

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**Bridges of Langdon Phase 3B Subdivision**

- A. THAT the application to create 81 residential lots on ± 4.474 hectare (± 11.055 acres) of land, within a portion of NE-15-23-27-W04M, 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 (PL20240100) and Roll number (03215004 / 03215005) of the parcel;
 - b) The Owner shall dedicate, the necessary width of additional right of way, by plan of survey, along the frontage of the development with Centre Street (approximately 5.5 m), in accordance with the Langdon Transportation Network Analysis.

Development Agreement

- 2) The Owner shall enter into 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 public internal road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.

- b) Design and construction of the paved pathway connection to Centre Street including signage 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 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 existing wastewater collection system for Phase 3B, 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) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.
- r) Obtaining approval for a road name by way of application to and consultation with the County.

Geotechnical

- 3) The Owner shall submit an updated geotechnical report to include adequate groundwater monitoring in accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards.
 - a) Alternatively, since Phase 3B appears to be in relatively close proximity to Phase 2, the applicant may submit a geotechnical memo, prepared and authenticated by a

professional geotechnical engineer, confirming that the conclusions and recommendations of the previous geotechnical report for Phase 2, including the groundwater conditions, are applicable to the Phase 3B development.

- 4) The Owner shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site.
 - a) A Deep Fills Report, prepared by a professional geotechnical engineer, will be required for all areas of fill greater than 1.2 m in depth.

Transportation

- 5) The Owner shall pay cost recoveries to other developers who implemented offsite upgrades which provide benefit to the proposed development, including the above noted improvements.

Site Servicing

- 6) The Owner shall provide confirmation from Langdon Water Works Ltd. ensuring:
 - a) the completion of all paperwork for water supply allocation;
 - 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.).
 - e) entering into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.
- 7) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant.
- 8) The Owner shall secure all necessary easements and ROWs for all proposed water and wastewater infrastructure.

Stormwater

- 9) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
- 10) The Owner shall provide verification of EPA approvals and EPEA registration for the stormwater system.
- 11) The Owner is required to pay cost recoveries to Others for oversized infrastructure that benefits the proposed development.
- 12) The Owner shall secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.

Municipal Reserve

- 13) The provision of Municipal Reserve is to be provided by the dedication of ± 0.021 hectares (± 0.052 acres) of land within Phase 3B, to be determined by a Plan of Survey, as indicated on the Approved Tentative Plan.

Landscaping

- 14) The Owner shall provide a Landscaping Plan for the municipal reserves/public pathway and public roadways, as shown on the Tentative Plan.
 - a) Implementation of the approved Landscaping Plan shall be included within the requirements of the Development Agreement.

Architectural Controls

- 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 Controls, which require exterior building criteria, water conservation strategies, and landscaping provisions.

Site Management

- 16) Utility Easements, Agreements, and Plans are to be provided and registered to the utility provider and Rocky View County.
- 17) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.
- 18) The Owner shall submit or update all necessary Wetland Identification, Wetland Assessment and Impact and Replacement Reports and obtain Water Act approvals from EPA for the disturbance and loss to the onsite wetland areas.
- 19) The Owner shall submit an Environmental Protection Plan prepared by a qualified professional, as recommended by the BIA and in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.
- 20) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, sedimentation and erosion control, construction waste management, fire fighting 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.

Payments and Levies

- 21) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 3B as shown on the Plan of Survey.
- 22) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-8547-2024 prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Phase 3B as shown on the Plan of Survey.
- 23) The Owner shall pay the Water and Waste Off-Site Levy in accordance with Bylaw C-8548-2024 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
- 24) The Owner shall pay applicable cost recovery payments to the County or third parties for oversized or excess capacity infrastructure.
- 25) The Owner shall pay the County subdivision endorsement fee for creating 81 new residential lots, in accordance with the Master Rates Bylaw.

Taxes

- 26) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

D. 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.