



## ATTACHMENT 'B': APPLICATION REFERRALS

| AGENCY                           | COMMENTS  |
|----------------------------------|---|
| <i>Internal Departments</i>      |   |
| Capital and Engineering Services | <p data-bbox="464 394 656 422"><b>Geotechnical:</b></p> <ul data-bbox="475 428 1218 495" style="list-style-type: none"> <li>• As per County GIS, the site slopes are less than 15%.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 514 678 541"><b>Transportation:</b></p> <ul data-bbox="475 548 1474 890" style="list-style-type: none"> <li>• Access to the remainder parcel (Lot 2) is provided off Grand Valley Road.</li> <li>• Currently, there is no separate access present for the proposed Lot 1.</li> <li>• As a condition of future subdivision, the applicant shall:               <ul data-bbox="521 653 1474 785" style="list-style-type: none"> <li>○ Construct a new paved approach off Grand Valley Road to provide access to the new Lot 1; OR</li> <li>○ Upgrade the existing gravel approach to a paved mutual standard and register access easement to provide access to proposed Lot 1.</li> </ul> </li> <li>• Transportation off-site levy shall be deferred at this time as the resulting parcel sizes are more than 7.41 acres.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 909 769 936"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="475 942 1463 1180" style="list-style-type: none"> <li>• As per the application, the remainder Lot 2 with the existing dwelling is serviced by a septic system.</li> <li>• At the time of future subdivision, the Applicant shall submit a Level 1 PSTS Assessment for the Lot 1 and Level 1 assessment variation for the remainder Lot 2, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 1199 898 1226"><b>Water Supply And Waterworks:</b></p> <ul data-bbox="475 1232 1463 1436" style="list-style-type: none"> <li>• As per the application, the remainder Lot 2 is serviced by a water well.</li> <li>• As a condition of future subdivision, the Owner shall drill a new well and provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the proposed Lot 1 in accordance with County's servicing standards.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 1455 833 1482"><b>Storm Water Management:</b></p> <ul data-bbox="475 1488 1419 1591" style="list-style-type: none"> <li>• No stormwater implications are expected due to large resulting parcel sizes.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 1610 675 1638"><b>Environmental:</b></p> <ul data-bbox="475 1644 1479 1879" style="list-style-type: none"> <li>• As per County GIS, a watercourse runs through the subject parcel.</li> <li>• Any AEP approval for the watercourse disturbance will be the sole responsibility of the applicant/owner.</li> <li>• Applicant shall minimize the disturbance to riparian area in accordance with County Policy – 419 – Riparian Land Conservation and Management.</li> <li>• For any future development within the Riparian Protection Area, the applicant shall require a Development Permit to be issued subject to</li> </ul> |



ROCKY VIEW COUNTY

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|--|---|
| Agriculture &<br>Environment<br>Services | <p>conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area.</p> <ul style="list-style-type: none"><li>• Engineering has no requirements at this time.</li></ul> <p>It appears the applicant intends to use the smaller parcel for a new agricultural pursuit, but the proposed agricultural operation could also be carried out under the current land use designation</p> |

Circulation Period: March 28, 2022, to April 19, 2022.

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