

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide a ± 1.86 hectare (± 4.60 acre) parcel, a ± 1.87 hectare (± 4.62 acre) parcel, a ± 1.95 hectare (± 4.81 acre) parcel with a ± 2.20 hectare (± 5.44 acre) remainder from Block 4, Plan 9412078 within SE-08-23-05-W05M, 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. 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 (PL20240039) and Roll number (03908001) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey

Site Servicing

- 2) Water is to be supplied by an individual well on Lots 1, 3, 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 well on the new 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.

- 3) The Owner shall 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 III PSTS Assessment, prepared by JUA Environmental Ltd. (August 30, 2024).
 - b. Accordance with the Site-Specific Stormwater Implementation Plan, prepared by Jubilee Engineering Consultants Ltd. (June 4, 2024).
- 4) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of FortisAlberta.

Transportation

- 5) The Owner shall upgrade the existing approach on Range Road 54 to a mutual paved standard in accordance with the County Servicing Standards, in order to provide access to Lots 1-4, to the satisfaction of the County.
 - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan;
 - c) Prepare and register respective easements on each title, where required.

Developability

- 6) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the titles of Lots 3 and 4, that restricts the erection of any structure on or within the slope setback area, as shown on the approved Tentative Plan.
- 7) The Owner shall prepare and register a Restrictive Covenant on the title of Lots 1, 3, and 4, requiring that each Lot Owner be subject to the development's Architectural Guidelines in accordance with Policy 8.2.2 (b) of the Greater Bragg Creek Area Structure Plan, and to provide a Landscaping Plan for each lot in accordance with Policy 5.1.1 (c) of the Greater Bragg Creek Area Structure Plan, to the County's satisfaction.

Payments and Levies

- 8) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three (3) new lots.
- 9) 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.
- 10) The provision of Municipal Reserve, in the amount of 10% of the area of the subject land, is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by Benchmark Real Estate Appraisals, dated February 12, 2024, pursuant to Section 667(1) of the Municipal Government Act.

Taxes

- 11) 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.