

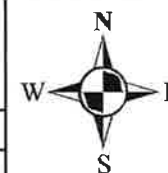
Key Plan - Sub. File No. 2008-S-066



Disclaimer:
Parkland County offers this information in good faith, but makes no warranty with regard to the correctness, and accuracy of the data.

Created by	Planning Services
Date	Mon Jul 14, 2014 2:40PM

Department	
Scale	1:19060 Metres



S.W. 1/4 SEC.19 - TWP.53 - RGE.26 - W.4M.

C. of T. 072 317 227

C. of T. 072 317 227

LOT 11
BLOCK 1
SUBDIVISION PLAN 6429 RS

LOT 10
BLOCK 2
SUBDIVISION PLAN 6429 RS

LOT 4
SUBDIVISION PLAN 4915 TR

BLOCK B
SUBDIVISION PLAN 2134 TR

N.W. 1/4 SEC.18 - TWP.53 - RGE.26 - W.4M.

SCALE = 1 : 1000



TITLES AFFECTED BY SUBDIVISION				
DESCRIPTION	OWNER	TITLE NO.	AREAS	
			In Title (ha)	With Proposed Subdivision (ha)
BLOCK A, PLAN 2134 TR	1219788 ALBERTA LTD.	062 010 461	6.337	6.337
Part of S.W. 1/4 SEC.18-53-26-4	STANLEY C. KROCKER PROFESSIONAL CORPORATION (3/4 INT.) THOMAS A. WOLLIN PROFESSIONAL CORPORATION (1/4 INT.)	072 317 227	24.05	0.061



LOCATION PLAN
SCALE = 1:7,500

NOTES

AREA AFFECTED BY THIS PLAN IS SHOWN BOUNDED THUS: _____
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
BEARINGS ARE NAD83, UTM REFERRED TO 111° W LONGITUDE.
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM
ASCM NO. 157248 (ELEV. = 688.110).
CONTOURS ARE SHOWN AT 0.5m INTERVALS.

REV.	DESCRIPTION	DATE	BY
4	PUL, LOTS ADDED, LOT AREAS AND NUMBERS REVISED	MAY25/06	VX
3	TITLES UPDATED	JAN 23/06	VX
2	WATER TABLE AREAS ADDED	JAN 23/06	VX
1	LOT 18 & ROAD REVISED	DEC 13/07	VX

LIGHTHOUSE
LAND DEVELOPMENTS

PRELIMINARY PLAN
SHOWING PROPOSED SUBDIVISION OF
BLOCK A, PLAN 2134 TR
AND PART OF
S.W. 1/4 SEC.19-TWP.53-RGE.26-W.4MER.
WITHIN
S.W. 1/4 SEC.19-TWP.53-RGE.26-W.4MER.
PARKLAND COUNTY
ALBERTA

DATE	November 9, 2007	SCALE	1:1000	REV
HO	HAMILTON & OLSEN SURVEYS LTD EDMONTON, ALBERTA - PH 463-7111 FILE NO. 07140Y01 FNB 1960-04/28 REF DWG N/A	DRAWING NO 07140Y01.DWG		4
		SHEET 1 of 1		



DISTANCES ARE IN METRES AND DECIMALS THEREOF.
CONTOURS ARE SHOWN AT 0.2m INTERVALS.
CONTOUR ELEVATIONS ARE GEODETIC AND DERIVED FROM
ASCM NO. 157248 (ELEV. = 688.110).

LIGHTHOUSE

LAND DEVELOPMENTS

DATE:	October 10, 2007	SCALE:	1:2000	REVISION:	
 HAMILTON & OLSEN SURVEYS LTD. EDMONTON, ALBERTA - Ph. 465-7111 FILE No: 07140801 - V.J.C. FMB: REF. DWG: N/A	DRAWING No.		07140S01.DWG		
	SHEET		1 of 1		



COMMUNITY SERVICES

Our File No: 08-S-066F

1319789 Alberta Ltd.

Attention: Arnie Pahl

May 5, 2009

Dear Sir:

Re: Proposed Subdivision, Block A, Plan 2134TR, S.W. 19-053-26-W4M, Parkland County

Part A – Notice of Approval

Your subdivision application was conditionally approved by the Subdivision Authority on May 4, 2009. Please note that you must complete the conditions of approval to the satisfaction of Parkland County prior to the Plan of Subdivision being registered with the Land Titles Office to legally create the new title(s).

Note: This approval is based on the dimensions and parcel sizes as shown on the revised tentative plan dated **May 20, 2008** submitted by the applicant except as may be modified as per the following conditions.

