



**Subdivision Authority**

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

December 19, 2008

File No. LDA08-0130

IBI Group  
1050, 10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

RE: Tentative plan of subdivision to create 77 single detached residential lots, 100 semi-detached residential lots, 6 medium density residential parcels and 1 municipal reserve parcel from a portion of W ½ of SE-14-51-25-4, located north of 41 Avenue SW and west of 141 Street SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on December 19, 2008, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.41 ha parcel, pursuant to Section 664 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 approved subdivision LDA08-0059 and LDA07-0489 be registered prior to or concurrent with this application;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map. Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the subdivision boundary be amended to include the corner cut areas at the intersection of Cardinal Way and Chappelle Vista and at 41 Avenue SW, the areas shall be included in the land area of lot 1 in Stage 4 and the temporary roadway connection from Cardinal Road to Cardinal Way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property line and road right of way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton, Transportation Department for 41 Avenue SW adjacent to the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition 6, the owner clear and level 41 Avenue SW as required for road right of way dedication to the satisfaction of the Transportation Department;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;

9. 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; and
10. 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 Servicing Agreement, 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 pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. 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;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. that no Construction Completion Certificate's (CCC's) shall be issued until the offsite sanitary and storm systems are complete and operational;
7. that the owner complete the design and construction of a suitable stage of the stormwater management facility, to the satisfaction of the Asset Management and Public Works Department – Drainage Services Branch;
8. that the owner construct water main feeds at points C and D to provide a looped water system from points A and B, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an offset 17.0 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
11. that the owner provide temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway connections will be required at CCC or earlier, at the discretion and direction of the Transportation Department;



12. that the owner construct a berm and double board/no gap solid uniform screen fence to a combined height of 4.0 m within residential property lines, for all lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all berms and fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 Transportation and Asset Management and Public Works Departments.

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

Please note, a Deferred Reserve Caveat (DRC) against the W ½ of SE-14-51-25-4 was a requirement of subdivision applications LDA07-0489 and LDA08-0059. A DRC in the amount of 3.24 ha was required (LDA08-0059). The DRC shall be reduced by 1.41 ha and adjusted for arterial roadway dedication. The remaining DRC of 1.689 ha shall be carried forward on title.

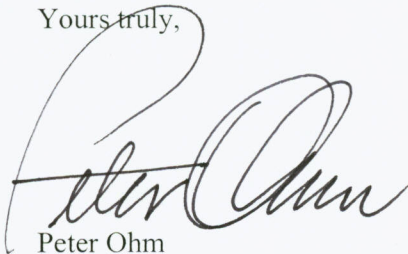
Please note, as per the Chappelle NASP there is to be no access from Chappelle Vista to 41 Avenue SW. Any access in the future will require a NASP amendment as well as approval from the Transportation Department. If approved, the road right of way cross section width for Chappelle Vista will have to be increased to 20.0 m and a 1.8 m uniform screen fence positioned wholly on privately owned lands will be required.

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 Ms. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm  
Subdivision Authority

