

Our File No. 15-S-028

June 16, 2015

Florkewich, Franklin F

Dear Sir/Madam:

Re: Conditional Subdivision Approval, NE-10-53-2-W5

Decision

Your subdivision application to create one 4.04 ha (10.0 ac) parcel for future rural industrial use was conditionally approved by the Manager of Planning & Development Services on June 15, 2015. A conditionally approved subdivision means that you must satisfy the approval conditions prior to the Plan of Subdivision being registered with Land Titles to legally create the new title(s). Please note, you are responsible for retaining an Alberta Land Surveyor to prepare the Plan of Subdivision for registration at Land Titles. The Alberta Land Surveyors' Association maintains a listing of surveyors in Alberta which can be found at www.alsa.ab.ca.

Conditions of Approval

Note: This approval is based on the dimensions and parcel sizes as shown on the Tentative Plan submitted with the application dated April, 2015 except as may be modified by the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act the applicant shall apply for and obtain three readings on a bylaw amendment to Parkland County's Land Use Bylaw No. 20-2009 redistricting the proposed parcel from the AGG-Agricultural General District to RIC-Rural Industrial Commercial District. Should Council not approve the redistricting then this subdivision shall not proceed.
2. 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 Policy C-PD03, 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.
3. Pursuant to Section 655 of the Municipal Government Act, the applicant shall remove the eastern approach to the proposed parcel to the satisfaction of Development Engineering Services as the approach does not comply with Parkland County spacing requirements. No disturbance or grading is to adversely affect existing drainage on adjacent lots. All surface grading is to be done in a manner that will prevent cross lot drainage conflicts. Please contact a Development Engineering Officer to schedule inspection appointments at 780-968-8443.
4. The parcel(s) shall be numbered using the County's rural addressing system. Following final inspection of the approach(es), please contact our Planning Clerk at 780-968-8443, extension 8380 to obtain the municipal address(es). Following assignment of municipal address(es), please contact Public Works at 780-968-8448 to order all required municipal address(es) signs. In accordance with Community Standards Bylaw No. 03-2012, the applicant shall install a municipal address sign at the access to all lots being created, including the remnant parcel.
5. Pursuant to Section 654(1) (c) of the Municipal Government Act, the proposed subdivision must meet Section 7(g) of the Subdivision & Development Regulation with respect to septic disposal and an inspection of all the existing septic systems is required pursuant to the Private Sewage Disposal Systems Regulation. Please contact Superior Safety Codes Inc. at 780-489-4777, ext. 223 to

schedule an inspection of the existing septic systems. Following inspection of the septic systems, a copy of the inspection report shall be provided to Planning & Development Services.

6. Pursuant to Section 4.1 and Section 16.4 of Land Use Bylaw No. 20-2009, the applicant shall apply for and receive all required Development Permit approvals for the Quad-F Farms/Norcan office/storage building constructed between 2007 and 2009 adjacent to the existing service road right of way. The applicant shall apply for and receive approval for all required Building Permits and all other permits as required under the Safety Codes Act. Please contact a Development Officer at 780-968-8443. Further, the applicant shall apply for and receive approval for all required Road Side Development permits from Alberta Transportation.
7. Pursuant to Section 7, Section 11.4 and Section 11.6 the relocated dwelling located on the northeast side of the quarter section shall be removed from the property or demolished. The applicant shall obtain the required development permits for either option. Please contact a Development Officer at 780-968-8443.
8. Pursuant to County Policy C-PD15 and Sections 663 and 669 of the Municipal Government Act, the existing Deferred Reserve Caveats shall be revised to include all Municipal Reserves deferred to the remnant agricultural parcel.
9. Pursuant to Sections 14 and 15 of the Subdivision and Development Regulation, the applicant shall dedicate a 30.0 metre wide service road right-of-way across the highway frontage of the remnant parcel and proposed parcel to be registered by Caveat. The applicant shall complete the Service Road Agreement and Caveat (refer to <http://www.transportation.alberta.ca/3633.htm>) and send to "Adrienne Kisko, Land Technologist, Divisional Services, Alberta Transportation, 2nd Floor, 4999-98 Avenue, Edmonton, AB, T6B 2X3.
10. The subdivision shall be registered in a manner acceptable to the Registrar of Land Titles. An endorsement fee of \$250.00 is payable to the County when the Plan of Subdivision is submitted for endorsement by the County. If applicable, the Alberta Land Surveyor shall ensure all required setbacks from existing structures and new property lines are maintained in accordance with Land Use Bylaw No. 20-2009.

Reasons for Decision

The Subdivision Authority has conditioned the subdivision in such a way that the proposed parcels will comply with Parkland County Land Use Bylaw No. 20-2009 and Municipal Development Plan Bylaw No. 37-2007 prior to subdivision endorsement. Comments were received from adjacent landowners regarding concerns of traffic and the proposed commercial use. Parkland County has conditioned the subdivision on the applicant successfully rezoning the property and comments concerning the commercial use will be addressed through this subsequent process. Further, Alberta Transportation granted waiver to Sections 14 and 15 of the Subdivision and Development Regulation.

Appeal

If you wish to appeal this decision, an appeal may be commenced by submitting a written notice 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 **(15-S-028)**, 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

Approval Period

The **approval period for this conditionally approved subdivision is one year**. An extension of the approval period may be granted upon receipt of a written request and 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 Plan of Subdivision 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 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 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 with 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 those plans must be submitted 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; and
- 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.

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 questions regarding the information contained in this letter, please contact the writer at 780-968-8443.

Yours truly,

Deanna Cambridge, Planner

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