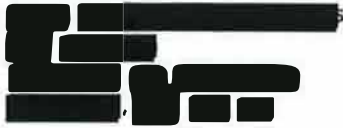


August 2, 2018

File No. 17-S-040  
SE-08-54-27-W4

Dear [REDACTED]:

**Subject: Conditional Subdivision Approval SE-08-54-27-W4****Decision**

Your subdivision application for 47 residential parcels was conditionally approved by the Director of Planning & Development Services on August 1, 2018.

**Conditions of Approval**

The subdivision application submitted by Select Engineering Consultants on behalf of Brenmar Holdings Ltd. for the tentative plan of subdivision dated June 27, 2018 is **CONDITIONALLY APPROVED** subject to the following conditions:

1	Pursuant to Provisions 654(1)(d) of the <i>Municipal Government Act</i> , any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Parkland County.
2	Lot 51 shall be registered as a Public Utility Lot and registered in the name of ATCO at the time of registration.
3	The applicant shall submit a separate Road Closure application to the County to close the undeveloped road allowance along the west boundary of the subject quarter section. The Bylaw shall be approved prior to the endorsement of this subdivision. The applicant is responsible for completing purchase, surveying and preparation of any associated documents to allow for registration of the closure and consolidation into the subdivision.
4	Pursuant to Parkland County Bylaw No. 2015-30, the parcels shall be numbered using Parkland County's civic addressing system. The legal base shall be completed by the Alberta Land Surveyor and referred to Planning & Development Services for approval of lot numbering prior to ratification of the Development Agreement and submission of detailed engineering design. Following assignment of civic addresses, please contact Public Works at 780-968-8448 to order all required address signs. A copy of the receipt confirming purchase of the address sign(s) shall be provided to Planning & Development Services.
5	Pursuant to Section 7 of the Subdivision and Development Regulation, a Restrictive Covenant prepared to the satisfaction of Parkland County shall be registered against each lot notifying future owners of inadequate groundwater availability and that potable water supply shall be limited to cisterns as per the Desktop Groundwater Availability Assessment, completed by HCL Groundwater Consulting dated May 2017, and Section 23 of the Water Act.
6	Pursuant to Section 7 of the Subdivision and Development Regulation, a Restrictive Covenant prepared to the satisfaction of Parkland County shall be registered against each lot notifying future landowners

	that based on the Groundwater Levels & Percolation Testing report prepared by J.R. Paine & Associates Ltd. on July 11, 2017, conventional septic fields will not be permitted and that modified systems such as treatment mounds will be required. Holding tanks and pump-outs are also permitted.
7	Pursuant to Section 655 of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Council for Parkland County regarding the construction/installation of all required local improvements and applicable off-site levies and/or recoveries. The Applicant shall prepare/submit a Development Agreement Application and pay the required fee to initiate preparation of the Development Agreement.
8	The subdivision shall be registered in a manner acceptable to the Registrar of Land Titles. An endorsement fee of \$23,500.00 (\$500.00 per parcel, subject to change) is payable when the final plan is submitted for endorsement by Parkland County. No endorsement fee is charged for reserve lots or public utility lots. If applicable, the Alberta Land Surveyor shall ensure all required setbacks from existing principal and accessory buildings and new property lines are maintained in accordance with Parkland County Land Use Bylaw No. 20-2009.

### Reasons for Decision

The proposal was reviewed by the Subdivision Authority and was found to be compliant with the County's Municipal Development Plan, Atim Creek North Area Structure Plan, and Land Use Bylaw. The proposal 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.

The Subdivision Authority considered comments made by adjacent landowners with respect to:

1. Contamination and groundwater availability of aquifers
2. Cost to taxpayers of new multi-parcel residential development
3. Road 274 capacity, widening and pavement
4. Potential for increased nuisances to existing livestock

Upon review, the Subdivision Authority has determined that the proposed subdivision is in compliance with the Subdivision and Development Regulation, the Municipal Development Plan, the Atim Creek North Area Structure Plan and the Land Use Bylaw. In those instances where the application did not comply, conditions of approval have been included to provide for compliance.