1. Pursuant to Section 654(1)(d) and Parkland County Policy PD 020, if the subdivision is to be endorsed by Parkland County staff after December 31st but prior to the tax payment deadline (normally June 30th), the applicant must prepay the property taxes that would be due on or before the above noted deadline for the given calendar year. If the application is endorsed after June 30th then all outstanding taxes, including any arrears, must be paid in full.
2. The lots shall be numbered using the County's rural addressing system. The legal base shall be referred to the County's Addressing Department for approval of lot numbering prior to the preparation of the Development Agreement and submittal of detailed engineering design.
3. Pursuant to Section 7 of the Subdivision & Development Regulation, a Restrictive Covenant prepared to the satisfaction of the County shall be registered against proposed Lot 6 notifying the future landowners of the contents and recommendations of the Geotechnical Investigation (Shallow Water table Report) prepared by AMEC Engineering Ltd. dated January 22, 2008 with respect to the identified two contiguous acres of developable land (Figure 4) and the appropriate setback distance outside of those identified areas as having a high shallow water table (<2.13 m from ground surface).
4. Pursuant to Section 7 of the Subdivision & Development Regulation, a Restrictive Covenant prepared to the satisfaction of the County shall be registered against proposed Lot 3 and Lot 4 notifying the future landowners of the contents and recommendations of the Geotechnical Investigation

(Reclaimed/re-contoured borrow pit location) prepared by AMEC Engineering Ltd. dated January 22, 2008 with respect to the location of the identified reclaimed/re-contoured borrow pit location (Figure 3 and 4) and the setback distance outside of the former borrow pit, unless additional geotechnical testing is completed, and unless individual construction needs in that area are considered from an additional geotechnical standpoint, on a case-by-case basis.

5. Pursuant to Section 7 of the Subdivision & Development Regulation, a Restrictive Covenant prepared to the satisfaction of the County, which notifies future owners that the soil percolation information supplied with the application determined that a traditional/conventional septic tank to field of private sewage disposal system is not suitable given fast percolation rates determined on the property, shall be registered against each residential lot, as determined by AMEC Engineering Ltd., Soil Percolation Testing Report dated January 22, 2008.
6. Pursuant to Section 655 of the Municipal Government Act, the owner shall enter into a Development Agreement with the Council for Parkland County addressing all on-site and off-site improvements which will include, but may not be limited to:
 - the payment of \$3,045.00 per proposed residential lot (8 in total) in support of the Local Road Improvements Program for the benefit of Harris Acres for the possible future participation in Policy EN-001 Road Surfacing – Country Residential due to additional traffic and the possible accelerated deterioration of the existing surface of Harris Drive due to the proposed subdivision. This sum is based on current roadway overlay costs for a 6.8 m roadway width to cover 0.8 km of existing Harris Drive divided by a total of 29 residential lots in Harris Acres;
 - the requirement to enter into an Industrial Haul Agreement with Parkland County including the provision of any additional security that may be required;
 - the requirement to repair any damage to Harris Drive as a result of construction of the proposed subdivision;
 - the acquisition of any required right-of-way from adjacent Certificate of Title 072317227 to complete the required internal road extension and connection to Harris Drive within Harris Acres as shown on the tentative plan and/or required by Parkland County's Engineering Department (off-site work);
 - the construction and asphalt surfacing of the proposed east-west internal subdivision road, including that portion of off-site road within Certificate of Title 072317227, to a Residential Local Road (Asphalt Concrete Pavement) Standard and best engineering practices;
 - the construction of a temporary graveled turn-a-round and dedication of any necessary easements at the west limits of the subdivision from either proposed Lot 5 or Lot 6;
 - the construction of a mail-box pull out;
 - the construction and asphalt surfacing of approaches to each parcel;
 - the preparation of a storm water management plan and the construction of any necessary related off-site and on-site improvements;
 - the submission of all necessary drainage easements, servicing easements and restrictive covenants where required;
 - the installation of power and gas services;
 - subdivision and rural addressing signage; and
 - payment of the residential off-site road development levy (Bylaw No. 01-2007).
7. Pursuant to Section 654(1)(c) of the Municipal Government Act, the proposed subdivision must meet Section 7(g) of the Subdivision and Development Regulation. A Certificate of Compliance will be required stating that the existing sewage system servicing the single family dwelling on proposed Lot 9 complies with the requirements of the Private Sewage Disposal Systems Regulation. Should the system not be in compliance, the proponent of the subdivision shall complete any required work, including possible installation of a new system to bring it into compliance. Please note, a Certificate of Compliance can be issued by a Safety Codes Officer from Superior Safety Codes Inc. at 780-439-4777 or 1-888-999-4777.

