



**Subdivision Authority**

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

July 2, 2009

File No. LDA07-0467

IBI Group  
Suite 1050, Standard Life Building  
10405 Jasper Avenue  
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 59 single detached residential lots, one (1) municipal reserve parcel, one (1) environmental reserve parcel, and one (1) public utilities lot from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

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**I The Subdivision by Plan is APPROVED on July 2, 2009, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 0.26 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve for the land to be subdivided, in the amount of 3.89 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money-in-place of Municipal Reserve in the amount of \$2,223.90 representing 0.004 ha pursuant to Section 667 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 subdivision boundary be amended to include the portion of roadway as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the owner prepare restrictive covenants in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Thurber Engineering Ltd. Geotechnical Investigation for Setback Assessment (File No. 19-423-49, November 18, 2008) and the Thurber Engineering Ltd. Setback Assessment Addendum #1 (File No. 19-423-49, November 18, 2008) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner provide emergency access/walkway rights-of-way in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a public access easement on the South ½ LSD2-36-51-25-4 for the multi-use asphalt trail as shown on the "Conditions of Approval" map, Enclosure II; 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 (4) 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 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 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 provide full servicing, including 3-phase power along the entire frontage of the park/school site;
8. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centreline and "shared use" signage within the top-of-bank setback area and within the ATCO Gas Pipeline Right-of-Way as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m concrete sidewalk with T bollards and lighting within the emergency access walkways shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3m asphalt multi-use trail within the top-of-bank setback area and 1.2m uniform fence along the ravine (south) side of the trail within S1/2 36-51-25-4 as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 and II are maps of subdivision identifying major conditions of this approval.



ATCO Pipelines advises that right(s)-of-way is/are not to be absorbed into residential subdivision lots but it is to be on a separate utility lot created for ATCO Pipelines sole use.

The construction of the east-west 3 m wide asphalt multi-use trail along the gas pipeline and further south along the Top of Bank was a requirement of Mactaggart Stage 3 (SUB/05-0194).

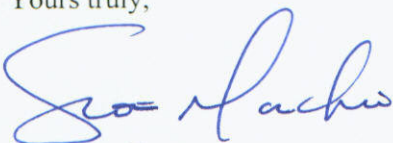
Epcor Water advises that a water main loop must be established through the more northerly emergency access.

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. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/tn/Posse #72040350-001

