



City of Cold Lake Subdivision Authority

Notice of Decision

February 14, 2017

File #: SUB17-001

SE Design and Consulting Inc.
713 Lakeshore Drive
Cold Lake, AB T9M 0C4

Attention: Steve Engman

RE: Subdivision Application Jackknife PUL
Plan 162 1536 Block 6 Lots 11 and 12

APPROVAL

The subdivision by Plan is APPROVED on February 14, 2017 by the City of Cold Lake Subdivision Authority subject to the following conditions:

APPROVAL & CONDITIONS

The subdivision plan should be **APPROVED** subject to the following conditions:

1. That the owner pay any outstanding taxes on the subject property, prior to the endorsement of the subdivision;
2. That the owner/developer registers all required rights-of-way as specified by the City and various utility companies;
3. That the applicant provides confirmation of the lot areas and dimensions prior to the endorsement of the subdivision, to ensure conformity to the Land Use Bylaw;
4. That the owner enters into a Development Agreement with the City of Cold Lake, pursuant to Section 655 of the Municipal Government Act;
5. That the Development Agreement required pursuant to condition 4 above contain, among other things:
 - a) That the owner/developer pay all construction costs for any roads, pedestrian walkways, public utilities, off-site levies associated with the subdivision and gives security to ensure that the terms of the Agreement are carried out;



- b) That the owner/developer submit to the City detailed engineering drawings, in accordance with the City of Cold Lake Engineering Servicing Standards and Construction Specifications, for the construction of all municipal infrastructure as required for the subdivided lands.

Please be advised that pursuant to Part 17, Section 678 of the Municipal Government Act (MGA) you have the right to appeal this decision to the City of Cold Lake Subdivision and Development Appeal Board within 14 days of the receipt of this letter; and pursuant to Part 17, Section 657 of the MGA you have 1 year in which to get your approved subdivision plan endorsed by the Subdivision Authority.

If you have further questions, please contact Jocelyn Ratzlaff at 780-594-4494 or write to:

**Attn: Jocelyn Ratzlaff
Planning & Development
City of Cold Lake
5513 – 48 Avenue
Cold Lake, AB T9M 1A1**

Sincerely,

Jocelyn Ratzlaff
Subdivision Officer
Planning & Development, City of Cold Lake
jratzlaff@coldlake.com

CC:

4 Wing Cold Lake
Alberta Community Development
Alberta Environment
Alberta Sustainable Resource Development
Alberta Infrastructure & Transportation
Aspen Regional Health Authority
ATCO Electric
ATCO Pipelines
ATCO Gas
City of Cold Lake
Cold Lake First Nations
Conseil Scolaire Centre-Est #3
Lakeland Catholic School Division #150
Municipal District of Bonnyville
Northern Lights School Division
Persona
TELUS Communication