

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to adjust the boundaries between a ± 1.21 hectare (3.00 acre) parcel and a ± 1.21 hectare (3.00 acre) parcel in order to create a ± 1.62 hectare (4.00 acre) parcel and a ± 0.81 hectare (2.00 acre) parcel within NW-30-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 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 Corridors on behalf of the Minister of Transportation, varies the requirements of Sections 18 and 19 with regards to subdivision approvals within the prescribed distance from a highway right of way and the requirement for providing service roads.
- 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 (PL20240138) and Roll numbers (03330054 and 03330055) of the parcels; and
 - b) Landowner's Consent to Register Plan of Survey.

Payments and Levies

- 2) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the boundary adjustment to create two (2) new titles.

Taxes

- 3) 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*.



Tentative Plan

Subdivision Proposal

To adjust the boundaries between a ± 1.21 hectare (3.00 acre) parcel and a ± 1.21 hectare (3.00 acre) parcel in order to create a ± 1.62 hectare (4.00 acre) parcel and a ± 0.81 hectare (2.00 acre) parcel.

Legend

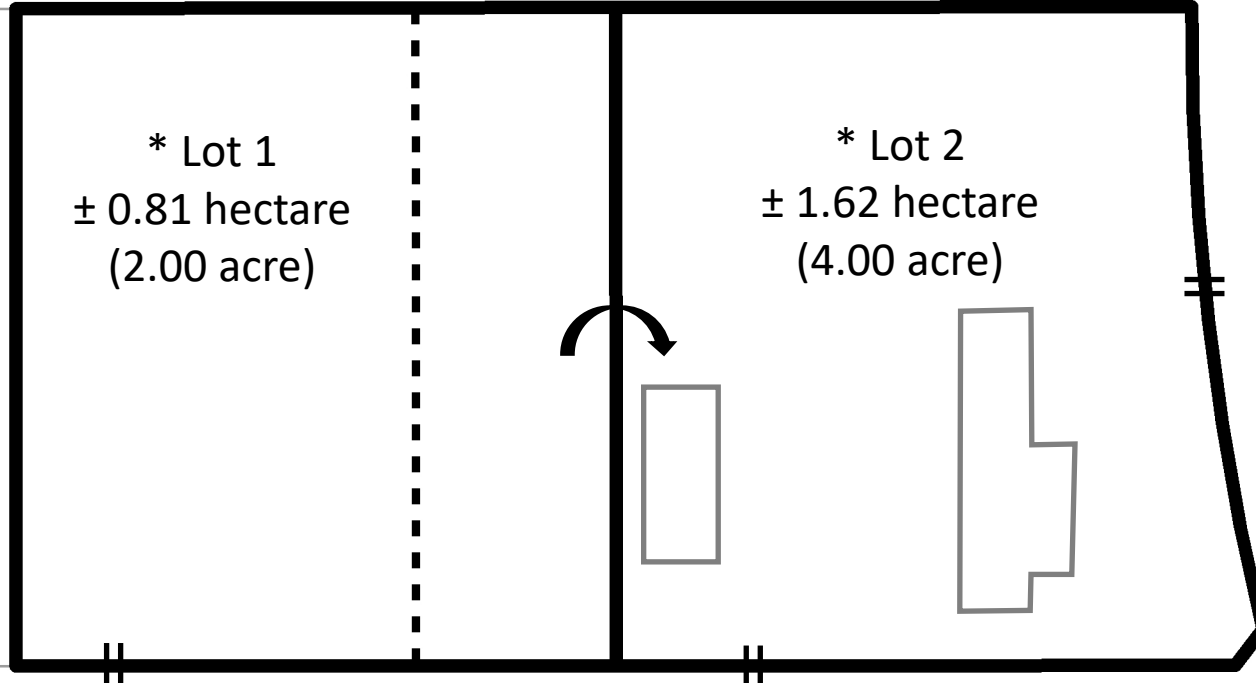
- Dwelling
- Building
- Water Well
- Wastewater
- Existing Approach
- New Approach
- Road Widening
- Road Acquisition

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: 6
 Roll: 03330054, 03330055
 File: PL20240138
 Printed: 1/29/2025
 Legal: A portion of NW-30-23-28-W04M

* Means the approximate parcel size after the boundary adjustment



WRANGLER RD

WRANGLER CRESCENT

* Lot 1
± 0.81 hectare
(2.00 acre)

* Lot 2
± 1.62 hectare
(4.00 acre)