

ATTACHMENT F: Recommended Conditions of Approval

Pursuant to a decision of the Subdivision Authority for Rocky View County, on January 9, 2024, your Subdivision Application was conditionally approved. The conditions of approval are outlined below:

- A. THAT the application to create a ± 8.09 hectare (± 20.0 acre) parcel with a ± 8.09 hectare (± 20.0 acre) remainder, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 9 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. 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 (PL20230065) and Roll number (07923023) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
 - d) The plan of survey is to indicate the top-of-bank for Coalbed Creek crossing throughout Lots 1 and 2.

Site Servicing

- 2) The Owner is required to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new Lot 1 and shall include the following:
 - a) Accordance with the Level 2 PSTS Assessment, prepared by Arletta Water Resources, dated September 2023.
 - b) The installation of a recommended specialized PSTS complying with NSF 40 and/or BNQ standards and any other recommendations.
- 3) The Owner shall drill a new well and provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the proposed Lot 1 in accordance with County's servicing standards.

Transportation

- 4) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards. In addition, the Owner shall also:
 - 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.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10% of the 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 per acre value as listed in the land appraisal prepared by Black Valuation Group Ltd. (Chris Morrison) File No. 56472, dated March 15, 2024, pursuant to Section 666(3) of the Municipal Government Act;
 - a) Reserves for Lot 2 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act;

Environmental

- 6) The Owner shall enter into an Environmental Reserve Easement for the protection and enhancement of the environment in accordance with Section 664 of the *Municipal Government Act*.
 - a) The easement area is applicable to the riparian area identified as 'Coalbed Creek', to be determined by survey plan.
 - b) The easement area shall meet the requirements of Section 664(3) of the *Municipal Government Act*.

Payments and Levies

- 7) 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

- 8) 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*.

D. 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.

Tentative Plan

Subdivision Proposal

To create a ± 8.09 hectare (20.0 acre) parcel with a ± 8.09 hectare (20.0 acre) remainder.

Legend

<i>Dwelling</i>	
<i>Building</i>	
<i>Water Well</i>	
<i>Wastewater</i>	
<i>Existing Approach</i>	
<i>New Approach</i>	
<i>Driveway</i>	
<i>Road Widening</i>	
<i>Proposed Access</i>	

Easement
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: 3
Roll: 07923023
File: PL20230065
Printed: May 15, 2023
Legal: A portion of SW-23-27-05-W5M

