



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has no concerns with the proposed redesignation. However, future subdivision must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 22. The department is currently protecting Highway 22 to a Multi-lane standard at this location.</p> <p>Future subdivision would 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 proposed parcels, therefore satisfying Section 15 of the Regulation for future subdivision. Therefore, pursuant to Section 16 of the Regulation, the department is prepared to grant approval at the subdivision stage to the subdivision authority to grant a variance of Section 14 of the Regulation if they would choose to do so.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property rights Tribunal.</p>
<i>Internal Departments</i>	
Recreation, Parks and Community Support	Recommend cash in lieu for municipal reserves.
Capital and Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, site slopes are less than 15%. Engineering has no requirements at this time. <p>Transportation</p> <ul style="list-style-type: none"> Access to the eastern lot is provided by a mutual approach from Lot 15. Access to the western lot would be required as a condition of future subdivision. The Applicant will not be required to pay the transportation offsite levy, as the levy was paid as part of the RV2005023 application. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> As part of the application, the Applicant provided a Level 3 Model Process Assessment report prepared by Western Water Resources Inc. dated January 11, 2013. A test pit was excavated on the parcel north of the subject lands and based on the assessed soil conditions two PSTS options were recommended. <ul style="list-style-type: none"> A test pit is required to be completed on each proposed lot. As a condition of future subdivision, the Applicant will be required to submit a revised Level 3 PSTS report for the proposed future lot in accordance



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	<p>with the County Servicing Standards. In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be required on the future lot as the proposed lot is less than 4 acres in size.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant will be required to submit a Level I Variation Assessment for the existing septic field on the future remainder lot describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Phase I Groundwater Supply Evaluation prepared by Western Water Resources Inc. dated November 22, 2012. The report concluded that sufficient groundwater reserves exist to service additional lots within the quarter section. As part of the application, the Applicant provided a Phase II Groundwater Supply Evaluation prepared by Western Water Resources Inc. dated March 25, 2013. Two wells were drilled on the lot north of the subject land and on the remainder lot. The report concluded that both wells could produce flows greater than 1 IGPM and that they do not interfere with the neighbouring wells. As a condition of future subdivision, the Applicant/Owner will be required to drill a new well on the proposed lot and provide a Well Driller's report confirming that the flow exceeds or is equivalent to 1 IGPM. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the application, the Applicant provided a Stormwater Management Plan prepared by Western Water Resources Inc. dated March 15, 2013. The report concluded that peak flow rate and runoff volumes resulting from the 24-hour and 1:100 year storm events will not increase as a result of development. As a condition of future subdivision, the Applicant shall provide a revised stormwater implementation plan prepared by a professional engineer addressing the increase in imperviousness that would be caused as a result of future development of the proposed lot. The report shall be in accordance with the Cochrane North MDP and the Rocky View servicing standards. <p>Environmental:</p> <ul style="list-style-type: none"> If the Owner proposes development that has a direct impact on the wetlands onsite, they will be responsible for obtaining all required AEP approvals.

Circulation Period: March 3, 2022, to March 24, 2022.

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