



Subdivision Authority

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

August 21, 2008

File No. LDA07-0201

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 202 single detached residential lots, 24 semi-detached residential lots and 1 municipal reserve lot from a portion of Lot 1, Block 1, Plan 772 2779 and NE/NW 15-51-24-4; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on August 21, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.19 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 provide Municipal Reserve in the amount of 4.208 ha by agreement and caveat to the remainder of NE/NW 15-51-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the subdivision boundary be amended to include the dedication of 25 Avenue SW and 66 Street SW in conformance with the approved Concept Plan and as required under the optional arterial roadway construction described in Section II.6 and to include the lots proposed under Stage 1, as shown on the "Conditions of Approval" map, Enclosure I and II;
6. that the owner clear and level 25 Avenue and 66 Street SW to the satisfaction of the Transportation Department;
7. 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;
8. that the RPL lots created by this subdivision comply with the minimum lot size requirements as prescribed under Section 130.4(2) of the Edmonton Zoning Bylaw 12800 and limited to a maximum of 30% of the lots (or 26 lots) less than 9.0 m in width;

9. that the approved subdivisions within the Summerside Neighbourhood (File LDA07-0324) be registered prior to or concurrent with this application; 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 the Servicing Agreement, including among other things, 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 for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. 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;
6. that the engineering drawings include one of the options below as shown on the "Conditions of Approval" map, Enclosure II. If LDA07-0225 has been registered, the option selected must be the opposite of the option selected in LDA07-0225:

Option 1 – that the owner construct four lanes of 66 Street to a divided urban arterial roadway standard from Shaw Way to 25 Avenue SW including the intersection, and construct two lanes of 25 Avenue SW from 66 Street to Shaw Way to a divided urban arterial standard including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements (arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than 3 years after a Servicing Agreement has been entered into for Stage 3);

OR

Option 2 - that the owner construct two lanes of 25 Avenue SW to a divided urban arterial roadway standard from Shaw Way to the urbanized section of 25 Avenue SW to the west, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements (arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than 3 years after a Servicing Agreement has been entered into for Stage 3);

7. 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;
8. that the owner construct sidewalks, bollards and lighting to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct a 1.2 m uniform fence for lots backing onto the municipal reserve lot; unless otherwise determined at the design stage that the uses proposed on the park warrant a higher fence height; and
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

There is a 2.87 ha DRC (#772234194) registered on title. This subdivision will dedicate a 2.19 ha municipal reserve parcel. The balance of the DRC (0.68 ha) will be transferred and registered on title for SW 22-51-24.

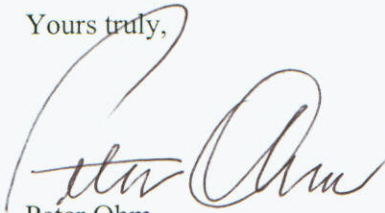
Municipal reserves for NE/NW 15-51-24-4 will be addressed by means of a 4.208 ha DRC being registered on title. This area was calculated by taking 10% of the titled parcel (43.3 ha) minus arterial roadway dedication (1.22 ha). The arterial roadway dedication area is approximate and must be confirmed once the plan for 25 Avenue SW is approved and registered.

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. Kim Agar at 496-2939 or write to:

Ms. Kim Agar, 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/ka/Posse #66843872-001

