



## ATTACHMENT 'A': APPROVAL CONDITIONS

- A. The application to create a  $\pm 1.60$  hectare ( $\pm 3.95$  acre) parcel and a  $\pm 5.54$  hectare ( $\pm 13.69$  acre) parcel, 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; and
  2. 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 654(2) of the *Municipal Government Act*, the Subdivision Authority acknowledges the application does not comply with LUB C-8000-2020. The Subdivision Authority is of the opinion the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and is of the opinion the proposed subdivision conforms with the use prescribed for that land in the LUB.
- 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 (PL20220021) and Roll numbers (03909009 & 03909034) of the parcels;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey.

### Site Servicing

- 2) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Phase 2 Aquifer Testing Report;
  - b) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1;
  - c) Verification is provided that each well is located within each respective proposed lot's boundaries;
  - d) It has been demonstrated that the new well is capable of supplying a minimum of one IGPM of water for household purposes.



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- 3) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Fortis Alberta Inc.

**Transportation**

- 4) The Owner shall contact County Road Operations to construct a new paved approach on Breezewood Bay to provide access to Lot 1. 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.

**Municipal Reserves**

- 5) The provision of Reserve in the amount of 10 percent of the area of Lot 1, 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 by Sanjit Singh, Appraisal of W5M-5-23-9, Bragg Creek for Clint Docken, Wernick Omura Singh, Calgary Appraisers, dated October 2022.
- 6) The remaining provision of Reserve, in the amount of 10 percent, is to be deferred by caveat to the remainder lands Lot:4 (W. portion), Plan:8010572 within NW-09-23-05-W05M pursuant to Section 669(2) of the *Municipal Government Act*.

**Taxes**

- 7) All taxes owing up to and including the year in which the 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*.