

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create a ± 1.62 hectares (± 4.00 acres) new lot (Lot 1), a ± 2.57 hectares (± 6.34 acres) new lot (Lot 4), with a ± 1.83 hectares (± 4.52 acres) remainder (Lot 2) and a ± 1.72 hectares (± 4.25 acres) remainder (Lot 3) from Lots 1 & 2, Block 1, Plan 2110312 within SE-15-26-29-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act*, and Sections 7, 14 and 15 of the *Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with Section 7 and 14 of the Subdivision and Development Regulation;
 2. The subdivision conforms to the provisions of the relevant statutory plans;
 3. The subject lands hold the appropriate land use designation; and
 4. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 16 of the *Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation on behalf of the Minister of Transportation, varies the requirements of Sections 14 and 15 regarding subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- D. Further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Survey

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District. The following shall be provided:
 - a) A Plan of Survey, including the Application number (PL20210203) and Roll numbers (06415001, 06415062) of the parcels;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

**Transportation**

- 2) The Owner shall enter into an Access Easement Agreement for the proposed Lots 1, 2, 3, and 4 to provide legal access across each lot, including:
 - a) Provision of an Access Right of Way Plan over the easement area;
 - b) Landowner's Consent to Register Access Right of Way Plan;
 - c) Existing Easement, Registration Number 211 038 438, is to be discharged from both existing parcels.

Site Servicing

- 3) The Owner shall construct appropriately sized and designed water utility service connections. All work shall be done in accordance with the County Servicing Standards and the Water & Wastewater Utilities Bylaw (C-7662-2017), including:
 - a) The Applicant/Owner shall submit design drawings of the connections to Lots 1, 2, 3, and 4 for review by the County. Written approval of the design drawings shall be obtained from the Manager of Utility Services prior to construction commencement;
 - b) The Applicant/Owner shall provide the necessary security for the tie-in to the existing water distribution system, based on the estimated construction cost; and
 - c) Confirmation that the existing well(s) has been decommissioned.
- 4) The Owner shall provide a Level 1 Variation Assessment prepared by a qualified engineering professional, as indicated in the Model process Reference Document, to the satisfaction of the County, confirming that the existing sanitary systems for proposed Lot 3:
 - a) Maintain the required clearance from proposed property boundaries; and
 - b) Are in good working order.
- 5) The Owner shall enter into a Development Agreement (Site Improvements/Servicing Agreement) with the County for Lots 1, 2 and 4:
 - a) For the construction of a packaged sewage treatment system that meets the Bureau de Normalisation du Quebec (BNQ) standards for treatment, in accordance with Rocky View County Servicing Standards and the recommendations of the Level 4 Private Sewage Treatment System Report prepared by Osprey Engineering Inc., dated May 22, 2022;
 - b) For the implementation of the recommendations, if any, of the Stormwater Management Plan (*Condition 6*); and
 - c) For the implementation of the recommendations within the Wetland Mapper Report prepared by Solstice Environmental Management, dated June 28, 2022.
- 6) The Applicant/Owner is to enter into a Customer Service Agreement with the County in accordance with the approved Tentative Plan for Lots 1, 2, 3 and 4 to provide water servicing.
- 7) The Owner shall provide a limited-scope Stormwater Management Plan in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. The report will address pre- and post-development drainage conditions, manage impacts to adjacent parcels or drainage areas, and provide recommendations in accordance with the Nose Creek Watershed Management Plan. Implementation of the Stormwater Management Plan shall include the following:



- a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Site Improvements/Services Agreement (SISA) with the County to ensure infrastructure is complete;
- b) Registration of any required easements and/or utility rights-of-way;
- c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation; and
- d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Public Utility

- 8) Utility Easements, Agreements, and Plans are to be provided and registered concurrent with a plan of survey to the satisfaction of Rocky View County, TELUS Communications, and FortisAlberta.

Environment Reserve

- 9) The Owner shall register an Environmental Reserve Easement Agreement on title protecting the existing wetland onsite, including a 30-metre buffer area north and south wetland area, as defined within the Wetland Mapper Report (Solstice Environmental Management, dated June 28, 2022) to the satisfaction of the County.

Municipal Reserve

- 10) The provision of Municipal Reserve in the amount of 10% of the gross area of Lots 1, 2, 3, and 4, as determined by the Plan of Survey, less lands included within the Environmental Reserve Easement area, is to be provided by payment of cash-in-lieu in accordance with the value as listed in the land appraisal Black Valuation Group Ltd. pursuant to Sections 667(1) of the Municipal Government Act:
 - a) Existing Deferred Reserve Caveat, Registration Number 891 256 685, is to be discharged from title.

Payments and Levies

- 11) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total amount owing:
 - a) From the total gross acreage of Lots 1, 2, and 4, as shown on the Plan of Survey, less 3-acres previously paid under Subdivision Application PL20190121; and
 - b) Based on the Base Levy and the Balzac East Special Area 1 Levy rates.
- 12) The Owner shall pay the Regional Water Off-Site Levy in accordance with Bylaw C-8009-2020. The County shall calculate the total amount owing:
 - a) Based on projected water usage, as detailed in Schedule D, Tables D.1 (Off-site Levy Summary) and D.2 (Minimum Projected Water and Wastewater Flows); and
- 13) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.

Taxes

- 14) All taxes owing up to and including the year in which the subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.



ROCKY VIEW COUNTY

E. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.