

September 13, 2023

Evan Hunchak
4701 Harbour Landing Dr.
Regina SK.

RE: Subdivision No: 2023-149
 Legal: SW-27-40-20-W4
 Subdivision: Fifty Three (53) 0.45 +/- acres parcels

Your application for subdivision as referenced above has been considered and was approved by the Summer Village of White Sands Subdivision Approving Authority on September 12, 2023 subject to the following conditions:

1. That the application is consistent with Section 7 of the Subdivision and Development Regulations;
2. That the application is consistent with the policies of the Municipal Development Plan; and
3. That the application is consistent with the policies of the Buffalo Lake Intermunicipal Development Plan;
4. That the application is consistent with the Land Use Bylaw 186-22.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act.
2. All outstanding Property Taxes to be paid to the Summer Village of White Sands as per Section 654 (1) (d) of the Municipal Government Act.
3. The owner/applicant must eliminate Lot 41 on the proposed subdivision plan as it does not conform to the approved Buffalo Lake Ranch Estates Outline Plan 2007.
4. That the subdivision must be serviced by a collective water supply and distributions system in accordance with the Policy 3.1.11 of the Buffalo Lake Intermunicipal Development Plan;
5. That the subdivision must be serviced by a collective wastewater and disposal system in accordance with the Policy 3.1.12 of the Buffalo Lake Intermunicipal Development Plan;
6. The owner/applicant shall enter into and comply with the terms and conditions of, a development agreement with and to the satisfaction of the Summer Village of White Sands, in accordance with Section 655 of the Municipal Government Act, as amended, with regard to all municipal improvements including but not limited to water and wastewater collective systems, storm water management facilities, roadway construction including approaches and other utilities as may be required.
7. The Applicant shall prepare and submit to the Summer Village of White Sands for approval, at no cost to the Village, engineering design drawings that are required for the construction of all municipal improvements.
8. Easements for servicing and drainage shall be obtained by the Summer Village of White Sands upon subdivision.

Following expiry of the appeal period, being a maximum of 21 days from the date of this letter, it will be in order for you to submit the registrable document to this office for endorsement by the Summer Village of White Sands Subdivision Approving Authority prior to submission to Land Titles Office for registration. As the owner/applicant you are responsible to ensure all above conditions have been satisfied before submission of the registrable document to this office.

This decision is valid for a period of one year from this date. If the registrable document is not submitted to our office within this time, re-application will have to be made. Pursuant to section 678 of the Municipal Government Act Chapter M26.1, Statutes of Alberta, 2000.

Yours truly,

A handwritten signature in blue ink, appearing to be 'L. Graham', is positioned above the typed name.

Leann Graham
Development Officer