



Subdivision Authority

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

March 8, 2012

File No. LDA07-0292

Scheffer Andrew Ltd.
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: John Andrew

Dear Mr. Andrew:

RE: Tentative plan of subdivision to create 54 semi-detached residential lots, two (2) medium density residential lots, two (2) Municipal Reserve lots, and one (1) other lot (proposed Lot A) for the purpose of transferring this lot to the Canadian National Railway Company from a portion of NE 25-53-24-4, located southeast of the existing Fort Road and north of 144 Avenue; **EBBERS**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.32 ha parcel and a 1.36 ha parcel, for a total of 1.68 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Condition 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, rights-of-way, 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 Bylaw for File No. LDA11-0307 to close portions of Fort Road and 144 Avenue receive third reading and that Ebbers Boulevard be constructed and operational from 153 Avenue to 144 Avenue to the satisfaction of Transportation Services prior to registration of this subdivision;
5. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058, LDA06-0174, LDA07-0330, and LDA07-0331) 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, 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 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 pay a Boundary Assessment for the abutting portion of 144 Avenue that was constructed under Servicing Agreement R-2F (June 28, 1979);
 6. that the owner pay a Boundary Assessment for the water main within the 144 Avenue road right-of-way;
 7. 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;
 8. that the owner submits 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;
 9. that the owner contribute 12.5% of the cost of the required traffic signals at the intersection of 144 Avenue and Ebbers Boulevard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The traffic signals are to be installed as part of the requirements of subdivisions LDA07-0008, LDA06-0270, and/or LDA07-0330. The timing for the installation of the traffic signals will be at the direction of Transportation Services and will likely coincide with the completion of the collector roads in Clareview and Ebbers. If traffic signals are not installed within a five year time period from the signing of the Servicing Agreement, the owner will pay the City the estimated construction costs at that time to fulfil this obligation and the signals will be installed when deemed required;
 10. that the owner construct a 2.0m high berm and 1.8m high noise attenuation fence within residential property lines for all lots backing onto the railway right-of-way and within the Municipal Reserve site adjacent to the railway right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
 11. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
 12. that the owner be 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 Infrastructure Services, Transportation Services, and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is an information map showing major roads in the area.

All Municipal Reserve (MR) owing for the titled property and associated road closure areas is being provided as land. These MR parcels will be consolidated with adjacent MR parcels

approved through subdivisions LDA07-0330 and LDA07-0331. The Deferred Reserve Caveat created through subdivision LDA07-0330 will be discharged through this subdivision.

Please note that there will be an over-dedication of MR. Details to address this over-dedication will be negotiated in the future.

Please be advised that the owner is required to prepare a restrictive covenant in favour of the Canadian National Railway Company (CN Rail) that will be registered against the proposed lots backing onto the berm to protect the integrity of the berm. Upon construction of the berm, ownership of the land within Lot A will be transferred to CN Rail.

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 decision is deemed to be five (5) days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087 or write to:

**Mr. Daniel MacGregor, Planner
Current Planning Branch
Sustainable Development
5h Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/dm/Posse #059159473-001