Note: That any required servicing, changes in services or work done on County land will be at the expense of the Developer and to the satisfaction of the Subdivision Approving Authority in consultation with the County Engineer.

### Appeal

If you wish to appeal this decision, an appeal may be commenced with the Municipal Government Board (MGB). The Notice of Subdivision Appeal form must be completed (found at <http://www.mgb.alberta.ca>) and submitted to the address below within 14 days of the date of receipt of this letter. The date of receipt is deemed by law to be 7 days from the date shown on this letter.

Municipal Government Board  
1229 – 91 Street SW  
Edmonton, AB T6X 1E9  
Telephone: 780-427-4864

Email: [mgbmail@gov.ab.ca](mailto:mgbmail@gov.ab.ca)

### **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 21 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 conditional approval. 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](http://www.alsa.ab.ca). All plans and any related documents must be submitted to Parkland County for review and approval in advance of expiry of the one year period as the date of 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 for drainage or other purposes, copies of those plans must be submitted for review and final acceptance. All final plans for subdivision as well as rights-of-way and easements must be submitted concurrently for review by Parkland County;
- a Development Agreement is required as a condition of approval. We require a complete Development Agreement Application Form from you together with the requested documents and applicable fee in order to commence preparation of the Development Agreement. Upon receipt of your application, we will prepare and forward a draft Development Agreement for your review and consideration. Please note, the Development Agreement must be finalized and executed prior to endorsement of the Plan of Subdivision; 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. Please contact the undersigned for further information on the taxes owing.

### **Utility Contacts**

You are requested to contact:

- ATCO Gas with respect to any development or construction that will take place on the lands as a result of this subdivision approval that may affect the company's interests (i.e. buried service lines);
- Fortis with respect to its easements for new power facilities and/or relocation of existing power facilities, if required; and
- Parkland County's Safety Codes Services at 780-968-8443 with respect to the installation/inspection of any private sewage disposal facilities.

### **Notice to the Applicant regarding Regulation of Activities**

Please be aware that issuance of this Approval by the County does not include permission for activities that are regulated through other governing bodies such as Alberta Environment and Parks, Alberta Health or the Government of Canada. The Applicant is responsible for acquiring related permits. The County will not actively review that the Applicant has fulfilled their requirements under the related acts or regulations.

- You may consult with Alberta Environment and Parks regarding to your obligations under the *Water Act*, the *Environmental Protection Act* and the *Alberta Public Lands Act*. Those acts are broad but may cover development and operation activities within your project possibly including:

- well water or surface water use
- drainage
- wetland or water course disturbance including bank and shore
- drinking water
- wastewater disposal including sewage

Some related websites for Environment and Parks current at the time of this note are:

<http://www.aep.alberta.ca/>

<http://www.aep.alberta.ca/water/default.aspx>

<http://www.aep.alberta.ca/water/forms-applications/default.aspx>

- You may consult with Alberta Health Services. Some of their related governance is contained in the *Public Health Act - Nuisance and General Sanitary Regulation*. Their responsibilities are also broad, but they may cover activities within your project including:

- drinking water
- sanitary facilities
- facilities accessed by the public
- sewage

Some related websites for Alberta Health and Alberta Health Services current at the time of this note are:

<http://www.health.alberta.ca/about/health-legislation.html>

<https://www.albertahealthservices.ca>

<https://www.albertahealthservices.ca/info/service.aspx?id=1052203>

If you have any questions or concerns, please contact the undersigned at 780-968-8443 or [mary.mcinnnes@parklandcounty.com](mailto:mary.mcinnnes@parklandcounty.com).

Sincerely,



Mary McInnes, BSc, MPlan  
Planner

CC: [REDACTED]

Encl: Signed Director's Decision Report  
Stamped and Signed Tentative Plan of Subdivision