



Subdivision Authority

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

July 7, 2011

File No. LDA07-0451

IBI Group
1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on July 7, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 1.62 hectares by a Deferred Reserve Caveat registered against the remainder of the north portion of the SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserves in the amount of 4.7 hectares by a Deferred Reserve Caveat registered against the remainder of the south portion of the SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserves in the amount of 6.261 hectares by a Deferred Reserve Caveat registered against the remainder of the NE 25-52-26-4, 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 665 of the Municipal Government Act;
5. 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;
6. that the subdivision boundary be amended to include that portion of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
7. that the subdivision boundary be amended to exclude that portion of the Public Utility lot for future site access to the future medium density residential site north of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;

8. that the subdivision boundary be amended to include that portion of 215 Street road right-of-way dedication, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
9. that the dedication of 215 Street conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. subject to condition I (9), the owner clear and level 215 Street, to the satisfaction of Transportation Services;
11. that the owner dedicate a portion of road right-of-way to accommodate the abandoned well site working area, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 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 owner complete the design and construction of the stormwater management facility to its ultimate size and location with this stage of development to the satisfaction of Infrastructure Services;
8. that the engineering drawings include the construction of an offsite 450mm water main along 215 Street, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all necessary roadway modifications at the intersection of 215 Street and the Rosenthal Boulevard, including a northbound left turn bay on 215 Street, to the satisfaction of Transportation Services, as shown on "Conditions of Approval" map, Enclosure I;

10. that the engineering drawings include the construction of a westbound right turn bay on Whitemud Drive at the 215 Street intersection to satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include the construction of an offset 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;
12. that the owner pay for the installation of future traffic signals at the intersection of 215 Street and Rosenthal Boulevard, as shown on the “Conditions of Approval” map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
13. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform noise attenuation screen fence (density of 20 kg/m³) or combination thereof, within residential property lines adjacent to 215 Street and the PUL, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct fences, 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 right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Community Services and Infrastructure Services.

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

Municipal Reserve (MR) is being provided by way of Deferred Reserve Caveats 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 5 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

For

Scott Mackie
Subdivision Authority

SM/vs/Posse #071940118-001

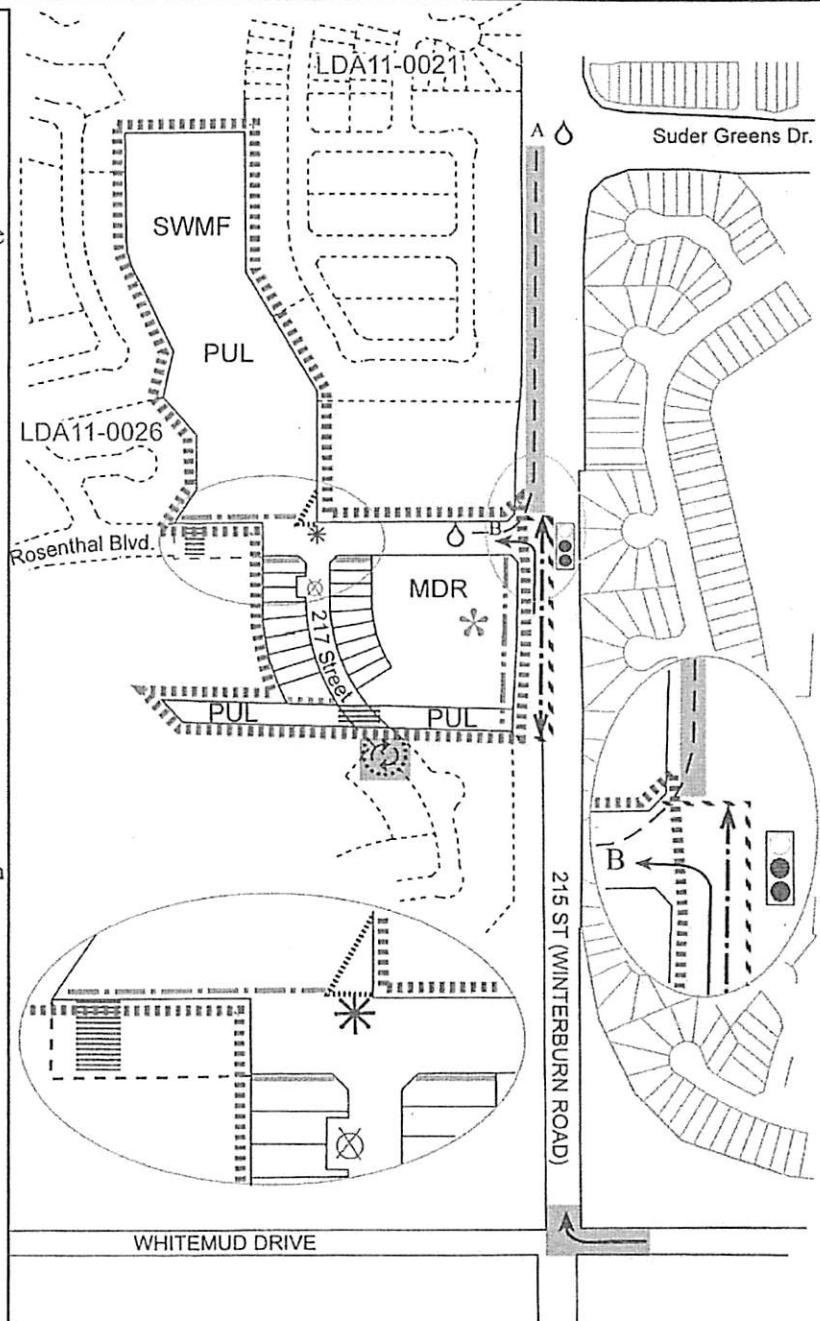
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2011

LDA07-0451

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- Limit of proposed subdivision
 - Amend Subdivision Boundary to include collector roadway construction
 - Amend Subdivision Boundary to exclude Future multi-family site access
 - Amend Subdivision Boundary to include 215 Street
 - 215 Street Road right-of-way Dedication to Conform to Concept Plan
 - 1.8m Uniform Screen Fence
 - Demarcation Fencing
 - Post and Rail Fencing
 - 1m Berm and 1.8m Double Board/no Gap Solid Uniform noise attenuation fencing
 - Construct 450mm water main between points "A" and "B"
 - Dedication of Road right-of-way to accommodate abandon well site
 - 12m Radius Temporary Turnaround with Bollards or Mini-Barriers
 - Future Traffic Signals
 - Include in Engineering Drawings
 - Construct Northbound Left-Turn Bay
 - Zebra Marked Crosswalk
 - Construct Right-Turn Bay (Whitemud Drive to 215 Street)
 - Restrictive Covenant
 - Future Access to Multi-Family Site
 - Water Connection



- Titled area to be subdivided
- Subdivision area

