

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide to create a ± 1.68 hectare (± 4.15 acre) parcel, a ± 1.80 hectare (± 4.44 acre) parcel, a ± 1.82 hectare (± 4.51 acre) parcel, and a ± 2.04 hectare (± 5.04 acre) parcel within Block 1, Plan 7410333 within SE-03-28-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, 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(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- 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 (PL20210160) and Roll number (Roll 08603006) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall construct four single gravel approaches to provide access to Lots 1 - 4.
 - a) The applicant/owner shall contact County Road Operations for a pre-construction inspection of the proposed approach locations.

- b) The applicant/owner shall contact Road Operations for a post-construction inspection of the proposed approach locations for final acceptance.

OR

The Owner shall construct new mutual gravel approaches on Range Road 22, in accordance with the County Servicing Standards, in order to provide access to Lots 1-4.

- a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan; and
 - c) Prepare and register respective easements on each title, where required.
- 3) The Owner shall reclaim the existing access on Highway 772 to the satisfaction of Alberta Transportation.
 - a) The applicant/owner shall contact Alberta Transportation and Economic Corridors to acquire a permit and for final acceptance of the reclamation.
 - 4) The Owner is to enter into a Road Widening Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - a) The provision of 2.5 m road widening along the eastern boundary of the property;
 - b) Land is to be purchased at future fair market value by the County.

Site Servicing

- 5) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County and shall include the following:
 - a) Accordance with the Level IV PSTS Assessment, prepared by Almor Testing Services Ltd. (December 05, 2023) which includes the construction of a treatment mound for lot 4.
 - b) Accordance with the Wetland Assessment and Impact Report prepared by Omnia Ecological Services (October 24, 2023) which includes following the recommendations of the report and obtaining necessary approvals for disturbing the ephemeral wetland for lots 1 to 4.
- 6) Water is to be supplied by individual wells on Lots 1, 2 and 4. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new wells on the new Lots 1, 2, and 4 in accordance with the County's Servicing Standards and requirements of the *Water Act*;
 - b) Well Driller's Reports confirming a minimum pump rate of 1.0 IGPM for the wells on Lots 1, 2 and 4 are provided.
- 7) The Applicant/Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer in accordance with County Servicing Standards. Implementation of the Site-Specific Stormwater Implementation Plan shall include the following:
 - a) If the recommendations of the Site-Specific Stormwater Implementation Plan require improvements, then the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County for the construction of any

- improvements as per the SSIP accepted by the county, which shall be registered on title.
- 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.
- 8) Utility Easements and/or Rights of Way, Agreements and Plans are to be provided and registered to the satisfaction of FortisAlberta.

Municipal Reserves

- 9) 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, is to be provided by payment of cash-in-lieu in accordance with the value as listed in the land appraisal by Altus Group (March 2023) pursuant to Section 667(1) of the *Municipal Government Act*.
- a) Existing Deferred Reserve Caveat, Registration Number 741 034 680, is to be discharged from title.

Payments and Levies

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 for lots 1, 2 and 4. The County shall calculate the total owing for the gross development area, as shown in the final Plan of Survey.
- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.

Taxes

- 12) 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 would contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

ADVISORY

- 1) An ephemeral wetland exists on the eastern boundary of the subject lands which will be impacted by the proposed subdivision. It is the applicant/owner's responsibility to obtain all required Environmental Protection and Enhancement Act and/or Water Act authorizations.

Tentative Plan

Subdivision Proposal

To create a ± 1.68 hectare (± 4.15 acre) parcel, a ± 1.80 hectare (± 4.44 acre) parcel, a ± 1.82 hectare (± 4.51 acre) parcel, and a ± 2.04 hectare (± 5.04 acre) parcel.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 4
Roll: 08603006
File: PL20210160
Printed: Dec 19, 2023
Legal: Block:1 Plan:7410333
within SE-03-28-02-W05M

