



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

March 27, 2008

File No. LDA07-0191

City of Edmonton
Asset Management & Public Works Dept.
19 Floor, 9803 - 102A Avenue
Edmonton AB T5L 3A3

ATTENTION: Martin Fereday

Dear Mr. Fereday:

RE: Tentative plan of subdivision to create five (DC1) Direct Control Provision lots, six Municipal Reserve parcels and three (PU) Public Utility lot on land south of 129 Avenue and east of Fort Road; **BELVEDERE**

I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as six parcels totalling 0.79 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register public access easements as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a joint access easement as shown on the "Conditions of Approval" map, Enclosure I;
6. that the associated road closure areas (Bylaw 14652), approved by Council on September 10, 2007, be consolidated with the adjacent parcel prior to or concurrent with the registration of this subdivision;
7. that the owner register road rights-of-way in accordance with the Fort Road Urban Design Plan and Streetscape Plan, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction

costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;

2. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
3. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services Department, the Transportation Department, the Asset Management and Public Works Department and the Planning and Development Department's Urban Design Group;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the engineering drawings include improvements to the crossing island at Fort Road and 129 Avenue as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. that the owner pay for the construction of a traffic signal at the 64 Street and Fort Road intersection as shown on the "Conditions of Approval" map;
7. that the owner complete a noise and vibration study to the satisfaction of the Development Officer in consultation with the Transportation Department, prior to the issuance of the Development Permits for the residential and mixed use parcels;
8. that the owner construct a berm and mass wall in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of CN Rail and the Transportation Department;
9. that the owner enters into a Maintenance Agreement with the Transportation Department for the entry features constructed on road right-of-way; and
10. that the owner construct all fences, trails, walkways, entry features, signage, and streetscaping to the satisfaction of the Transportation Department, Asset Management and Public Works Department and the Planning and Development Department's Urban Design Group.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Mr. Jeremy Schiff at 944-0110 or write to:

**Mr. Jeremy Schiff, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/JS/66755313-001

Enclosure

