

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. The application to create a ± 3.20 hectare (± 7.92 acre) parcel with a ± 2.22 hectare (± 5.51 acre) remainder at Lot:1 Plan:9710996, SW-23-23-28-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 & Section 14 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.

Servicing

- 2) The Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:
 - a) In accordance with the Level II PSTS Assessment by Almor Testing Services Ltd. dated June 27, 2021.
 - b) For the construction of the packaged sewage treatment system and any improvements as per the SSIP accepted by the county.
- 3) The Owner is to provide and implement a Site-Specific Stormwater Management Plan, which meets the requirements outlined in the Shepard Regional Drainage Plan.

Municipal Reserve

- 4) The provision of Reserve, in the amount of 10% of Lot(s) 1 & 2 is to be deferred by caveat proportionately to Lot(s) 1 & 2, pursuant to Section 669(2) of the *Municipal Government Act*;

Transportation Off-Site Levy

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2022 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of Lot 1 as show on the Plan of Survey;



ROCKY VIEW COUNTY

Payments and Levies

- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Taxes

- 7) 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.