



Subdivision Authority

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

December 17, 2009

File No.: LDA06-0142

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 67 single detached residential lots and 1 (one) municipal reserve lot from portions of SE, SW, NE & NW 22-51-24-4, located south of 16 Avenue SW and west of 66 Street SW; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on December 17, 2009 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.87 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 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 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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
5. 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 this subdivision;
2. that the owner pay all costs specific 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 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 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 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;
7. 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; and
8. 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, Transportation and Asset Management and Public Works Departments.

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

There is a 2.634 ha DRC (#082 037 693) registered on the SE 22-51-24-4. This DRC will be discharged and land will be dedicated with this subdivision.

There is a 1.745 ha DRC (#062 021 216) registered on the NE 22-51-24-4. This DRC will be discharged and land will be dedicated with this subdivision.

There is a 17.125 ha DRC (#072 561 692) registered on the SW 22-51-24-4. This DRC will be reduced by 0.491 ha and land will be dedicated with this subdivision. The balance of the DRC will be dealt with through the requirements of LDA08-0069 with the exception that 3.481 ha, less future arterial roadway dedication, will be required as cash in-lieu of municipal reserve with the registration of Stage 2 of that subdivision.

Municipal reserve requirements were dealt with for NW 22-51-24-4 through SUB/04-0042 which dedicated a school/park site.

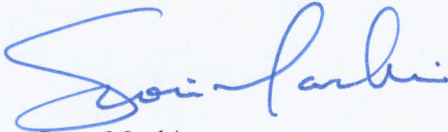
Notwithstanding the design, landscaping and construction requirements within the MR as stated in Section II, Item 8, the cost of construction of improvements to the Municipal Reserve parcel will be shared by AMPW, Parks and the owner. AMPW, Parks will be responsible for the cost of design, grading, levelling and managing construction of the improvements. The owner will be responsible for the cost of base level seeding, shrub and tree planting. Specific details of this agreement will be addressed in the Servicing Agreement.

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. Kim Petrin at 780-496-2939 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/ka/Posse #61356310

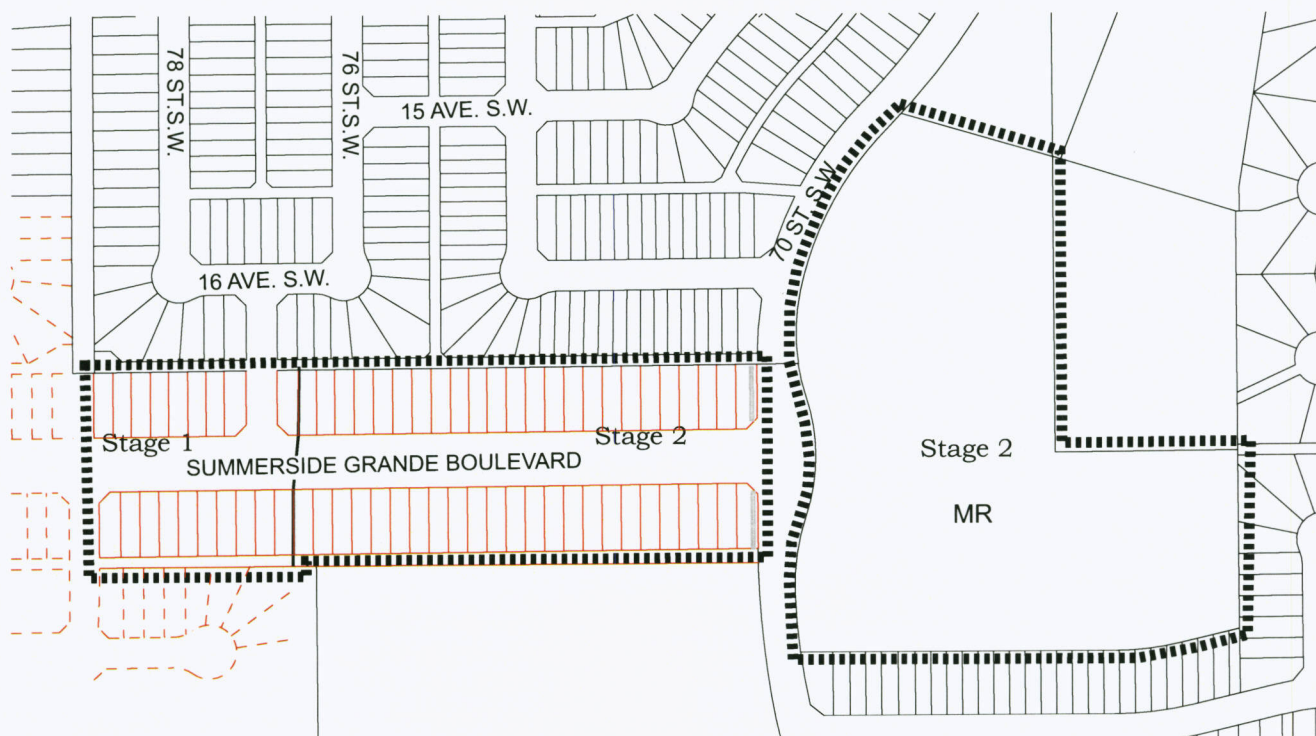
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2009

LDA06-0142

- Limit of proposed subdivision
—— 1.8m Uniform fence



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

