



Subdivision Authority

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

April 22, 2010

File No. LDA06-0270

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) commercial lot and one (1) public utility lot from NW 25-52-24-4; located north of 144 Avenue and east of Manning Drive; **EBBERS**

I The Subdivision by Plan is APPROVED on April 22, 2010 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$252,042.00 representing 0.51 ha as per Deferred Reserve Caveat No. 962242106 pursuant to Section 667 of the Municipal Government Act;
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, Telus Ltd., EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 future north/south collector road from 153 Avenue to the north boundary of this subdivision be included in a signed Servicing Agreements prior to registration of this subdivision or that the Fort Road (in LDA06-0225) be physically closed and consolidated with the adjacent parcels and the future north/south collector road be constructed and operational from 153 Avenue to 144 Avenue prior to registration of this subdivision;
5. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058 and LDA06-0174) be registered prior to or concurrent with this application; and
6. 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 servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by the subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. 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;
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 must pay the Boundary Improvement Assessment for the abutting portion of 144 Avenue that was constructed under Servicing Agreement R-2F dated June 28, 1979;
6. 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;
7. 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;
8. that the owner pay for the installation of a traffic signal at the intersection of the future north/south collector road and 144 Avenue, as shown on the "Condition of Approval" map, Enclosure I and II. As development may occur simultaneously on both sides of 144 Avenue, there may be an opportunity for cost sharing at the time of signal installation. The City will also endeavour to recover a share of the cost of the signal from other abutting land owners. It is anticipated that in the end, this subdivision will contribute approximately 25% of the cost of the signal, after recoveries. The timing for the installation of the traffic signals will be at the direction of the Transportation Department will likely coincide with the completion of the future North/South collector road in Claireview and Ebbers. If the traffic signals are not required within a five year time period from the signing of the Servicing Agreement, the owner will pay cash-in-lieu to the City the estimated construction costs at that time to fulfil this obligation and the City will coordinate the installation of the signals when required;
9. that the engineering drawings include construction of a temporary connection between the future north/south collector road and the existing Fort Road, north of 144 Avenue, to allow for the continued use of Fort Road to access the parcels adjacent to it, should Fort Road not be closed prior to or concurrent with this subdivision. The temporary connection is required until Fort Road is physically closed. The temporary connection must be hard surfaced and constructed to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk on the north side of 144 Avenue from the future north/south collector road to Manning Drive South Bound to service the commercial site, as shown on the "Conditions of Approval" map Enclosure I;
11. that the owner construct a 3 m multi-use trail along the west side of the future north/south collector road, as shown on the "Conditions of Approval" map Enclosure I;
12. that the owner construct a 1.5 m concrete walkway with lighting within the PUL from the future north/south collector to tie into the proposed walkway in the adjacent subdivision (LDA06-0174), as shown on the "Conditions of Approval" map Enclosure I;

13. that the owner constructs a 1.0 m high berm and 1.8 m high double board/no gap solid uniform screen fence, with a minimum density of 20 of kg/m³, for noise attenuation and screening along Manning Drive. The berm and fence shall wrap around the south end of the multi-family site for a distance of 35 m, as shown on the "Conditions of Approval" map Enclosure I;
14. that the owner construct a 2.8 m high double board/no gap solid uniform screen fence, with a minimum density of 20 of kg/m³, for noise attenuation and screening along the east boundary of the multi family residential site for a distance of 25 m, as shown on the "Conditions of Approval" map Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 & II are maps of the subdivision identifying major conditions of this approval.

All Municipal Reserves due for the title property area paid through this subdivision.

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. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 496-6213 or write to:

**Ms. Carman Yeung, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



for Scott Mackie
Subdivision Authority

SM/cy/Posse # 61294788

Enclosure



