



Subdivision Authority

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

March 8, 2012

File No. LDA07-0330

ParioPlan  
#605 Empire Building  
10080 Jasper Avenue  
Edmonton, AB T5J 1V9

ATTENTION: Jamie Kitlarchuk

Dear Mr. Kitlarchuk:

RE: Tentative plan of subdivision to create one (1) commercial lot, three (3) medium density residential lots, and one (1) Municipal Reserve lot from a portion of NE 25-53-24-4, located south of 153 Avenue and east of Manning Drive; **EBBERS**

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**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 2.54 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 0.21 ha by a Deferred Reserve Caveat to the remainder of NE 25-53-24-4 on the north-western side of Fort Road, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 0.72 ha by a Deferred Reserve Caveat to the remainder of NE 25-53-24-4 on the south-eastern side of Fort Road, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. 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;
7. 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
8. 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 (4) 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 proportionate share of municipal improvements constructed within the future Ebbers Boulevard and 153 Avenue road rights-of-way;
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 engineering drawings include connections to the existing 300mm watermain stubs located on 151 Avenue at 34 Street and east of Ebbers Boulevard at 151 Avenue to provide a looped water supply to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the existing, temporary 200mm watermain located within proposed Lot 1, Block 9 be abandoned prior to the development of this lot to the satisfaction of EPCOR Water Services Inc.;
10. that the engineering drawings include the construction of Ebbers Boulevard to an urban collector roadway standard from 153 Avenue to 144 Avenue as shown on the "Information Map," Enclosure II, including a 3.0m multi-use trail on the west side, a 1.5m sidewalk on the east side, lighting, and landscaping to the satisfaction of Transportation Services;
11. that the owner pay for the installation of traffic signals at the intersection of Ebbers Boulevard and 144 Avenue, as shown on the "Information Map," Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within five years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfil this obligation;

12. that the owner construct a 12m radius paved temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 4m wide gravel emergency access to link the temporary 12m radius turnaround to the existing 34 Street to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The emergency access construction includes any required upgrades to 151 Avenue for emergency access and the installation of T-bollards;
14. that the MR lot be fully serviced along the entire roadway frontage, including 3 phase power with a cubicle;
15. that the owner construct a 1.8m high decorative fence in the location as shown on the "Conditions of Approval" map, Enclosure I. Breaks in the fence must be provided where required to permit accessibility to buildings adjacent to the park, to the satisfaction of Sustainable Development. The fence must be constructed to be consistent with the fence requirements of the adjacent DC2.763;
16. 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
17. 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 and additional conditions of this approval.

Clause I(1) of the Conditional Approval letter for subdivision LDA06-0049 required the owner to provide Municipal Reserve (MR) in the amount of 2.69 ha by Deferred Reserve Caveat (DRC) registered against the remainder of NE 25-53-24-4, which will be discharged through this subdivision. This parcel requires 2.75 ha of MR, including 0.54 ha associated with the Fort Road closure area. This subdivision is dedicating 2.54 ha of MR. Therefore, the owner must provide MR in the amount of 0.21 ha by DRC to the remainder of NE 25-53-24-4 on the north-western side of Fort Road.

MR for NE 25-53-24-4 on the south-eastern side of Fort Road is addressed through a DRC in the amount of 0.72 ha to the remainder of that titled area.

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 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  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie  
Subdivision Authority

