

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve within SE-25-24-03-W05M, 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 the requirement for providing service roads.
- D. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- E. 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 (PL20220041) and Roll number (04725006) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.
 - c) The Owner shall dedicate, by Plan of Survey, a ± 5 m wide strip of land for road widening along the southern and eastern boundaries of the subject lands.

Development Agreement

- 2) As a condition of subdivision, 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 a public road system with associated infrastructure which includes the following:
 - i) Construction of internal roadway and cul-de-sac;
 - ii) Intersection treatment in accordance with the approved TIA;
 - iii) Offsite network improvements, if required, in accordance with the approved TIA;
 - b) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
 - c) Dedication of necessary easements and right of ways for utility line assignments;
 - d) Mailboxes are to be located in consultation with Canada Post;
 - e) Installation of power, natural gas and telephone lines;
 - f) Implementation of the recommendations of the Construction Management Plan;
 - g) Implementation of the recommendations of the Geotechnical Report;
 - h) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement;
 - i) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
 - j) Obtaining approval for a road name by way of application to and consultation with the County.

Transportation

- 3) The Owner shall be required to implement improvement plans at the Springbank Road / Horizon View Road intersection in accordance with the Greater Springbank Functional Study.
- 4) The Owner is to enter into a Road Widening Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
 - a) The provision of 3 m road widening along the southern and eastern boundaries of the subject lands;
 - b) Land is to be purchased for fair market value by the County.
- 5) The Owner shall obtain approval for a road name by way of application to and consultation with the County.

Site Servicing

- 6) The Owner is to 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 4 PSTS Assessment prepared by Almor Testing Services Ltd., dated May 7, 2015 and the subsequent memo prepared by Almor Testing Services Ltd., dated February 3, 2025.
 - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.
- 7) The Owner is to provide confirmation of the tie-in for connection to Westridge Water Utilities Inc., an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;

- b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) The allocation and reservation of the necessary capacity;
 - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 8) The Owner shall Provide a Site-Specific Stormwater Implementation Plan (SSIP) in accordance with Springbank Master Drainage Plan (MDP) and County Servicing Standards. The SSIP shall address County's detailed comments dated August 17, 2015 (attached) and including the following:
- a) If the recommendations of the Site-Specific Stormwater Management Plan require improvements, then the Owner shall enter into a Site Improvements Service 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.
- 9) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots, indicating:
- a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.
- 10) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of TELUS and Rocky View County.

Developability

- 11) 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 all stormwater facilities located on private lands, as well as Municipal Reserve lands.
- 12) 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 in accordance with the Partridge View Conceptual Scheme.
- a) The Restrictive Covenant must specify a minimum separation distance of 30.48 metres (100 feet) between each country residential building.
 - b) The Restrictive Covenant must specify that the lot sizes of ± 0.737 hectare (± 1.82 acres) do not meet Section 326 of the Land Use Bylaw relating to minimum parcel size requirements for the R-CRD District or Section 604.1.3 of the County

Servicing Standards relating to Fire Flow Requirements, to the County's satisfaction.

- 13) The Owner shall provide a Landscaping Plan for the municipal reserves as shown on the Tentative Plan.
 - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement
- 14) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project.
 - b) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

Municipal Reserves

- 15) The provision of Municipal Reserve is to be provided by the dedication of ± 0.322 hectares (± 0.80 acres) of land, as indicated on the Tentative Plan.
 - a) The remaining ± 0.486 hectares (± 1.20 acres) of Municipal Reserve owing is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by Wernick Omura Singh, dated April 8, 2022, pursuant to Section 667(1) of the *Municipal Government Act*.

Payments and Levies

- 16) As a condition of subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020 for the total gross acreage of the lands proposed to be developed or subdivided. The TOL will be applied to each proposed new lot.
- 17) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of eight (8) new lots.

Taxes

- 18) 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 obtain Historical Resources Act approval for subject land, to the satisfaction of Alberta Culture and Status of Women and the County.
 - a) If Alberta Culture and Status of Women determines a Historical Resources Impact Assessment (HRIA) is required and that HRIA identifies that any portion of the subject lands require mitigation or excavation, the recommendations of the HRIA shall be implemented prior to the stripping and grading of any portion of the site to the satisfaction of Alberta Culture and Status of Women and the County.

