



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Transportation	<p>The subsequent future subdivision application would be subject to the requirements of Sections 18 and 19 of the Matter Related to Subdivision and Development Regulation, due to the proximity of Highway 9 & 567.</p> <p>Alberta Transportation offers the following comments with respect to this application:</p> <ul style="list-style-type: none"> • The requirements of Section 18 of the Regulation is not met. • The requirements of Section 19 of the Regulation is met. <p>Pursuant to Section 20 of the Subdivision and Development Regulation, Alberta Transportation would authorize the subdivision authority to vary the requirements of Section 18 of the Regulation to accommodate the proposed subsequent future subdivision.</p>
Internal Departments	
Capital and Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Based on the review of site contours on GIS steep slopes 15% or greater are not observed. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to the proposed new lot does not currently exist off Range Road 264, which is a paved Road. The Applicant is proposing a new road approach off Range Road 264 located close to the south boundary of the proposed lot. • As a condition of future subdivision, the Applicant will be required to construct a new paved road approach, in accordance with County Servicing Standards, off of Range Road 264 to provide access to the proposed new lot. • The Applicant will be required to provide a site plan showing the location of the proposed new road approach. • Range Road 264 is part of the Long Range Transportation Network A, requiring 36 m Road Right of Way (ROW). The current right of way is 30 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 3.0 m strip of land as road ROW along entire eastern boundary of subject lands. • As the proposed parcel sizes are larger than 3.0 ha (7.41 ac), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the application, the proposed new lot will be serviced with a PSTS system. • As a condition to future subdivision, the Applicant/Owner shall provide a Level 1 PSTS Assessment in accordance with the <i>Model Process for</i>



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	<p><i>Subdivision Approval and Private Sewage</i>, that assesses the suitability of the site for PSTS and identifies any limitations of the site.</p> <ul style="list-style-type: none"> The Applicant will not be required to demonstrate adequate servicing for the remainder lot, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per the application, the proposed new lot will be serviced for potable water with a new private water well. As a condition of future subdivision, the Applicant/Owner shall be required to drill a new well within the proposed new lot and provide a Well Driller's report confirming that the flow is equivalent to 1 IGPM or greater. The Applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Given the size of the subject land(s), engineering does not anticipate that the future residential development of the proposed parcel will result in a significant increase in imperviousness, therefore an SSIP is not required at this time. An SSIP may be required at future subdivision stage depending on the information provided at the time of application. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> As per GIS review, wetland areas are observed throughout the subject lands. Should the Applicant propose development that has a direct impact on any wetlands, the Applicant will be responsible for obtaining all required AEP approvals. Engineering has no requirements at this time.

Circulation Period: August 25, 2022, to September 16, 2022.

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