

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to subdivide \pm 2.91 hectare (\pm 7.19 acre) parcel (Lot 2) with a \pm 4.38 hectare (\pm 10.81 acre) remainder (Lot 1) from SE-02-26-03-W05M, 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. 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.
- 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 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 (PL20220072) and Roll number (Roll 06702006) of the parcel;
 - b) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall construct a new paved approach on Woodland Close Road, in accordance with the County Servicing Standards, in order to provide access to Lot 2.
 - a) Contact County Capital and Engineering Services for a pre-construction and a post-construction inspection for final acceptance.

OR

The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards.

- a) Contact County Capital and Engineering Services for a pre-construction and a post-construction inspection for final acceptance;
- b) Provide an access right of way plan;
- c) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of Lots 1 and 2, 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.
- 4) 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 all recommendations of the Level 3 PSTS Assessment, prepared by Almor Testing Services Ltd., dated October 2, 2024.
- 5) The Owner is to provide confirmation of tie-in for connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier for the proposed lot. This includes providing information regarding:
 - a) Documentation proving that water supply has been purchased and secured for the proposed lot;
 - b) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Stormwater

- 6) The Owner/applicant shall provide a Limited Scope Site-Specific Stormwater Implementation Plan (LSSIP) conducted by a professional engineer that provides recommendations on managing stormwater flows that is in accordance with the Nose Creek Watershed Water Management Plan and Bearspaw-Glenbow Master Drainage Plan to demonstrate no adverse impact to neighbouring properties.
 - a) The owner shall adhere to the recommendations of the SSIP.
 - b) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - c) Registration of any required easements and / or utility rights-of-way;
 - d) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - e) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

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.

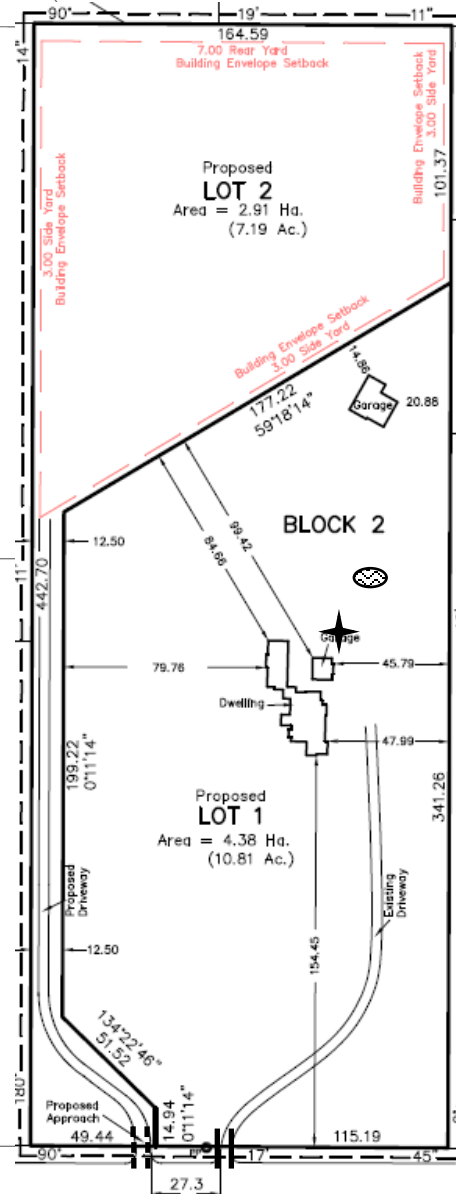
- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8549-2024. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.
- 9) The Owner shall pay the Community Recreation Off-site Levy in accordance with the Community Recreation Off-site levy Bylaw C-8550-2024. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.

Taxes

- 10) 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*.

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.



Tentative Plan
To create a ± 2.91 hectare (± 7.19 acre) parcel with a ± 4.38 hectare (± 10.81 acre) remainder

Legend

- Dwelling
- Water Well
- Wastewater
- Existing Approach
- Proposed approach

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: 4
Roll: 06702006
File: PL20220072
Printed: 2/13/2026
Legal: A portion of SE-02-26-03-W05M