F. 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.

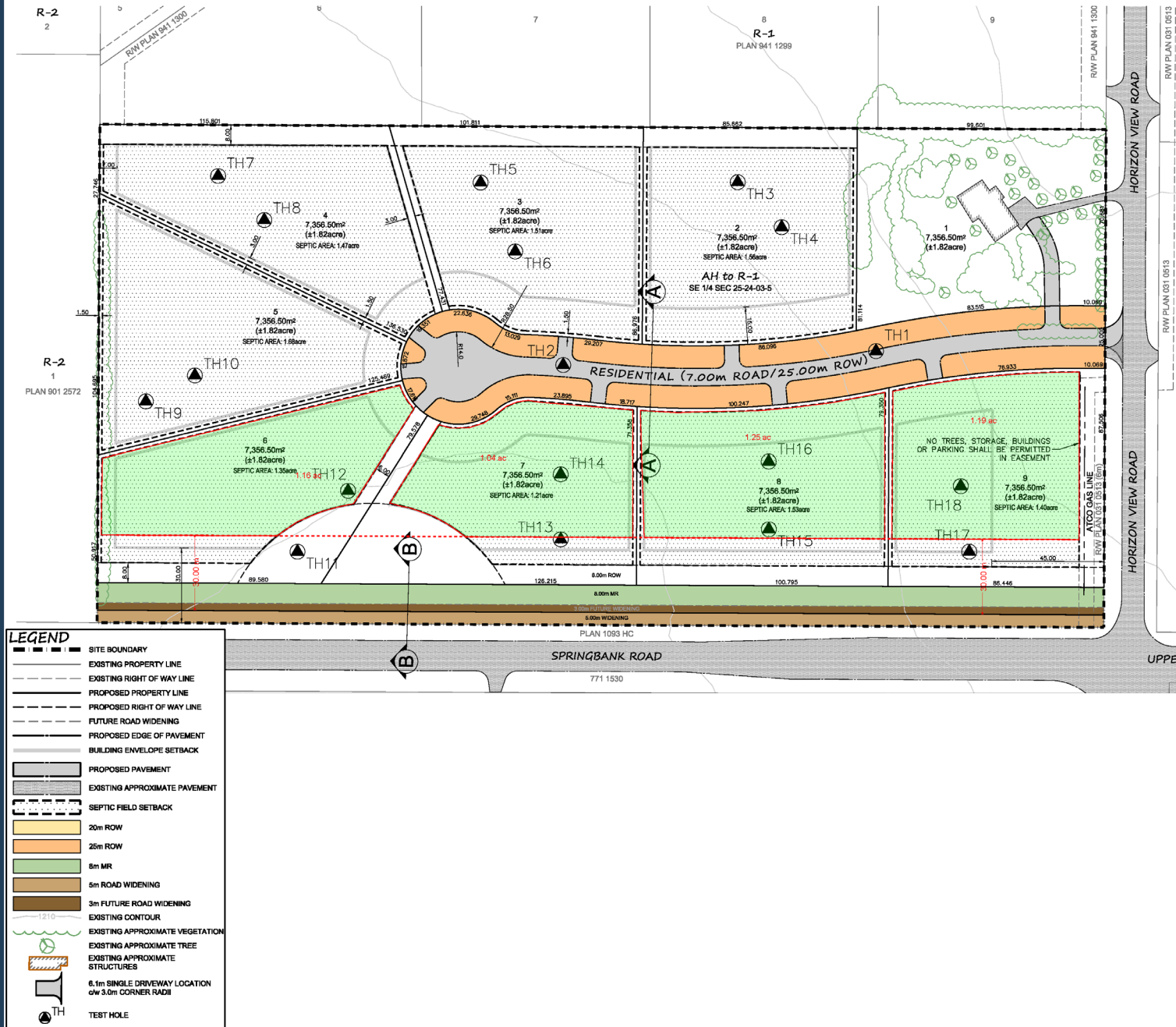


ROCKY VIEW COUNTY

Tentative Plan

Subdivision Proposal

To create eight ± 0.737 hectare (± 1.82 acre) parcels with a ± 0.737 hectare (± 1.82 acre) remainder, ± 0.615 hectares (± 1.52 acres) of internal road, and ± 0.322 hectares (± 0.80 acres) of Municipal Reserve.



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: 2
 Roll: 04725006
 File: PL20220041
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 Legal: A portion of
 SE-25-24-03-W05M