



## ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b>External Departments</b>	
Western Irrigation District	No objections.
Wheatland County	No comments.
<b>Internal Departments</b>	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the 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.
Planning and Development Services - Engineering	<p><b>General</b></p> <ul style="list-style-type: none"> <li>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> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The subject lands gain access off Range Road 271, which is a gravel road. The proposed R-RUR parcel and the remainder A-SML parcel gains access via an existing mutual gravel approach.</li> <li>As a condition of future subdivision, the applicant is required to enter into a mutual access easement agreement with associated right of way plan for the use of the shared approach for the newly created R-RUR lot and the remainder A-SML lot.</li> <li>As a condition of future subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. The levy shall be deferred on the remainder</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>The applicant submitted a Level 1 Variation Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on site and demonstration that all required setbacks are met.</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>The proposed R-RUR parcel is serviced by an existing well on site.</li> <li>As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> </ul>
Transportation	Applicant to confirm access to development / subdivided lots.

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