



ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a ± 12.14 hectare (± 30.00 acre) parcel (Lot 1) with a ± 52.61 hectare (± 130.00 acre) remainder (Lot 2) within NW-06-27-01-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the 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. 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. The following shall be provided:
 - a) A Plan of Survey, including the Application number (PL20220084) and Roll number (07506003) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
- 2) The Owner is to dedicate, by Plan of Survey, a 5.0 metre portion of land for road widening along the west boundary of Lot 1 and Lot 2 as shown in the tentative plan.

Transportation

- 3) The Owner shall contact County Road Operations to construct a new gravel approach along Range Road 20 to provide access to Lots 1 and 2 as shown on the tentative plan. If a mutual approach is constructed, the Owner shall:
 - a. Provide an access right of way plan; and
 - b. Prepare and register respective easements on each title, where required.

Payments and Levies

- 4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.



ROCKY VIEW COUNTY

Taxes

- 5) 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*.