

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. THAT the application to create a  $\pm 4.20$  hectare ( $\pm 10.38$  acre) parcel (Lot 1) with  $\pm 58.12$  hectare ( $\pm 143.62$  acre) remainder (Lot 2) within NE-11-27-03-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 and 18 of the *Matters Related to 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 the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. 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 20 of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regards to subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is 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.
  - a) A Plan of Survey, including the Application number (PL20220137) and Roll number (Roll 07711001) of the parcel;
  - b) A Surveyor's Affidavit;
  - c) Landowner's Consent to Register Plan of Survey; and
  - d) The Owner is to dedicate, by Plan of Survey, a 5 m wide strip of land for road widening along the northern boundary of the subject lands.

**Transportation**

- 2) The Owner shall construct a new gravel approach on Township Road 272, in accordance with the County Servicing Standards, in order to provide access to Lot 2.
  - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.



ROCKY VIEW COUNTY

***Municipal Reserves***

- 3) The provision of Municipal Reserve in the amount of 10% of the gross area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the value as listed in the land appraisal by Black Valuation Group Ltd. (November, 2022) pursuant to Sections 667(1) of the Municipal Government Act:

***Payments***

- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new Lot.

***Taxes***

- 5) All taxes owing up to and including the year in which 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.

**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.