



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 766. The department is currently protecting Highway 766 to a Major Two-Lane (Rural Arterial Undivided) 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 and there is 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> <p>Pursuant to Section 678(2.1) of the Municipal Government Act, the department is varying the distance for appeals for this application. Therefore, any appeals can be heard by the local Subdivision and Development Appeal Board.</p>
Planning & Development Services - Planning	The proposed redesignation does not conform to the policies set out in Section 8 of the County Plan.
Capital Projects - Engineering	<p>Transportation:</p> <ul style="list-style-type: none"> • Access to the proposed new parcel is provided off Township Road 272. • Access to the remainder parcel is provided by a shared driveway off Township Road 272. • Currently, there is no access easement present on title for the shared driveway. The existing approach for the shared driveway does not meet the mutual approach standards in accordance with the County Servicing Standards. • As a condition of future subdivision, the applicant shall upgrade the existing gravel approach to mutual standard and register an access easement on the shared driveway to provide legal access to the remainder parcel. • Township Road 272 is identified as a Long-Range Network B road requiring 30 m road right of way. As a condition of future subdivision, 5 m of land dedication by a plan of survey will be required along the northern boundary of subject lands. • As the resulting parcel sizes are more than 7.41 acres, TOL shall be deferred at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the application, the proposed new parcel is serviced by a septic field. • The remainder lot is not required to demonstrate adequate servicing in accordance with Policy 411 as it is larger than 30 acres.



AGENCY	COMMENTS
Agriculture & Environment Services	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • As per the application, the proposed new parcel is serviced by a water well. • The remainder lot is not required to demonstrate adequate servicing in accordance with Policy 411 as it is larger than 30 acres <p>Storm Water Management:</p> <ul style="list-style-type: none"> • 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 the subject parcel. • Any AEP approval for the wetland disturbance will be the sole responsibility of the applicant/owner. <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the future residential land use 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: June 11, 2021, to July 5, 2021.

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