



Subdivision Authority

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

September 16, 2010

File No. LDA07-0460

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 128 semi-detached residential lots, and one (1) medium density residential parcel from a portion of Lot A, Plan 2759MC, located north of 167 Avenue and west of 50 Street (Government Road Allowance); **MCCONACHIE**

I The Subdivision by Plan is APPROVED on September 16, 2010, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$ 227,501.56 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.325 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. 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;
6. that the owner register the public utility lots as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue and the new realigned 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner clear and level 167 Avenue and 50 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department; and

9. 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 (3) 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 specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 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;
7. that the owner submits a Hydraulic Network Analysis (HNA) report for each stage of development to the satisfaction of EPCOR Water Services Ltd. The owner must submit a HNA for Peak Hour Demand and Maximum Day Demand plus Fire Flows demonstrating that the proposed interim system will be able to provide sufficient Fire Flows. Submission of this analysis is required 30 days before Engineering Drawing submission;
8. that the owner construct a 300 mm offsite water main and a 450mm offsite water main to replace an existing 300 mm water main stub located on 55 Street, at 170 Avenue with development of Stage 3 to the satisfaction of EPCOR Water Services Inc, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs the second half of the 4-lane urban arterial cross-section of 167 Avenue, from the new 50 Street to the first local road intersection to the west, including all channelization, accesses , intersections, sidewalks, lighting, landscaping and any transitional improvements. Arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than two years from the date of the signing of the Servicing Agreement. All Construction Completion Certificates must be applied for by no later than 2 years from the date of the signing of the Servicing Agreement to ensure that actual construction costs are submitted in a timely fashion;
10. that the owner submit preliminary plans for 167 Avenue to the Transportation Department for approval prior to submission of engineering drawings;

11. that the owner submit preliminary plans for the new 50 Street from 167 Avenue to the north property line to the Transportation Department for approval, to provide grade information for those lots backing on the arterial, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the local road connection to 167 Avenue line up with the existing all-directional access to the commercial site south of 167 Avenue. The north-south portion of the local roadway north of 167 Avenue is to be constructed with a minimum carriageway of 11.5 m, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a temporary roadway connection for roadway access for Stage 1 at the discretion and direction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway connection will be required at CCC. The owner must also maintain a temporary road connection between Stages 1 and 2 concurrent to the registration of Stage 2, as shown on the "Conditions of Approval" map, Enclosure I.
14. that the owner not convey, sell, or transfer the residential lot indicated on the "Conditions of Approval" map, Enclosure I, until such time as the temporary roadway connection is deemed to no longer be required by the Transportation Department;
15. that the owner construct walkways containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.8 m double board/no gap solid uniform screen fence to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 uniform fence within residential property lines for all lots flanking onto the local road connection to 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner ensure driveway access for the lots shown on the "Conditions of Approval" map, Enclosure I, must not encroach into any portion of the corner radius of the curve;
19. that the owner provide accesses and bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department; and
20. 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.

Municipal Reserve requirement for this subdivision, in the amount of \$ 227,501.56 representing 10% of the Gross Developable Area, is being provided as money-in-place. Municipal Reserve for the remnant parcel, in the amount of 0.325 ha representing 10% of 3.25 ha, will be carried by agreement and caveat to the remainder of Plan 2759MC Lot A.

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.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/cy/Posse #71884877

