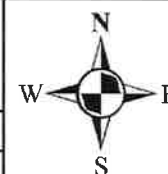


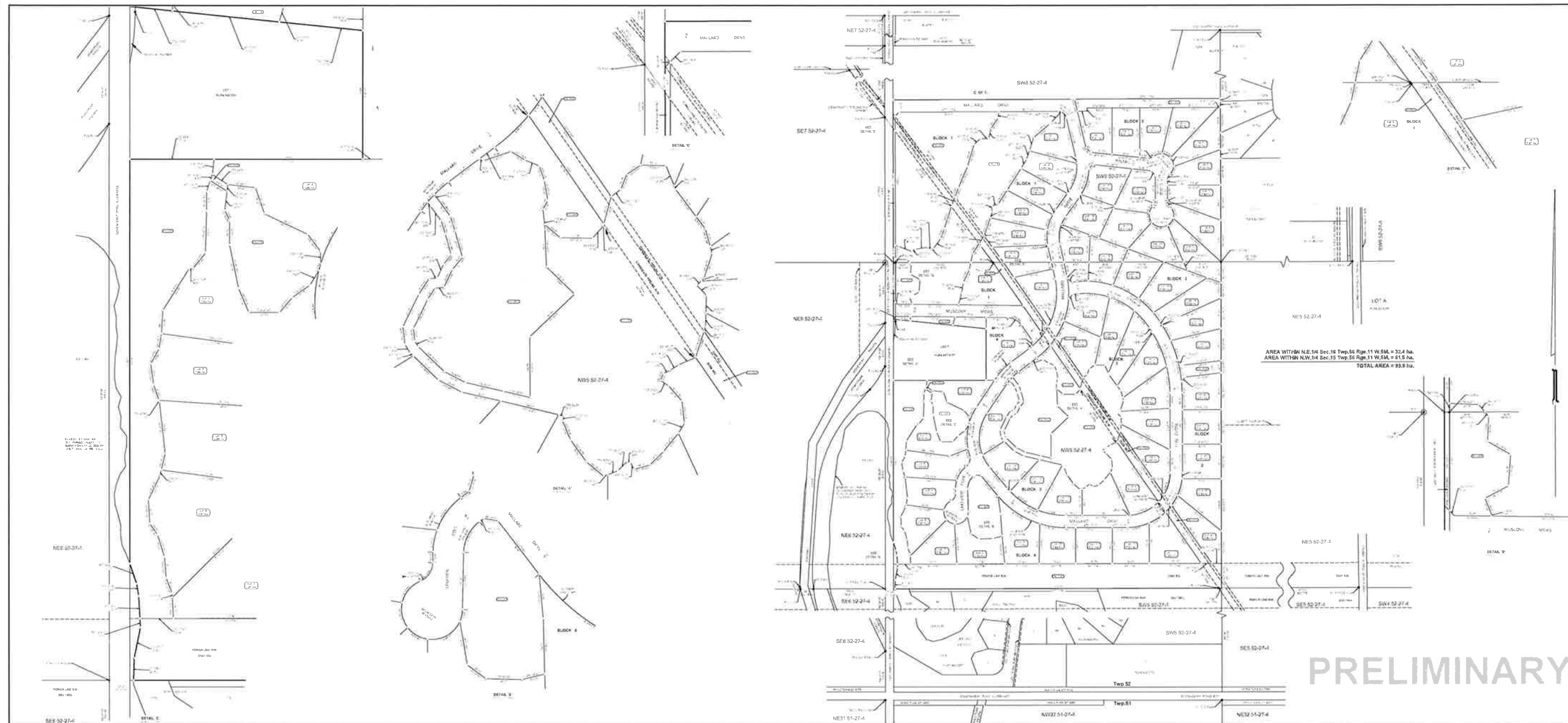
Key Plan - Blue Heron Estates



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	Stephen Fegyverneki
Date	Tue Jun 3, 2014 8:46AM

Department	Planning Services
Scale	1:22718 Metres



LAND TITLES OFFICE

PLAN No. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT No. _____

_____ A.D. REGISTRAR

LEGEND

safe.

[illegible]

SURVEYOR

LESLIE AMIE LAURIE A.L.S

REGISTERED OWNERS:

EVERGREEN TREE MOVERS LTD.

PLANNING AUTHORITY

COUNTRY# _____
FILE# 118-6001
DATE APPROVED _____ BY _____

PLAN SHOWING SURVEY OF
SUBDIVISION
OF PART OF
N.W.1/4 Sec.5 and Part of S.W. 1/4 Sec.8
Twp.62 Rge.27 W.4M.

PARKLAND COUNTY



SCALE - 1:2500 LESLEY ANNE LAURIE, A.L.S. N-0050-10

Attention: Allan W. Nelson

June 9, 2010

Dear Sir:

Re: Proposed Subdivision, N.W. 5-52-27-W4M & S.W. 8-52-27-W4M, Parkland County

Part A – Notice of Approval

Your subdivision application to create 61 residential lots, associated roadways, public utility lots and reserve parcels was conditionally approved by the Subdivision Authority on June 7, 2010.