SM/dm/Posse #069224468-001

Enclosure

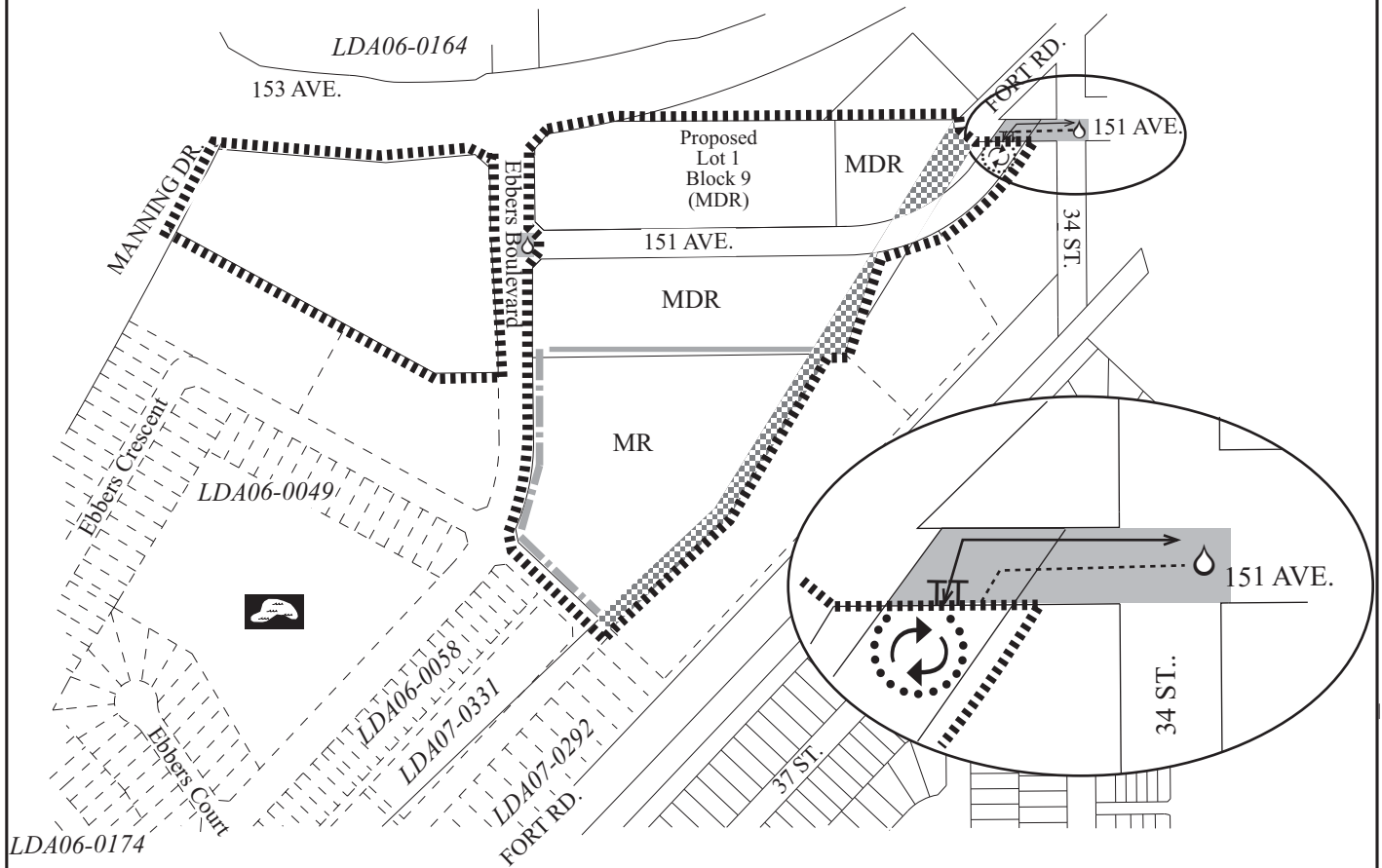
## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

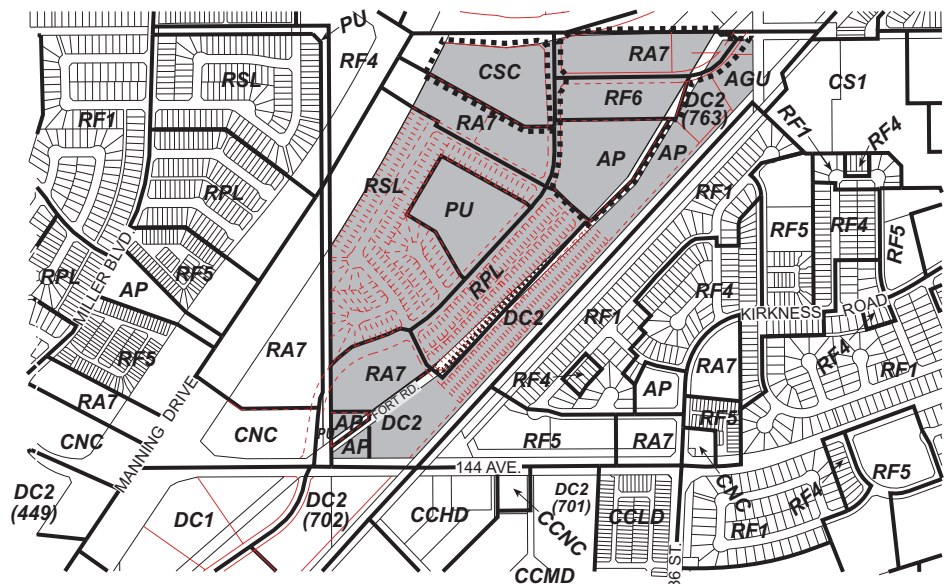
LDA07-0330

- Limit of proposed subdivision
- 1.8m Decorative fence
- Post and rail fence
- Include in engineering drawings
- Storm retention pond
- TT T-bollards

- 12m radius paved temporary turnaround with bollards
- Water main connection
- Temporary 4m wide gravel emergency access
- Fort Road closure (LDA11-0307)
- Watermain



- Titled areas to be subdivided
- Subdivision area





## LDA07-0330

