



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment & Parks	<p>No concerns with redesignation PL20220059 at SE-04-27-04-W5.</p> <p>Please ensure that disturbance to any crown-owned wetlands are approved by Lands Division. The province retains ownership of most of the bed and shores of naturally occurring bodies of water including wetlands if they are permanent. For determination if a body of water is crown-owned, please contact the water boundaries unit. This applies to most naturally occurring lakes, rivers, and streams as well.</p>
Alberta Health Services	<p>I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we have no concerns with the proposal, based on the information provided.</p> <p>We note that the application indicates that future plans for this property include 'farm to table gardens/bee keeping'. While these activities do not require a food handling permit, other food processing or food sales operations may require plans submissions, permit applications and approvals inspections. More details can be found here: Information for Your Business Alberta Health Services. The Applicant may also contact a public health inspector directly at: 1-833-476-4743 (toll free), or via email calgaryzone.environmentalhealth@ahs.ca with any inquiries.</p>
TC Energy	<p>Based on a review of the information provided, the proposed development is not proposing any new crossings or ground disturbance within the prescribed area. Therefore, TC Energy has expressed no concerns with this project.</p>
<i>Internal Departments</i>	
Capital and Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to the lots is provided by existing approaches to Range Road 43 and Weedon Trail. • Weedon Trail is identified as a Long-Range Network A road requiring 36 m road right of way. As a condition of future subdivision, 3 m of land dedication by a plan of survey will be required along the southern boundary of the remainder lot. • As the resulting parcel sizes are more than 7.41 acres, Transportation Offsite Levy shall be deferred at this time.



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Agriculture & Environment Services	Sanitary/Waste Water:
	<ul style="list-style-type: none"> • As per the application, the proposed lot is serviced by an existing sewer system. • The applicant is not required to demonstrate adequate sanitary servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the remainder lot is in the agricultural district and greater than 30 acres in size. • Engineering has no requirements at this time.
	Water Supply and Waterworks:
	<ul style="list-style-type: none"> • As per the application, the proposed lot is serviced by an existing water well. • The applicant is not required to demonstrate adequate water servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the remainder lot is in the agricultural district and greater than 30 acres in size. • Engineering has no requirements at this time.
	Storm Water Management:
	<ul style="list-style-type: none"> • A change in site imperviousness due to construction of new dwelling would not have a significant impact from stormwater management perspective due to large parcel sizes. No site-specific stormwater implementation plan is warranted at this time. • Engineering has no requirements at this time.
	Environmental:
	<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. • Engineering has no requirements at this time.
	The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation could also be carried out under the current land use designation.

Circulation Period: May 5, 2022, to May 26, 2022.

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