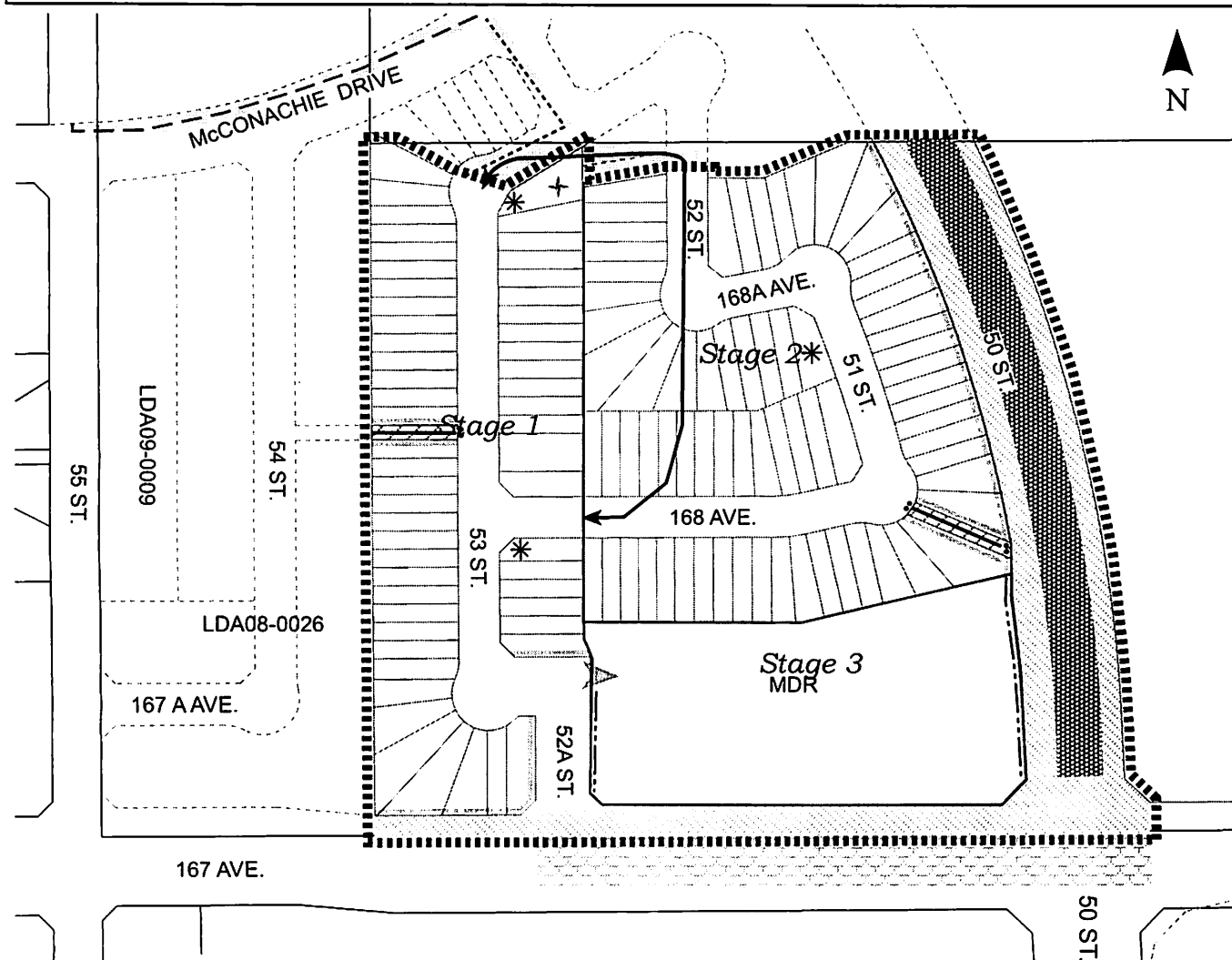
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 16, 2010

LDA07-0460

	Limit of proposed subdivision		Preliminary plan required for 50 St. from 167 Ave. to north property line
	Include in Engineering Drawings		No encroachment into corner radius
	1.8m Double board / no gap solid uniform screen fence		Do not convey, sell, or transfer the lot until the temporary roadway connection is no longer required
	1.8m Uniform fence		Temporary roadway connection
	1.5m Concrete sidewalk with lighting		Roadway dedication conform to approved concept plan
	Bollards		Construct 300mm water main
	Construct second half of four lane cross section		Construct 450mm water main
	No access permitted		
	Access to MDR site		
	Dedicate PUL as road right of way		



	Titled area to be subdivided
	Subdivision area

