



Subdivision Authority

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

October 2, 2008

File No. LDA08-0187

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 27 single detached residential lots, 30 semi-detached residential lots, 1 public utility lot and 2 municipal reserve parcels from a portion of NE-14-51-25-4, located south of 25 Avenue SW and west of Chappelle Boulevard; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 2, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.06 ha parcel and a 0.12 ha parcel, for a total of 0.18 ha, 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 Stage 1 of approved subdivision 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 property line and road right of way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 25 Avenue SW adjacent to the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition 5, the owner clear and level 25 Avenue SW as required for road right of way dedication to the satisfaction of the Transportation Department;
7. that the owner register Stage 3, as shown on the "Conditions of Approval" map, Enclosure I, with Stage 4 of LDA07-0489;
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 submit 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 Certificates (CCCs) shall be issued until the offsite sanitary and storm systems are complete and operational;
7. that the servicing agreement boundary be amended to include a zebra marked crosswalk, curb ramps and signage as shown on the "Conditions of Approval" map, Enclosure I;
8. That the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage within the electrical transmission right of way and the greenways, as shown on the "Conditions of Approval" map, Enclosure I. The construction of the multi-use trail within the electrical transmission right of way (Stage 3 of LDA08-0187) must be constructed prior to the issuance of a FAC for the multi-use trail in Stage 4 of LDA07-0489. Should a servicing agreement for stage 4 of LDA07-0489 not be executed by the end of 2009, the completion date for the 3.0 m asphalt multi-use trail may be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development in the immediate area;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 1.0 m berm and a 1.8 m double board no gap solid uniform screen fence within residential property lines for all lots backing onto 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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, the amount of reserves owing against NE-14-51-25-4 in Deferred Reserve Caveat (DRC 032476156) for the amount of 6.065 ha has been reduced to 4.077 ha to account for the municipal reserve and arterial roadway dedication created under LDA07-0489. The DRC is further reduced to 3.892 ha to account for the municipal reserve and arterial roadway dedication created under this application (LDA08-0187).

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 77932050-001

Enclosure

