

**ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**

- A. THAT the application to subdivide one  $\pm$  8.21 hectare ( $\pm$  20.29 acre) parcel with a  $\pm$  8.21 hectare ( $\pm$  20.29 acre) remainder from Lot 4, Block 1, Plan 0710865 within NE-16-28-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (County Plan), 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.
  - a) A Plan of Survey, including the Application number (PL20220098) and Roll number (08916010) of the parcel;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey.

**Transportation**

- 2) The Applicant/Owner shall use the existing mutual approach off Range Road 53 in order to provide access to both proposed lots. The owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title as required.

**Site Servicing**

- 3) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County and shall include the following:
  - a) Accordance with the Level II Private Sewage Treatment System Assessment, prepared by Arletta Water Resources dated April 2024 which includes the construction of a treatment mound for the northern lot.

***Municipal Reserve***

- 4) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, 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 prepared by Black Valuation Group, File No. 56432, dated June 09, 2022, pursuant to Section 666(3) of the Municipal Government Act.

***Utility Easements***

- 5) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of FortisAlberta and Telus.

***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 (1) 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.

Tentative Plan

Subdivision Proposal

To create one ±8.21 hectare (±20.29 acre) parcel with a ±8.21 hectare (±20.29 acre) remainder.

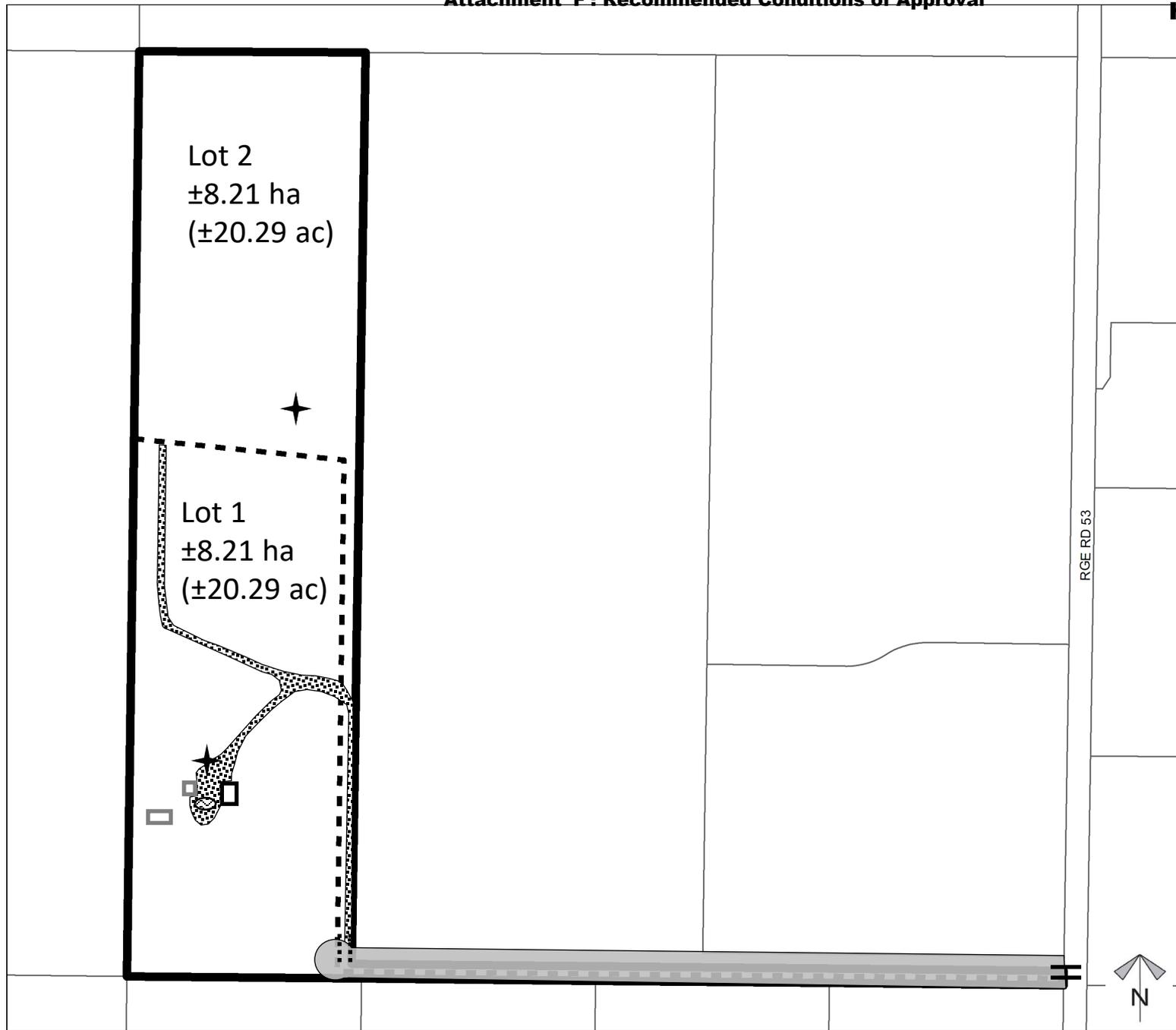
Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Dedication	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 4  
 Roll: 08916010  
 File: PL20220098  
 Printed: Jan 9, 2024  
 Legal: A portion of NE-16-28-5-W5M



RGE RD 53