).</li> <li>As a condition of future subdivision, the applicant/owner shall provide the applicant is required to submit Phase 2 Aquifer Pumping &amp; Testing Report for the new well on Lot 2, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. This shall include Well Driller's Reports confirming a minimum pump rate of 1.0 IGPM.</li> </ul>



AGENCY	COMMENTS
Transportation	<ul style="list-style-type: none"><li>As a condition of subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to municipal services once available.</li></ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"><li>Engineering has no requirements at this time.</li></ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"><li>Engineering has no requirements at this time.</li></ul> <p>Detailed inspection to be provided at subdivision.</p> <p>From a desktop review the approach appears meet the required width for a mutual approach.</p> <p>Preference would be to use the existing mutual access with an easement.</p>

Circulation date: August 5 – August 26, 2020

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