8. The subdivision shall be registered in a manner acceptable to the Registrar of Land Titles. Land Titles will require a Plan of Survey. The Alberta Land Surveyor and Consulting Engineer(s) shall ensure that no proposed residential parcel contains less than 0.81 ha (2.0 ac) of contiguous developable land. An endorsement fee of \$250.00 per residential lot is payable to Parkland County when the plan is submitted for endorsement. No fee is charged for reserves and public utility lots.

Reasons for Decision

The proposal was reviewed by the Subdivision Authority and was found to be compliant with the County's Land Use Bylaw and the Atim Creek North Area Structure Plan and was also found to conform to the relevant considerations as outlined in Section 7 of the Subdivision and Development Regulation.

The proposal was found to not be in compliance with Map 2 of the County's Municipal Development Plan and the proposed Regional Ring Road which is identified as running through the subject quarter section. However, Alberta Transportation has granted waiver to the proponents of the application through their letter received February 25, 2009. Alberta Transportation noted no objection to the application, nor are improvements required at the Harris Drive and Highway 44 intersection

The Subdivision Authority considered comments made by adjacent landowners with respect to: concern about increased traffic through Harris Acres and inadequate entrance/exit to Harris Acres onto Highway 44; suggestion that lots be reduced to one-half acre to one acre in size; and suggestion that waste water be treated with privately piped waste water treatment plants and Restrictive Covenants registered to this effect on all lots. The Subdivision Authority has determined that the proposed subdivision was found to be in compliance with the County's Land Use Bylaw and the Atim Creek North Area Structure Plan and was also found to conform to the Regulations. The application was not in compliance with Map 2 of the County's Municipal Development Plan which shows the location of the proposed future freeway (regional ring road), however, Alberta Transportation granted waiver to the application.

Part B – Appeals

If you wish to appeal the decision of the Subdivision Authority, an appeal may be commenced by submitting a written notice of the appeal with the **Municipal Government Board** within 14 days of the date of receipt of this letter. The date of receipt is deemed by law to be 5 days from the date shown on this letter.

The notice of appeal must include the County file number **(08-S-066F)**, the legal description of the subject property and the reasons for the appeal. The appeal must be directed to:

Secretary, Municipal Government Board
15th Floor, Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L4
Telephone: 780-427-4864

Part C – Approval Period, Endorsement Requirements and General Information

Approval Period

If you do not plan to appeal, the approval period for this approved subdivision is one year. An extension of the approval period may be granted on payment of the required fee. Repeat extensions of a subdivision approval may not be granted.

Endorsement Information and Requirements

Parkland County will not endorse any plans or any other subdivision related documents until the expiry of the appeal period specified by the Municipal Government Act. This time period is a minimum of 19 days from the date shown on this letter

In order to register the Plan of Subdivision at the Land Titles office the following must occur:

- all of the above listed conditions of approval must be met to the County's satisfaction within one year of the date of conditional approval. All plans and any other subdivision related documents must be submitted to the County for review and approval well in advance of expiry of the one year conditional approval period as the date of the County's endorsement must appear on those plans and documents within one year of the conditional approval;
- a request for endorsement of a subdivision plan must be accompanied by the applicable endorsement fee and one digital copy and two paper copies of the subdivision plan. Additionally, if Right-of-Way or Easement plans are required as part of the subdivision approval for drainage or other purposes, copies of these plans must be submitted to the County for review well in advance of the County's final acceptance of the Right-of-Way or Easement plans. All final plans for subdivision as well as Rights-of-Way and Easements must be submitted concurrently for review by the County;
- payment of taxes as a condition of subdivision is required by the Municipal Government Act and by County policy. Payment is required at the time of endorsement and is required for the full calendar year. Please contact the undersigned for further information on the taxes owing and how this figure is calculated; and
- a Development Agreement is required as a condition of approval. We require a written request from you together with the applicable fee in order to commence preparation of the Development Agreement. Upon receipt of your written request and the applicable fee, we will prepare and forward a draft Development Agreement to you for your review and consideration. Please note, the Development Agreement must be finalized and executed prior to endorsement of the Plan of Subdivision.

Utility Contacts

You are requested to contact:

- the County's Supervisor of Utilities at 780-968-8448 if a condition of your subdivision approval requires you to connect to municipal water and municipal sewer services;
- ATCO Gas with respect to any development or construction that will take place on the above noted lands as a result of this subdivision approval that may affect the company's interests (ie. buried service lines);
- Fortis with respect to its easements for new power facilities and/or relocation of existing power facilities, if required; and
- the County's Safety Codes Clerk at 780-968-8443 with respect to the installation of any private sewage disposal facilities.

If you have any further questions regarding the information contained in this letter, please contact the undersigned at 780-968-8443.

Yours truly,



Stephen Fegyverneki, ACP MCIP
Senior Planner, Current Planning

/sc
cc: Referral Agencies, Stanley G. Kroeker P.C. & Timothy A. Wollin P.C.