

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide a ± 1.60 hectare (± 3.95 acre) parcel with a ± 1.98 hectare (± 4.88 acre) remainder from Lot 1, Plan 9110454 within NW-20-26-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 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. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- E. 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 (PL20230112) and Roll number (06920009) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.

Development Agreement

- 2) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
 - a) Design and construction of the Type 1 intersection
 - b) Construction of a regional Low Volume road for approximately 40 meters, complete with cul-de-sac in accordance with County Servicing Standards, including signage, approaches and any necessary easements and agreements
 - c) Preparation and implementation of the recommendations of a geotechnical report;
 - d) Preparation and implementation of the recommendations of a stormwater management report;
 - e) Preparation and implementation of the recommendations of an Erosion and Sediment Control Plan;
 - f) Preparation and implementation of the recommendations of a Construction Management Plan.

Water / Wastewater

- 3) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
 - a) Accordance with the Level IV PSTS Assessment, prepared by Almor Testing Services Ltd. dated June 6, 2024.
 - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards with pressure distribution.

Stormwater

- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP), in accordance with the County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Site-Specific Stormwater Implementation Plan (SSIP) require improvements, then the Owner shall enter into a Site Improvements Service Agreement with the County;
 - 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 and Protected Areas licensing documentation for the stormwater infrastructure system.

Reserves

- 5) The provision of Reserve in the amount of 10 percent of the area of Lots 1 & 2, 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, Dombrova Appraisal Services/September 21, 2023, pursuant to Section 666(3) of the Municipal Government Act.

Payments and Levies

- 6) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020 under file PL20230112 for Lot 2 involved in this subdivision. The County shall calculate the total amount owing from the total gross development area of the Lands to be subdivided as shown on the Plan of Survey.
- 7) The Applicant/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*.

F. 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 ± 1.60 hectare (3.95 acre) parcel with a ± 1.98 hectare (4.88 acre) remainder.

Legend

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

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: 06920009
 File: PL20230112
 Printed: Aug 25, 2023
 Legal: A portion of NW-20-26-5-W5M

