



## ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a  $\pm 5.26$  hectare ( $\pm 13.00$  acre) new lot (Lot 1) with a  $\pm 12.46$  hectare ( $\pm 30.79$  acre) remainder, to facilitate a new junior & senior high school within Lot 3, Block 2, Plan 0813156; SE-22-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections, 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; and
  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 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 regard 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 Sections 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.
  - a) A Plan of Survey, including the Application number (PL20210189) and Roll number (03222206) of the parcel;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey.

### Transportation

- 2) The Owner is required to enter into a Mutual Access Easement Agreement, to be registered on all affected lots with the associated right-of-way plan, to provide access to the remainder of Lot 2 through the proposed Lot 1.

### Site Servicing

- 3) The Owner is required to enter into an easement, to be registered on all affected lots with associated utility right of way plan, to provide potable water, sanitary wastewater, and stormwater service to the remainder of Lot 2 through the proposed Lot 1.

***Municipal Reserves***

- 4) The provision of Municipal Reserve is to be deferred by Caveat proportionately to Lot 1  $\pm$  0.53 hectares ( $\pm$  1.30 acres) and Lot 2  $\pm$  1.39 hectares ( $\pm$  3.44 acres), pursuant to Section 669(2) of the *Municipal Government Act*;
  - a) Existing Deferred Reserve Caveat (081 238 802) is to be discharged and replaced with the new one.