

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to create 254 Residential Lots ranging from ± 0.020 hectares (± 0.049 acres) to ± 0.120 hectares (± 0.297 acres), seven (7) Green Space Parcels ranging from ± 0.037 hectares (± 0.091 acres) to ± 2.882 hectares (± 7.123 acres), three (3) Public Utility Lots ranging from ± 0.014 hectares (± 0.036 acres) to ± 0.951 hectares (± 2.350 acres), 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 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- 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 (PL20240205) and Roll number (06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007) of the parcel;
 - b) Landowner's Consent to Register Plan of Survey; and
 - c) The Owner shall dedicate, by Plan of Survey, a ± 2.76 -m wide strip of land for road widening along the northern boundary of Lot 1, Plan:9710956; Lot 6, Plan 7810147; and Block 7, Plan 7610783.

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) Design and construction of the internal collector roadways to an Urban Residential Collector as per the approved Conceptual Scheme and County's servicing standards, including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, and any necessary easement agreements as shown on the Tentative Plan.
- b) Design and construction of the public internal local road system to an Urban Residential as per approved Conceptual Scheme and County's servicing standards, including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.
- c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and irrigation management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.
- d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the proposed wastewater collection system for Phase 1, in accordance with requirements of the County Servicing Standards.
- e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.
- f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.
- g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.
- h) All necessary site grading including a building grade plan as per County Standards and Bylaws.
- i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.
- j) Implementation of the recommendations of the construction management plan.
- k) Implementation of the recommendations of ESC plan.
- l) Installation of power, natural gas, and telecommunication lines.
- m) Obtaining all necessary approvals from AEP.
- n) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
- o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.
- p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.

- q) Obtaining approval for a road name by way of application to and consultation with the County.
- 3) The Owner shall enter into and comply with a Transportation Off-Site Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
- a) Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation network, as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation and County requirements, including, but not limited to:
 - i. Signalized intersection treatment of Highway 22 / Cochrane Lake Road in accordance with the approved TIA;
 - ii. Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation network as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation requirements; and
 - iii. Implementation of the Construction Management Plan and Erosion and Sediment Control Plan.
- 4) The Owner shall enter into and comply with a Sanitary Off-Site Special Improvements Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
- a) Design and construction of the lift station and force main connection systems, to Phase 1, in accordance with requirements of the County Servicing Standards.
 - b) Registration of necessary easements;
 - c) Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system; and,
 - d) Implementation of the Construction Management Plan and Erosion and Sediment Control Plan
- 5) The Owner shall enter into and comply with a Water Supply and Waterworks Off-Site Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:
- a) Design and construction of the off-site water connection from the booster pump to the existing tie at Sherriff Road and Montenaro Bay in accordance with requirements of the County Servicing Standards. All improvements shall be constructed as part of the Special Improvement Development Agreement.
- 6) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.

Transportation

- 7) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements to the satisfaction of the County and Alberta Transportation:

- a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.

Site Servicing

- 8) The Applicant shall provide a detailed Cost Feasibility and Sustainability Study for the proposed sanitary lift station. This study shall include an estimation of the life-cycle costs associated with the operation, maintenance, repair, and replacement of the lift station, to the satisfaction of the County. The study shall assess the proposed location of the lift station and its potential impacts on surrounding properties, including but not limited to odor, noise, and access.
- 9) The Owner shall provide a detailed Potable Water and Wastewater Servicing Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
 - a) If offsite upgrades or improvements are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
- 10) The Owner shall provide an updated Stormwater Management Plan and a Pond report, in accordance with Cochrane Lake Master Drainage Plan and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 11) The Owner shall provide and implement an Irrigation Management Plan for the interim condition.

Utility Easements

- 12) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Telus and the County.

Home Owners' Association

- 13) The Owner shall legally establish a Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association.
 - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for community gardens, residential solid waste collection, and interim irrigation system located on private and public lands.
- 14) The Owner shall enter into an Operation and Maintenance Agreement with the County on behalf of the Lot Owner Association for the operation of public and private infrastructure following the issuance of Final Acceptance Certificates under the Development Agreement. The agreement will be specific to the Operation and Maintenance of all infrastructure related to interim irrigation system. Rocky View County standard infrastructure will not fall under the

Operation and Maintenance Agreement between The County and the Lot Owner Association.

- 15) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.
- 16) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Homeowners' Association for management of solid waste.

Municipal Reserves

- 17) The provision of Municipal Reserve is to be provided by the dedication of \pm 3.21 hectares (\pm 7.93 acres) of land, as indicated on the Approved Tentative Plan.

Payments and Levies

- 18) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site 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.
- 19) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-8548-2024 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
 - a) If required, the Owner shall enter into any related agreements for payment of the Wastewater Off-Site Levy for the subject lands.
- 20) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 254 new lots.

Taxes

- 21) 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

- 1) The Owner shall follow the conditions of the Historical Resources Act approval for subject land, to the satisfaction of Alberta Culture and Status of Women and the County.

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.