Note: This approval is based on the dimensions and parcel sizes as shown on the Tentative Plan dated August 5, 2009 (Revision No. 3) submitted by the applicant except as may be modified as per the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes to date are to be paid. Pursuant to Parkland County's Policy PD 020, if the subdivision is registered at Land Titles after December 31 and prior to the tax payment deadline (normally June 30), the applicant must prepay the property taxes that would be due on or before the above noted deadline.
2. The parcels shall be numbered using the County's rural addressing system. The legal base shall be completed by the Surveyor and referred to the County's GIS Department for approval of lot numbering prior to the preparation of the Development Agreement and submission of detailed engineering design.
3. Pursuant to Parkland County requirements, the August 5, 2009 (Revision No. 3) tentative plan shall be revised accordingly:
 - (a) proposed Lot 23 PUL, Block 2 is not approved. In contrast, a 30.0 metre wide road right-of-way shall be dedicated, pursuant to Section 661 of the Municipal Government Act, directly south of proposed Lot 21 to provide a road linkage to lands immediately east of the development. The road linkage shall be constructed to the east quarter section boundary in accordance with Condition No. 6(c). Proposed Lot 22, Block 2 shall be shifted southerly and contain no less than 0.81 ha (2.0 ac) of contiguous developable land; and
 - (b) pursuant to Section 661 of the Municipal Government Act, the applicant shall extend the internal subdivision road in the south east corner of the subject lands (that currently terminates in two separate cul-de-sacs for Teal Close and Mallard Drive) across the pipeline Rights-of-Way 5917RS and 5358MC so that one continuous internal subdivision road is ultimately constructed in the south east corner of the subject lands to the satisfaction of the General Manager of Infrastructure Services. Excess right-of-way within the two proposed cul-de-sacs shall be

consolidated back into the adjoining parcels with the road right-of-way maintaining a minimum width of 30.0 metres.

The above changes shall be completed by the Developer and Surveyor, and the legal base shall be submitted to the Manager of Planning & Development Services for approval prior to entering into a Development Agreement or commencing of detailed engineering design.

4. 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 disposal septic tank to field of private sewage disposal system may not be suitable given fast percolation rates determined within the subject lands. This Restrictive Covenant shall be registered against each residential lot so that further site specific testing can be completed at the time of lot development as noted within the Shallow Water Table Testing and Soil Grain Size/Permeability Testing Report (File No. H0801-108) prepared by Hagstrom Geotechnical Services Ltd. and dated March 29, 2008.
5. Pursuant to Section 23 of the Water Act, a Restrictive Covenant, prepared to the satisfaction of Parkland County, that notifies future owners of the contents and recommendations of the Preliminary Groundwater Potential Study completed by Hagstrom Geotechnical Services Ltd. dated July 7, 2008 (File H0806-170) and the need for the use of cisterns, shall be registered against each residential lot given that existing aquifers below the site were identified as not being able to support additional wells without interfering with existing users.
6. Pursuant to Section 7 of the Subdivision & Development Regulation, a Restrictive Covenant prepared to the satisfaction of Parkland County, shall be registered against all proposed 61 lots notifying future landowners of the contents and recommendations of the Biophysical Site Assessment completed by Enviro Mak Inc. dated April 18, 2008 (File No. 08-02) and implements a "Residents Environmental Code of Conduct", to provide an increased awareness and environmental protection expectation for all future residents within the subdivision.
7. 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 off-site and on-site improvements which will include, but may not be limited to:
 - (a) completion of a Traffic Impact Assessment (TIA) and/or other similar technical evaluation as determined by the Manager of Engineering Services and to the Manager's satisfaction, for the proposed development that evaluates:
 - i. traffic movements due to the requirement for the upgrading and asphalt surfacing of Range Road 275 to a Residential Collector Standard in accordance with Policy 10.12 of the Municipal Development Plan;
 - ii. possible intersection upgrades at the junction of Highway 627 and Range Road 275 or other additional upgrades as per the recommendations of the completed and accepted TIA;
 - iii. alignment issues with the existing approach to Lot 1, Plan 9420337 and the TIA shall recommend suitable options to address the possible removal and relocation of the existing approach to Lot 1, Plan 9420337 from Range Road 275 to the proposed internal subdivision road (Muscovy Mews); and
 - iv. possible dedication of a wider road right-of-way allowance may be required to allow for the treatment of the alignments of the curve in Range Road 275 immediately west of the subject lands. The proposed location for the southerly access point to the subdivision be reviewed with the Engineering Services Department to ensure that sight distances are acceptable;
 - (b) removal of any existing approaches to Range Road 275 from the subject lands upon completion of the new internal roadways as required by the Engineering Services Department;
 - (c) construction and asphalt surfacing of the proposed internal subdivision roads and cul-de-sacs to a Residential Local Standard with asphalt surfacing, including the construction of the road linkage and temporary graveled turn-around, identified in Condition No. 3(a) above, to the east quarter section boundary. The Developer shall dedicated any necessary easements to accommodate the construction of the temporary turn-around;

