

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide a ± 8.09 hectare (± 20.00 acre) parcel with a ± 23.65 hectare (± 58.45 acre) remainder the portion of SW-31-24-27-W04M which lies to the north and east of secondary canal b on right of way plan IRR85, 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 Development 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 access management requirements.
- 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 (PL20230010) and Roll number (04231002) of the parcel;
 - b) The Owner is to dedicate, by Plan of Survey, a 30 m wide strip of land for future service road widening along the western boundary of proposed Lot 1, as shown on the approved tentative plan;
 - c) The panhandle access to proposed Lot 1 shall not be less than 12.5 metres in width, as shown on the approved tentative plan; and
 - d) Landowner's Consent to Register Plan of Survey.

Site Servicing

- 2) Water is to be supplied by an individual well on Lot 1. 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 proposed Lot 1;
 - 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.
- 3) The Owner is to provide a Level 1 Assessment in accordance with the Model Process Reference Document for proposed Lot 1;
 - a) If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be required to be entered into.

Transportation

- 4) The Owner shall construct a new approach on Highway 791, to the satisfaction of Alberta Transportation and Economic Corridors (ATEC).
 - a) The Owner shall obtain a Roadside Development Permit, or waiver, from ATEC;
 - b) The Owner shall provide the County will final approval of the approach and any inspection completion, as required.

Developability

- 5) The applicant shall submit a Wetland Impact Assessment, prepared by a qualified professional, to provide a complete assessment of the wetland bodies on site in accordance with the County Servicing Standards and Provincial requirements.
 - a) Should it be deemed that the wetlands are to be impacted by the proposed development, the applicant shall obtain all necessary approvals from EPA prior to the any disturbance to the wetlands.
- 6) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas.

Payments and Levies

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

- 8) 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

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.

Division: 6
 Roll: 04231002
 File: PL20230010
 Printed: 2/15/2024
 Legal: A portion of
 SW-31-24-27-W04M

Potential Wetland

