

**ATTACHMENT 'A': APPROVAL CONDITIONS**

- A. THAT the application to adjust the boundaries between a ± 4.05 hectare (± 10.00 acre) parcel and a ± 60.70 hectare (± 150.00 acre) parcel in order to create a ± 8.09 hectare (± 20.00 acre) parcel and a ± 56.66 hectare (± 140.00 acre) parcel within SW-08-28-28-W04M, 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 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 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. 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 (PL20220023) and Roll number (08308010 & 08308002) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR p4.0), as per the Land Use Bylaw C-8000-2020, as amended.
 - b) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 1, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2015;



- c) The Site Plan is to confirm that all water wells are located within the boundaries of Lot 1;
- 3) The Owner is to enter into an Access Easement Agreement for the proposed Lots 1 and 2 to maintain the existing driveway access over the western 12.5 metres along the west boundary of the lands to be adjusted to create Lot 1, as shown on the Tentative Plan, including:
 - a) Provision of an Access Right of Way Plan over the westerly 12.5 metres of proposed Lot 2, as shown on the Tentative Plan (to encompass the entirety of the existing driveway);
 - b) Landowner's Consent to Register Access Right of Way Plan.

Municipal Reserves

- 4) The provision of Reserve, in the amount of 10% of the ± 4.05 hectares (± 10.00 acres) being adjusted to create Lot 1, is to be deferred by caveat, pursuant to Section 669(2) of the Municipal Government Act; the remainder, Lot 2, is to remain deferred without caveat, pursuant to Section 663 of the Municipal Government Act;

Payments and Levies

- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the adjustment of two (2) Lots;

Taxes

- 6) 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.