

**ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**

- A. THAT the application to subdivide Lot 2, Plan 9010113 and Lot 2, Block 1, Plan 0612873 within SW-18-26-03-W05M to create two  $\pm 1.57$  hectare ( $\pm 3.88$  acre) parcels and a  $\pm 1.57$  hectare ( $\pm 3.88$  acre) remainder on Lot 2, Plan 9010113 and to create three  $\pm 1.69$  hectare ( $\pm 4.18$  acre) parcels with a  $\pm 1.73$  hectare ( $\pm 4.28$  acre) remainder on Lot 2, Block 1, Plan 0612873, 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 (PL20220156) and Roll numbers (06718010 / 06718020) of the parcels; 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) Construction of a Country Residential standard road for approximately 550 meters, complete with cul-de-sac, in accordance with the County Servicing Standards, and any necessary easement agreements, including signage, approaches, any necessary easements and agreements,
- b) Realignment or upgrade of the existing intersection if required,
- c) The existing eastern approach to lot 1 shall be removed and replaced with an approach off the proposed internal road,
- d) Construction of the Emergency Access in accordance with section 400 of the County Servicing Standards from the end of the proposed internal road back to Township Road 262.
- e) Preparation and Implementation of the recommendations of the Construction Management Plan;
- f) Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;
- g) Preparation and Implementation of the recommendations of the Geotechnical Report; and
- h) Preparation and Implementation of the recommendations of the Stormwater Management Report
- i) Obtaining approval for a road name by way of application to and consultation with the County.

### ***Water / Wastewater***

- 3) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
  - a) The Site Plan is to confirm that all existing wells and private sewage treatment systems are located within the boundaries of each, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.
- 4) Water is to be supplied by an individual well on the three proposed western lots. 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 well on the three proposed western lots, in accordance with the County's Servicing Standards and requirements of the Water Act;
  - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of all proposed lots, indicating:
  - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

- 6) 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 4 PSTS Assessment, prepared by Sedulous Engineering Inc., dated August 2024.
  - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.

**Transportation**

- 7) 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 3m road widening along the southern boundary of the property;
  - b) Land is to be purchased for \$1 by the County;

**Stormwater**

- 8) The Owner shall enter into a Site Improvements Service Agreement (SISA) with the County for the proposed development and shall include recommendations of Stormwater Management Plan prepared by WWR and updated Stormwater Management Plan prepared by Sedulous.

**Developability**

- 9) The applicant will be required to provide an updated subsurface geotechnical investigation of the road to verify that the recommendations provided by Almor for the construction of the road are in accordance with the current applicable servicing standards. The report shall also propose a road structure for the emergency access.

**Reserves**

- 10) The provision of Reserve in the amount of 10 percent of the area of Lot 2, Block 1, Plan 0612873 and Lot 2, Plan 9010113, 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, Sage Appraisals/September 14, 2022, pursuant to Section 666(3) of the Municipal Government Act.

**Payments and Levies**

- 11) 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.
- 12) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of five (5) new lots.

**Taxes**

- 13) 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.

Tentative Plan

Subdivision Proposal

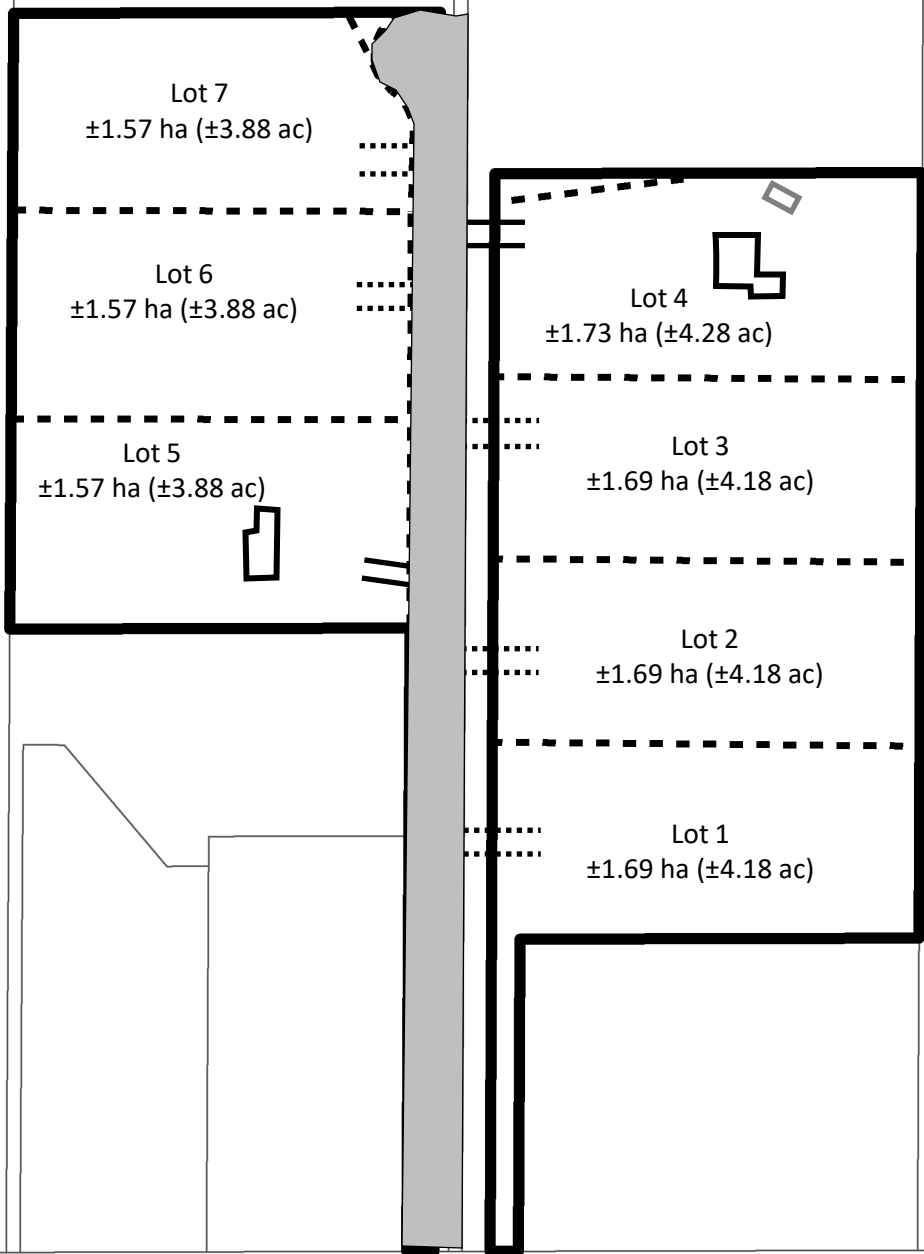
To create three ± 1.69 hectare (± 4.18 acre) parcels with a ± 1.73 hectare (± 4.28 acre) remainder, two ± 1.57 hectare (± 3.88 acre) parcels with a ± 1.57 hectare (± 3.88 acre) remainder, and to facilitate boundary adjustments to accommodate the construction of a new internal road within SW-18-26-3-W5.

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.



TWP RD 262

