

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create a ± 1.40 hectare (± 3.46 acre) parcel (Lot 1), a ± 1.40 hectare (± 3.46 acre) parcel (Lot 2), and a ± 34.90 hectare (± 86.24 acre) remainder from Lot 2, Block 4, Plan 1711320 within the SE 32-26-01-W5M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, 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.
- 2) The Owner is to dedicate, by Plan of Survey, a 5 metre wide portion of land for road widening along the eastern boundary of Lot 1, Lot 2 and the remainder parcel, as shown on the approved tentative plan.

Transportation and Access

- 3) The Owner is to enter into Road Acquisition Agreements with the County, to be registered by Caveat on the title of Lot 5 Plan 8811133 and Lot 1 Block 4 Plan 1711320, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreements shall include:
 - a. The provision of 180m (± 0.45 ha) road acquisition of Harmen Lane (15 m width under Lot 5) and along the northernmost 10 metres of Harmen Lane (Access R/W Plan 171 1321);
 - b. The purchase of land by the County for \$1.
- 4) The Owner shall create a road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to the proposed Lots 1 and 2;
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of the proposed Lots 1 and Lot 2, Lot 1 Plan 8811133 that restricts the

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erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Site Servicing

- 6) Water is to be supplied by an individual well on Lots 1 and 2. The subdivision shall not be endorsed until:
 - a. An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lots 1 and 2, in accordance with the County's Servicing Standards and requirements of the *Water Act*; and
 - b. A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for each new well is provided.
- 7) The Owner will be required to provide a Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with the Nose Creek Watershed Management Plan and the County Servicing Standards.

Development Agreement

- 8) The Owner has provided a Level 3 Assessment in accordance with the Model Process Reference Document for Lots 1 and 2. The Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on Lots 1 and 2 and shall include the following:
 - a. The Applicant shall comply with the improvements recommended in the Level 3 Private Sewage Assessment, provided by Osprey Engineering Inc., dated June 8, 2022, and
 - b. For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment;
- 9) If onsite improvements are required, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 1 and 2 and shall include the following:
 - a. The stormwater recommendations be implemented as per the detailed stormwater management plan.

Payments and Levies

- 10) The applicant/owner will be required to pay the transportation off-site levy (TOL) as per Bylaw C-8007-2020 for Lots 1 and 2 in accordance with the Plan of Survey.
- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.

Municipal Reserve

- 12) The provision of Reserve in the amount of 10 percent of the area of proposed Lots 1 and 2, and lands to be dedicated for the County Road as shown in the Tentative Plan as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Heather Roach, file 6432HR, dated January 14, 2022), pursuant to Section 666(3) of the Municipal Government Act;

Taxes

- 13) 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*.



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.