



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Provincial Agency	
Transportation Alberta	<p>In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation and will not require a roadside development permit from Alberta Transportation nor does Alberta Transportation have any objections to the redesignation.</p> <p>The department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.</p>
Internal Departments	
Agricultural Services	<p>Agricultural Services Staff Comments: If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the 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>
Capital Projects - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> • The subject lands do not include slopes greater than 15%. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant/owner shall construct a single residential approach to Lot 2. The applicant/owner shall schedule a road approach inspection with County Road Operations prior to construction. • Transportation Off-site Levy shall be deferred at future subdivision in accordance with Bylaw C-8007-2020 due to the following: <ul style="list-style-type: none"> ○ Lot 1 contains an existing dwelling and is therefore not consider "Development Area" as per the Bylaw. ○ Lot 2 and Remainder parcels sizes are larger than 7.41 acres. • 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/owner shall submit a Level 2 PSTS assessment, prepared by a qualified professional, for proposed Lot 2, in accordance with The Model Process for Subdivision Approval and Private Sewage. • At the time of future subdivision, the applicant/owner shall provide a Level 1 Variation Assessment for Lot 1, in accordance with the <i>Model Process for</i>



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	<p><i>Subdivision Approval and Private Sewage</i>, that identifies the type of PSTS and drainfield that is existing on the subject lands and demonstrates that the minimum offsets meet the requirements of the <i>Alberta Private Sewage Systems Standard of Practice</i>.”</p> <ul style="list-style-type: none"> • 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 applicant is required to drill a new well in Lot 2 and provide a Well Driller’s report confirming that the flow exceeds or is equivalent to 1 igpm. • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As the size of the proposed Lot 2 is +/- 10 acres, the change in site imperviousness due to construction of new dwellings will not have a significant impact on stormwater management. As such, no site-specific stormwater implementation plan is warranted at future subdivision stage. • Engineering has no requirements at this time. <p>Environmental</p> <ul style="list-style-type: none"> • Wetlands are present throughout the remainder. For any proposed development that has a direct impact on any wetlands, the applicant/owner will be responsible for obtaining all required AEP approvals. • 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.