- (d) construction of a mail-box pull out;
 - (e) construction and asphalt surfacing of approaches to each parcel;
 - (f) preparation of a storm water management plan and the construction of any necessary related off-site and on-site improvements. The Developer shall dedicate all required lands within Public Utility Lots to accommodate storm water management improvements as to be determined through detailed engineering design. The Developer shall acquire all necessary approvals of Alberta Environment and/or other provincial or federal regulatory to complete the proposed wetland compensation within the development;
 - (g) completion of an Environmental Protection Plan completed by a certified professional to the satisfaction of Parkland County prior to commencement of construction and that the Developer implement those recommendations during the construction of the development;
 - (h) submission of all necessary drainage easements, servicing easements and restrictive covenants where required;
 - (i) erection of environmental reserve signage as required;
 - (j) subdivision and rural addressing signage;
 - (k) installation of power, telephone, and gas services;
 - (l) payment of residential off-site road development levy (Bylaw No. 01-2007); and
 - (m) staging of improvements as to be set out in the Development Agreement.
8. Pursuant to Sections 661 and 664 of the Municipal Government Act, all Environmental Reserve and Municipal Reserve, as depicted on the tentative plan or required by this approval, shall be dedicated. The Alberta Land Surveyor and Consulting Engineer(s) shall ensure that no less than a 10.0 metre setback be imposed within an environmental reserve parcel from the top-of-bank of any claimed water body or remaining wetland as per the recommendations and conclusions of the Biophysical Site Assessment completed by Enviro Mak Inc. dated April 18, 2008 (File No. 08-02). Should the development be completed in stages, the dedication of environmental reserve shall be set out in the Development Agreement. Any outstanding municipal reserve owing upon completion of a stage may be deferred by way of Deferred Reserve Caveat onto the remnant title pursuant to Section 669 of the Municipal Government Act.
9. Pursuant to Section 664(2) of the Municipal Government Act, an Environmental Reserve Easement prepared to the satisfaction of Parkland County, shall be registered against proposed residential parcels identified on the August 5, 2009 tentative plan as Lots 1, 2, 3, 4, 5 and 9, Block 1, and Lots 2, 3, 4 5, and 6, Block 4 that restricts tree and vegetation removal within the treed areas adjacent to the Environmental Reserve Lots 10 and 16 for conservation purposes. The Environmental Reserve Easement for Lot 2, Block 4 shall be limited to no more than 15 metres in perpendicular width throughout from the westerly (rear) property boundary.
10. 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 residential lot 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 Municipal Development Plan and the Land Use Bylaw and was also found to conform to the relevant considerations as outlined in Section 7 of the Subdivision and Development Regulation. In those instances where the application did not comply, conditions of approval have been included to provide for compliance.

Alberta Transportation advised that the subdivision application was outside the referral distance as outlined in the Subdivision and Development Regulations. AltaLink identified that they have no concerns regarding the proposed development in respect to their existing high transmission facilities located along the south boundary of the development, subject to the landowner/developer abiding by AltaLink's

procedures regarding construction in proximity to their facilities. Neither Public Lands nor Alberta Environment responded to the subdivision referral in objection or with concerns regarding the proposed residential application. The Subdivision Authority was advised that the applicant/developer and their professional consultants have been in contact with both referral agencies regarding the existing wetlands, proposed wetland compensation and proposed storm water management approvals. The applicant/developer acknowledged that approvals from these referral agencies are required prior to development of the subdivision.

The Subdivision Authority considered comments made by adjacent landowners with respect to: the proposed location of the internal subdivision road, Muscovy Mews, and requesting that trees be planted by the developer on their land to provide a buffer zone; concerns regarding noise, traffic, impact on existing water wells, impact on wetlands due to septic fields and off highway vehicle use; and concern that the temporary turn-around on east side of subdivision proposes connection to land zoned agricultural and not country residential. The Subdivision Authority considered these comments and concerns but determined that the proposed subdivision was in compliance with the Regulations, the Municipal Development Plan and the Land Use Bylaw. Further, the water supply will be limited to cisterns only unless existing wells exist in which case those residential parcels that contain the wells may continue their use. The temporary turn-around on the east side of the subdivision shall provide future access to the lands legally described as the N.E. 5-52-27-W4M as the lands designated as Country Residential south of Spruce Bluff Estates (within S.E. 8-52-27-W4M) have sufficient access to the internal subdivision road of Spruce Bluff Estates if the land were resubdivided in the future.

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 (**10-S-008K**), 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 upon receipt of a written request and upon 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;
- when the County provides its endorsement on the Plan of Subdivision to be registered at Land Titles, and a Deferred Reserve Caveat is to be registered concurrently, we will require that existing registrations against the title of a financial nature be postponed in favour of the Deferred Reserve Caveat. Please contact the writer if further information is needed on this requirement;
- 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:

- West Parkland Gas Co-Op 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,

Christina Kortmeyer
Planning Officer

/sc
Enclosure (pink SA approval info)
cc: Referral Agencies
cc: Evergreen Tree Movers Ltd.