

**ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**

- A. THAT the application to subdivide a  $\pm 0.809$  hectare ( $\pm 2.00$  acre) parcel (Lot 1) with a  $\pm 0.946$  hectare ( $\pm 2.34$  acre) remainder (Lot 2) from Lot 4, Block 1, Plan 2312140 within SW-32-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 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 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.
- 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 (PL20240072) and Roll number (03232008) of the parcel; and,
  - b) Landowner's Consent to Register Plan of Survey.
- 2) The Owner shall submit a Real Property Report which confirms that Buildings A-D, as shown on the Approved Tentative Plan, have been removed or relocated to meet the minimum setback distances from the proposed property lines, as outlined in the Land Use Bylaw C-8000-2020.

**Site Servicing**

- 3) Water is to be supplied by an individual well on the Remainder lot. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for the Remainder lot;
  - b) Verification is provided that each well is located within each respective proposed lot's boundaries;
  - c) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 4) The Owner shall provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with County Servicing Standards to demonstrate no adverse impact to neighboring properties.

**Transportation**

- 5) The applicant will be required to amend the existing mutual access easement to include the new Lot 1.
  - a) Alternatively, the applicant can construct a new approach to the new Lot 1. The applicant/owner shall contact County Road Operations for a pre-construction inspection for any new approach locations, and again for a post-construction inspection of the new approach for final acceptance.

**Municipal Reserves**

- 6) That  $\pm 0.138$  hectares ( $\pm 0.342$  acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by Weleschuk Associates Ltd, dated April 30, 2024, pursuant to Section 667(1) of the Municipal Government Act;
  - a) The existing Deferred Reserve Caveat (231329118) can be discharged.

**Payments and Levies**

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 new lot.
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

**Taxes**

- 9) 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.