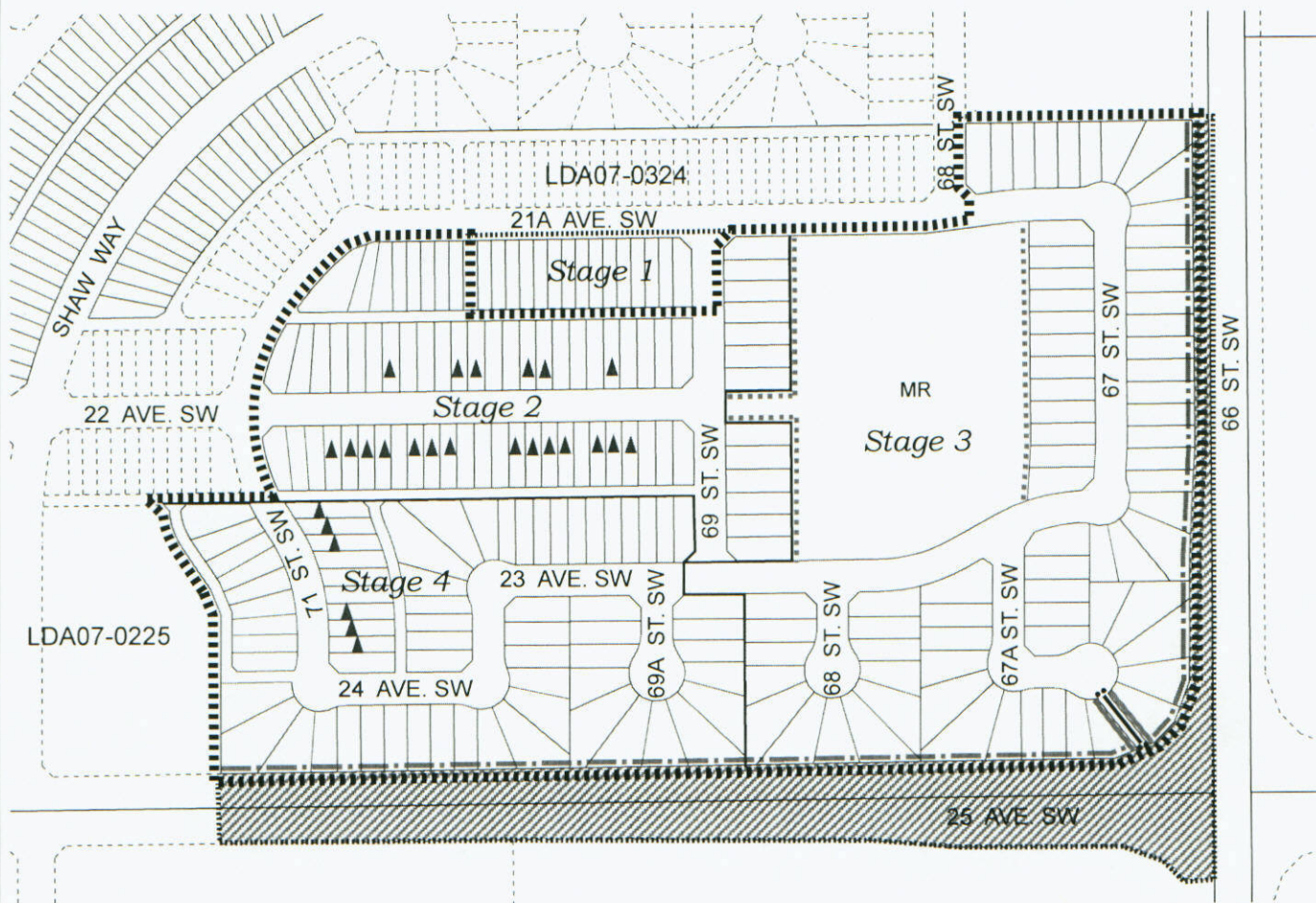
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

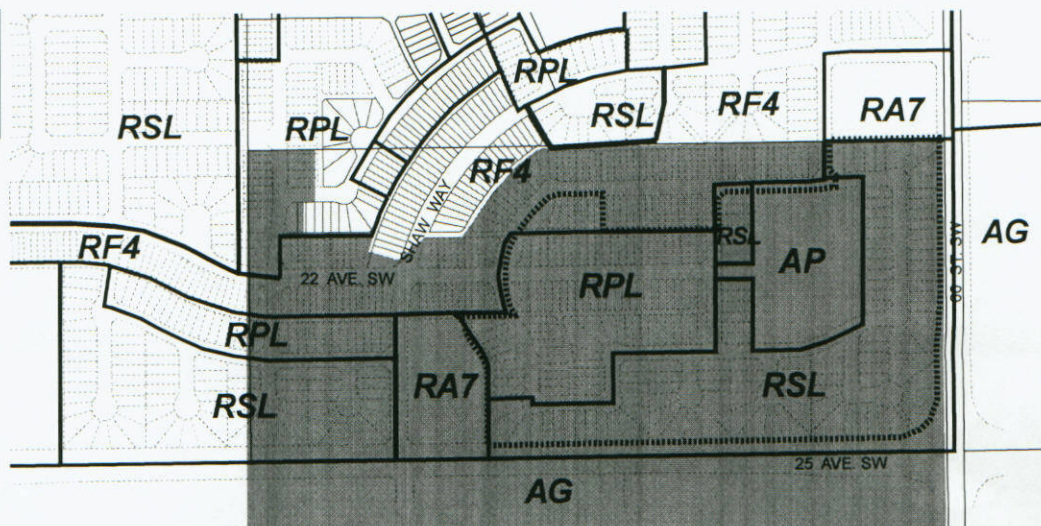
August 21, 2008

LDA07-0201

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|---------|--|-------|--|
| ■■■■■■■ | Limit of proposed subdivision | --- | 1.8m Double board/no gap uniform screen fence |
| | Amend subdivision boundary | — | 1.8m Uniform screen fence |
| ▨ | Dedicate road right-of-way (clear and level) | | 1.2m Uniform fence (unless otherwise determined) |
| — | 1.5m Sidewalk | ▲ | Lots under 9.0m width |
| .. | Bollards | | |



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|-------|------------------------------|
| ■ | Titled area to be subdivided |
| | Subdivision area |



SUBDIVISION CONDITIONS OF APPROVAL MAP

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