



April 18, 2012

File No. LDA07-0190

IBI Group
300, 10830 Jasper Avenue
Edmonton AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 33 single detached residential lots and one (1) medium density residential lot, from the SE 25-52-26-4; located west of 215 Street NW and north of Whitemud Drive, **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 18, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 4.78 hectares by a Deferred Reserve Caveat registered against the remainder of a SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 subdivision boundary be amended to include that portion of 80 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
5. that the owner dedicate Whitemud Drive and 215 Street conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. subject to condition I (5), the owner clear and level Whitemud Drive and 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the approved subdivision within the Rosenthal Neighbourhood (LDA07-0451) be registered prior to or concurrent with this application to provide logical extension of roadways and services;
8. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I; 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 engineering drawings include the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Infrastructure Services;
8. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and that the turnaround be required at prior to CCC (or at the discretion of Transportation Services);
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation berm and fence as per the submitted Rosenthal Noise Study, for all residential lots backing onto Whitemud Drive and 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 3.0 m hard-surface shared use path with a yellow centerline and Shared Use signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, Transportation Services and

Infrastructure Services in the locations 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 right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve (MR) is being carried forward by way of Deferred Reserve Caveat with this application.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority












SM/vs/Posse #066128902-001

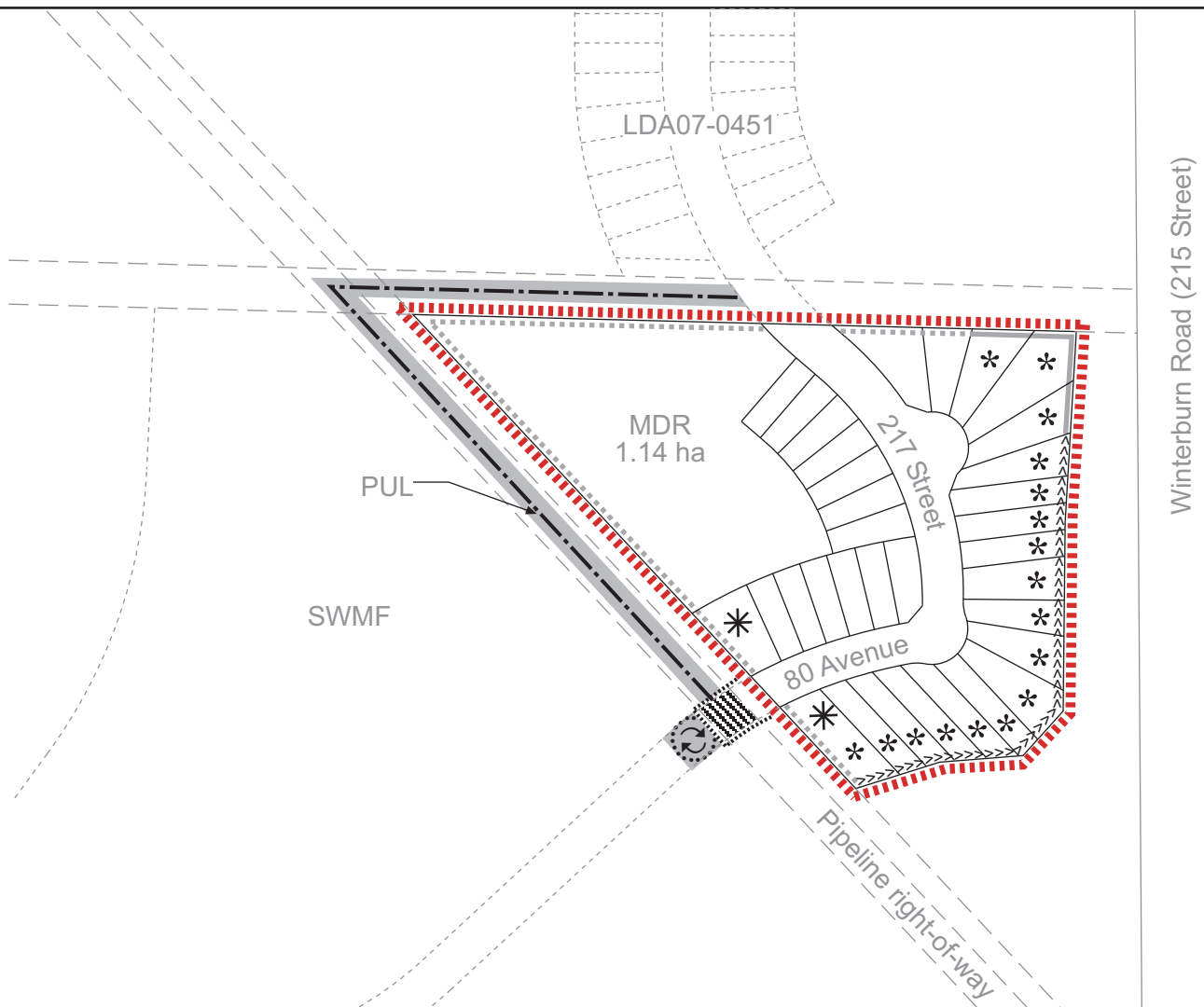
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

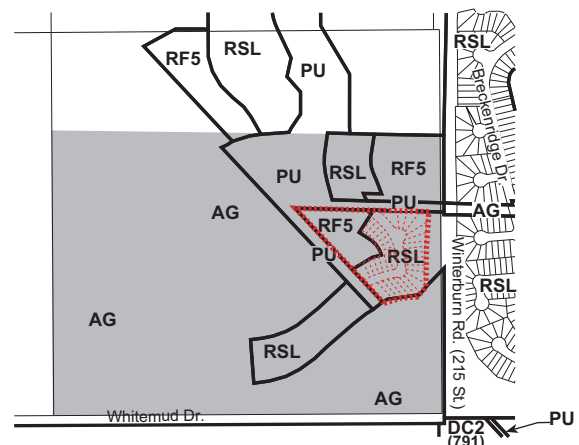
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	Limit of proposed subdivision		12m radius gravel surface temporary turnaround with bollards or mini-barriers
	Amend subdivision boundary to include 217 Street and Pipeline right-of-way		Restrictive Covenant re: berm and fence
	2.8m berm and 1.8m fence		Restrictive Covenant re: 7.5m Pipeline Development Setback
	1m berm and 1.8m fence		Zebra marked crosswalk
	1.2m uniform fencing		Include in Engineering Drawings
	3m hard surface shared use path		



	Titled area to be subdivided
	Subdivision area





SUBDIVISION CONDITIONS OF APPROVAL MAP

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- Limit of proposed subdivision
- Amend subdivision boundary

-  Dedicate road right-of-way, clear and level
-  Include in Engineering Drawings