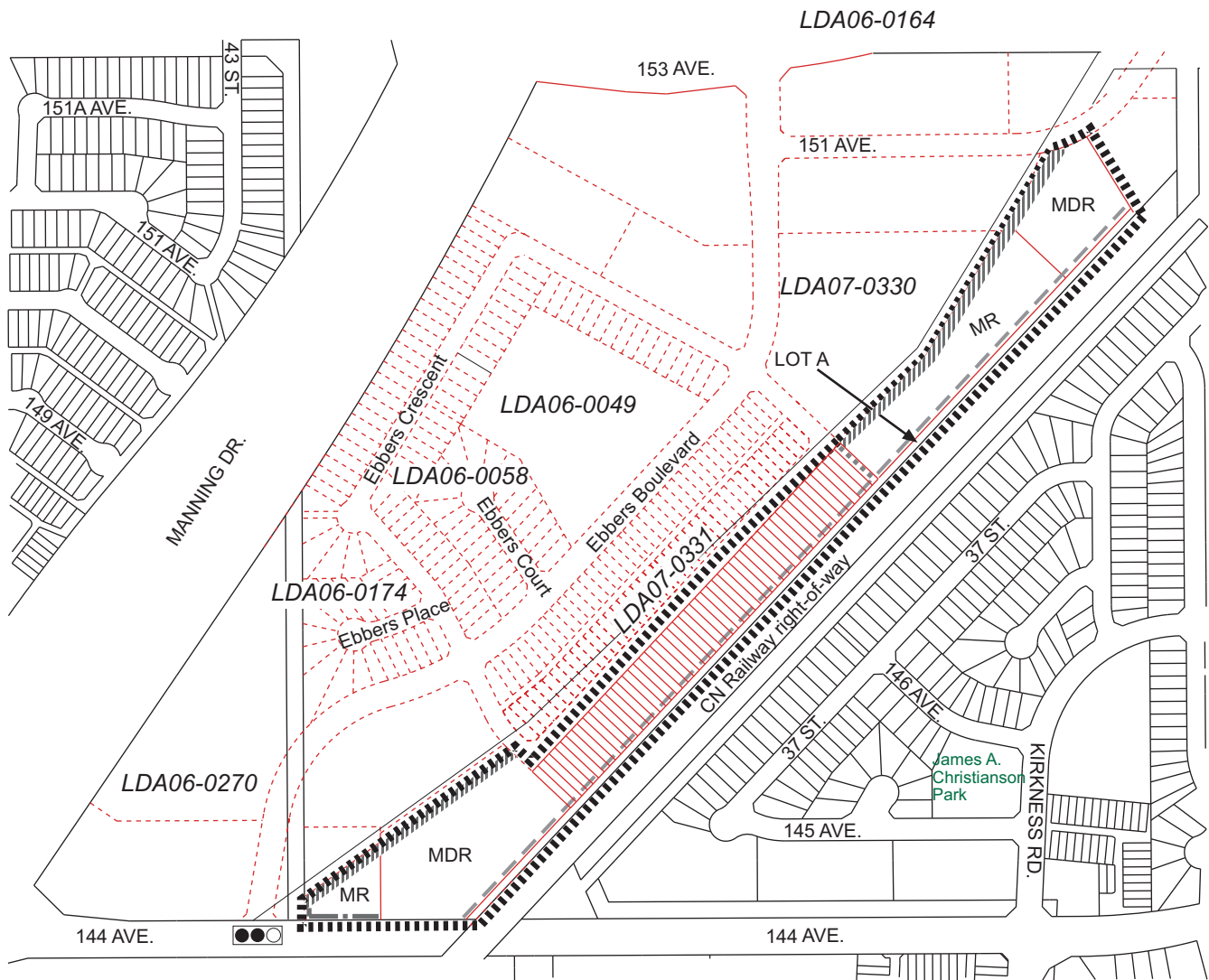
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

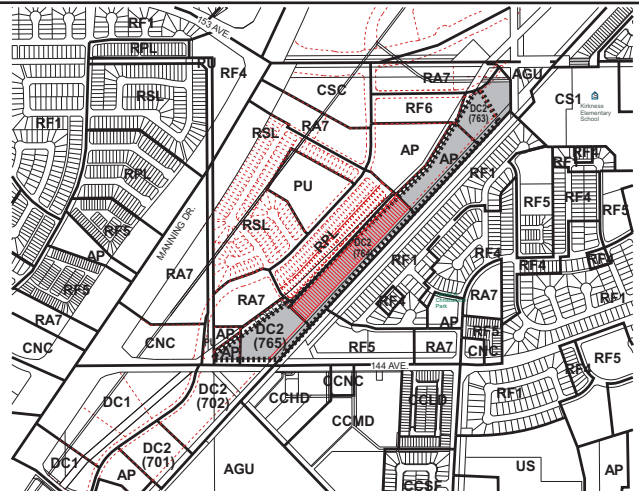
March 8, 2012

LDA07-0292

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|--|---------------------------|
| ■■■■■ Limit of proposed subdivision | ●●○ Future Traffic Signal |
| ▨ Fort Road Closure (LDA11-0307) | 1.8m Screen Fence |
| --- Post and Rail Fencing | |
| - - - 2.0m Berm & 1.8m Noise Attenuation Fence | |



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



INFORMATION MAP

March 8, 2012

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■■■■■■ Limit of proposed subdivision

