



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<p>Geotechnical</p> <ul style="list-style-type: none"> As per County GIS, there is more than one acre of contiguous developable area on each lot. <p>Transportation</p> <ul style="list-style-type: none"> Access to both lots are provided by existing approaches off Glendale Road. Glendale Road is identified as a Long-Range Network A road requiring 36 m road right of way. As a condition of future subdivision, 3 m of land dedication by a plan of survey will be required along the western boundary of subject lands. Transportation off-site levy shall be deferred at this time in accordance with Transportation off-site levy bylaw C-8007-2020 as the resulting parcel sizes are more than 7.41 acres. <p>Sanitary/Wastewater</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate sanitary servicing for both lots, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the Agricultural district and are greater than 30 acres in size. <p>Water</p> <ul style="list-style-type: none"> The applicant is not required to demonstrate adequate water servicing for both lots, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the Agricultural district and are greater than 30 acres in size. <p>Storm Water Management</p> <ul style="list-style-type: none"> The change in site imperviousness due to construction of new dwelling will not have a significant impact from stormwater management perspective due to large parcel sizes. No site-specific stormwater implementation plan is warranted at this time. <p>Environmental:</p> <ul style="list-style-type: none"> As per County GIS, wetlands are present on site. Any AEP approval for any wetland disturbance will be the sole responsibility of the applicant/owner.
Planning and Development Services	<p>Providing a greater rationale as to the use of the proposed newly redesignated land as to:</p> <ul style="list-style-type: none"> New agricultural operations are distinctly different from the existing use of the land in terms of agricultural products, livestock, and/or facilities.



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Agriculture & Environment Services	<ul style="list-style-type: none"> • Distinct operations are where two or more different agricultural uses are established on a single agriculture parcel for a period of 5 years or more. Such uses may include agricultural products, livestock, and/or facilities. Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria: <ul style="list-style-type: none"> ○ A similar pattern of nearby small agricultural operations; ○ A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation; ○ A demonstration of the need for the new agriculture operation; ○ An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. <p>Site assessment criteria include:</p> <ul style="list-style-type: none"> • Suitable soil characteristics and topography; • Suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; • Compatibility with existing uses on the parent parcel and adjacent lands; • An assessment of the impact on, and potential upgrades to, County infrastructure; and • An assessment of the impact on the environment including air quality, surface water, and groundwater. <p>The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation can also be carried out under the current land use designation</p>

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