PO/yl/Posse 76413733

Enclosure

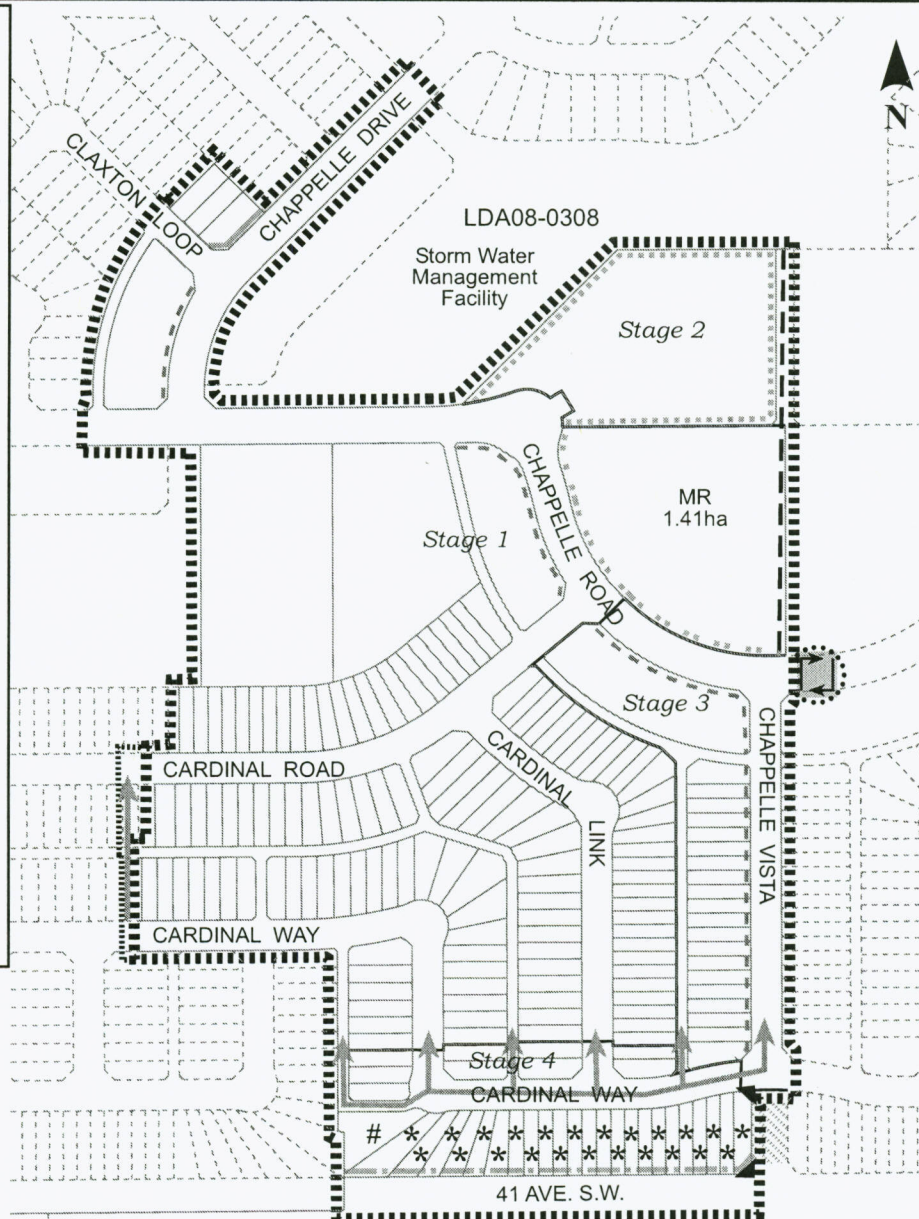


## SUBDIVISION CONDITIONS OF APPROVAL MAP

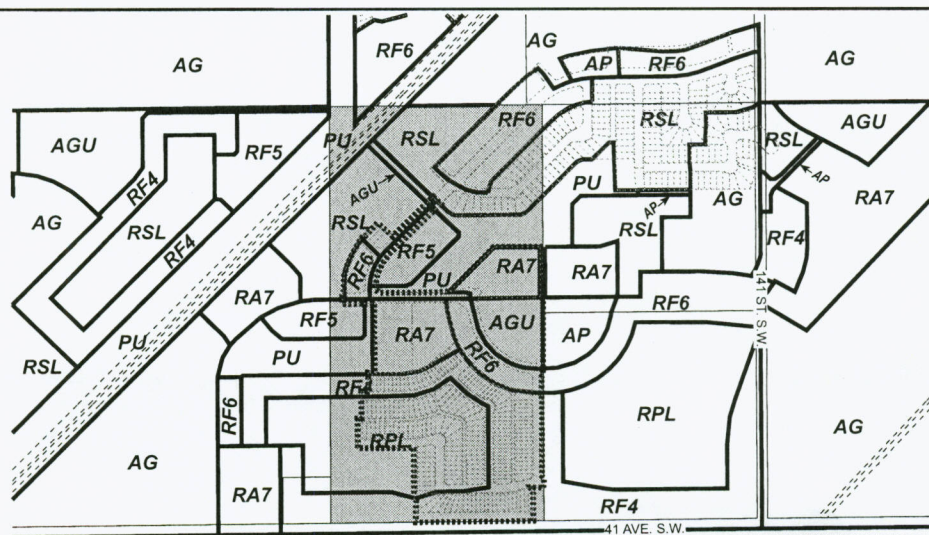
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- Limit of proposed subdivision
- Amend subdivision boundary
- \* Restrictive covenant re: Noise attenuation
- Include in Engineering Drawings
- 4.0m Combination berm and double board/no gap uniform screen fence
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- 1.2m Post and rail fence
- 3.0m Asphalt multi-use trail with dividing yellow centerline and shared use signage
- ← Temporary road connections
- # Driveway plan required
- ▼ Corner cut area to be included in land area of Lot 1 (Stage 4)
- No direct access to collector roadway
- No connection to 41 Avenue S.W.
- ↻ 17.0m Transit Temporary turnaround
- ... Bollards



