

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to adjust the boundaries between a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel in order to create a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel within N-16-24-04-W05, 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 (PL20240115) and Roll number (04816001 & 04816002) of the parcels; and
 - b) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall upgrade the existing northern approach to a mutual gravel standard in accordance with the County Servicing Standards. In addition, the Owner shall also:
 - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
 - b) Provide an access right of way plan; and
 - c) Prepare and register respective easements on each title, where required.

Payments and Levies

- 3) 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

- 4) 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*.

ADVISORY:

The Owner should prepare and register an access easement on each title, for the existing southern approach.



Tentative Plan

Subdivision Proposal

To adjust the boundaries between a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel in order to create a ± 64.75 hectare (160.00 acre) parcel and a ± 64.75 hectare (160.00 acre) parcel.

Legend

- Dwelling
- Building
- Water Well
- Wastewater
- Existing Approach
- Driveway

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: 1
 Roll: 04816001,04816002
 File: PL20240115
 Printed: 6/28/2024
 Legal: A portion of NE-16-24-04-W05M

* Means the approximate parcel size after the boundary adjustment

