



## ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<b>Internal Departments</b>	
Capital Projects - Engineering	<p data-bbox="410 394 521 422"><b>General</b></p> <ul style="list-style-type: none"> <li data-bbox="410 447 1484 541">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li data-bbox="410 562 1520 625">• As per the application, the applicant is proposing to create a <math>\pm 3.61</math> hectare (<math>\pm 8.92</math> acre) parcel with a <math>\pm 9.74</math> hectares (<math>\pm 24.07</math> acres) remainder.</li> <li data-bbox="410 646 1484 741">• Note: Land Titles indicates there are "Restricted Development Areas" that affect this parcel. The Applicant/Owner shall adhere to the development restrictions in accordance as per instrument # 001 270 429 on title.</li> </ul> <p data-bbox="410 762 602 789"><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li data-bbox="410 814 1500 951">• The applicant submitted a Geotechnical Developable Area Assessment prepared by Lone Pine Geotechnical dated May 26, 2022. The assessment concluded that there is a minimum of one contiguous developable acre (1.0 acre) of land within the proposed parcels.</li> </ul> <p data-bbox="410 972 626 999"><b>Transportation:</b></p> <ul style="list-style-type: none"> <li data-bbox="410 1024 1500 1234">• The subject land currently gains access off Range Road 285, which is a gravel standard road. The applicant plans on using the existing approach, which will create a mutual approach with the parcel to the east.             <ul style="list-style-type: none"> <li data-bbox="451 1140 1500 1234">○ As a condition of subdivision, the applicant will be required to contact Road Operations for a pre-construction inspection of the approach to determine the approach needs to be upgraded as part of the subdivision.</li> </ul> </li> <li data-bbox="410 1255 1484 1455">• The "restricted development area" appears to isolate the easterly portion of the parcel from RR285. Access to RR285 from this area shall be in accordance with the requirements as per instrument # 001 270 429 on title, subject to adequate engineering and associated regulatory approvals. Prior to endorsement, the applicant shall provide engineering plans and regulatory approvals for the construction of access through the restricted development areas.</li> <li data-bbox="410 1476 1458 1539">• Road widening has been previously taken from the parcel for RR285, which is currently identified as a Network B roadway on the Long Range Network Plan.</li> <li data-bbox="410 1560 1500 1728">• As a condition of subdivision, the owner is to provide payment of the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020, as amended. The County shall calculate the levy amount based on the plan of subdivision; it is expected the levy will apply to the proposed 8.92 acre lot only.</li> <li data-bbox="410 1749 1500 1927">• The application was circulated to Alberta Transportation (AT) for review and comment since the proposed development is within 1.6 km of Highway 567. As a condition subdivision, the applicant shall fulfill all requirements by AT to their satisfaction.             <ul style="list-style-type: none"> <li data-bbox="451 1896 1089 1927">○ Comments received from AT on April 6, 2022:</li> </ul> </li> </ul>



AGENCY	COMMENTS
	<p><i>"We have completed our internal analysis and the consensus is that the intersection requires upgrade to a Type IIb treatment to accommodate additional traffic. This improvement should be completed as a condition of subdivision approval. This requirement would be carried forward to other applications for subdivision using this intersection.</i></p> <p><i>Alternately, the proponents may submit a traffic impact assessment, prepared in accordance with the Alberta Transportation document "Traffic Impact Assessment Guideline" and submit it to our office for review and acceptance – the findings of the TIA would be required to be constructed at no cost to Alberta Transportation as a condition of subdivision approval."</i></p> <ul style="list-style-type: none"> <li>▪ As a condition of subdivision, the Owner shall enter into a Development Agreement with the County for the construction of a type 2b intersection at Range Road 285 and Highway 567.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>▪ As a condition of subdivision, the applicant shall submit a Traffic Impact Assessment (TIA) for the intersection of Range Road 285 and Highway 567 in accordance with County Servicing Standard and the Province's guidelines.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The applicant is proposing to use a PSTS to service the proposed lot. As part of this application, a Level II Private Sewage Treatment System Assessment for subdivision prepared by Groundwater Resources Information Technologies Ltd. dated April 25, 2022, has been provided. As per the assessment, the subject land is suitable for conventional treatment field with primary or secondary treated effluent.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• As a part of the re-designation application, the applicant provided a Phase I Groundwater Assessment conducted by Groundwater Information Technologies Ltd. dated March 4, 2022. The Phase 1 Groundwater Evaluation concluded the following:             <ul style="list-style-type: none"> <li>○ There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users, at a rate of 1250 m<sup>3</sup>/year.</li> <li>○ It appears that no significant water level decline in the aquifer would be expected due to addition of a new well.</li> <li>○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision.</li> </ul> </li> <li>• <b>As a condition of subdivision</b>, applicant shall:             <ul style="list-style-type: none"> <li>○ Drill a new well on the proposed Lot 1 and supply the Well Driller's report confirming a flow of 4.5 L/min (1 igpm) or greater.</li> <li>○ Provide an Aquifer Testing (Phase II) Report, which will include aquifer testing, the location of the new well in accordance with County's servicing Standards and meeting the requirements of the Water Act.</li> </ul> </li> </ul>



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p data-bbox="410 260 776 289"><b>Storm Water Management:</b></p> <ul data-bbox="410 312 1523 611" style="list-style-type: none"><li data-bbox="410 312 1523 443">• As a part of re-designation application, the applicant provided a stormwater analysis, prepared by MPE Engineering, dated February 22, 2021. The stormwater analysis provides recommendations for the future development within the subdivision.<ul data-bbox="451 464 1463 527" style="list-style-type: none"><li data-bbox="451 464 1463 527">○ The report provided several recommendations for the site to maintain pre-development release rate.</li></ul></li><li data-bbox="410 548 1487 611">• The applicant shall be responsible for following the recommendations outlined in approved Stormwater Management report(s) in perpetuity.</li></ul> <p data-bbox="410 632 618 661"><b>Environmental:</b></p> <ul data-bbox="410 684 1511 814" style="list-style-type: none"><li data-bbox="410 684 1511 814">• The applicant remains responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation prior to proceeding with construction. As a condition of subdivision, the applicant shall provide proof of these approvals to the County.</li></ul>

Re-circulation Period: May 3, 2022, to May 25, 2022

The above comments were received from re-circulation of the application to internal and external agencies based on the revised redesignation proposal submitted on February 23, 2022.

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