- Titled area to be subdivided
- Subdivision area





SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2008

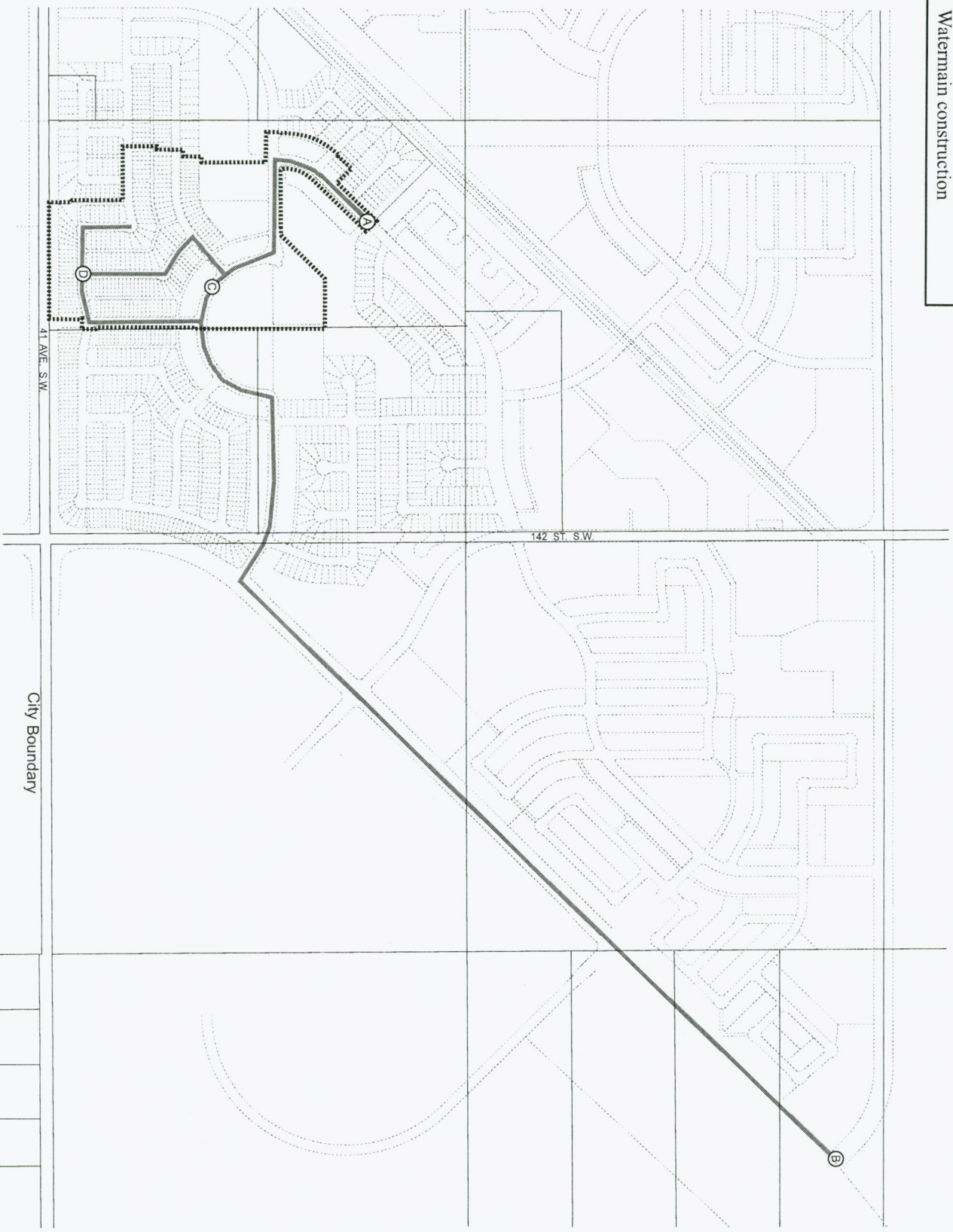
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Limit of proposed subdivision

—(A)—

Watermain construction



City Boundary