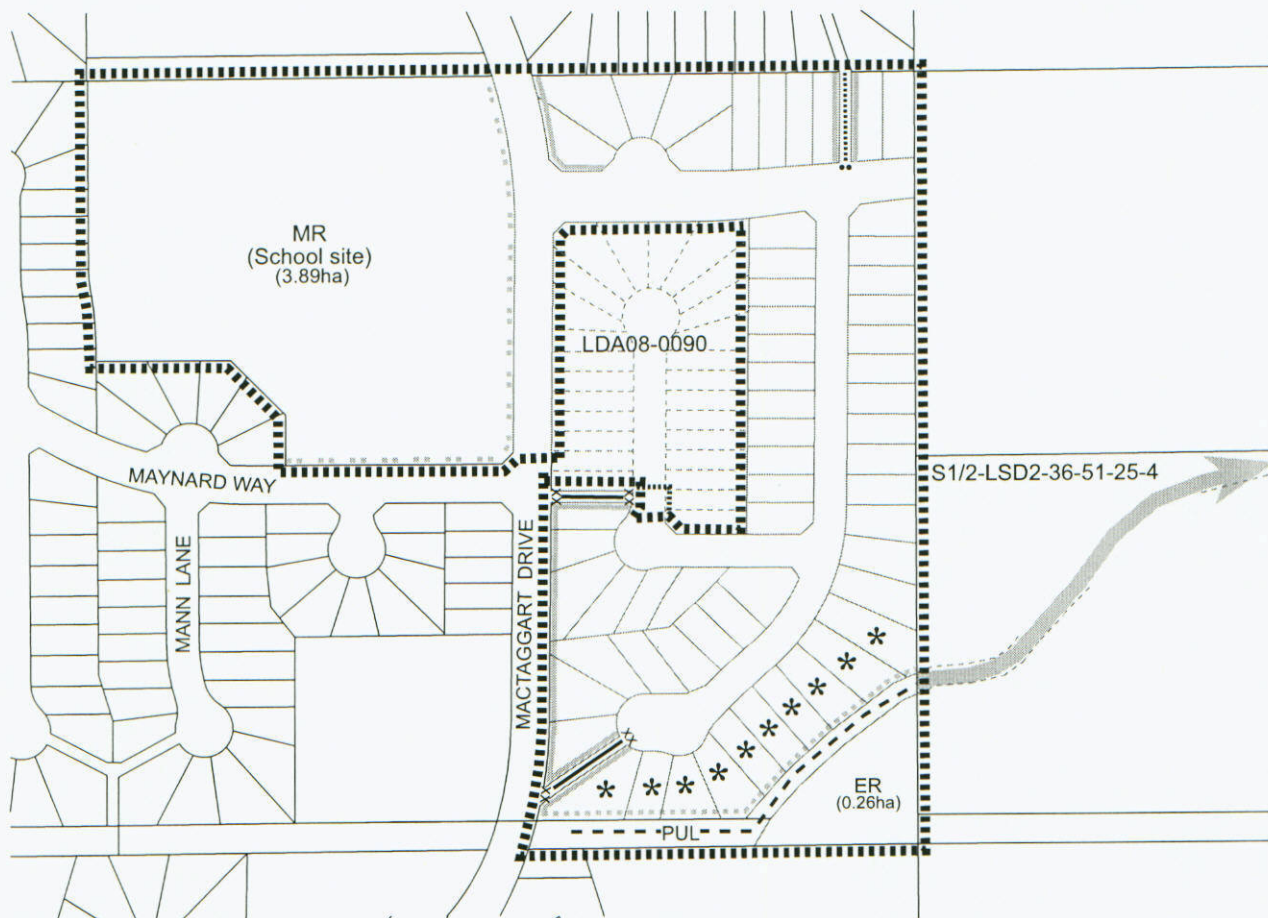
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

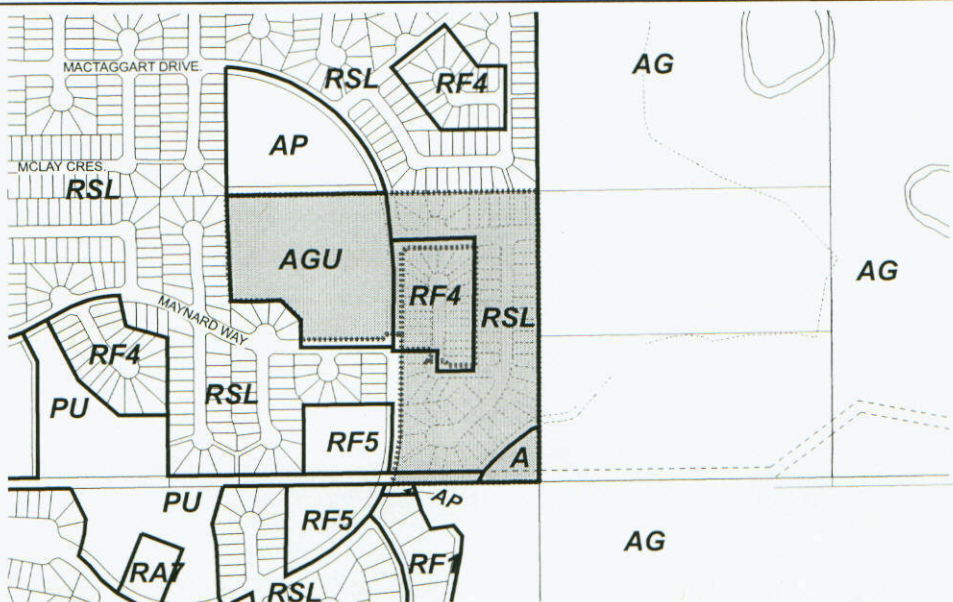
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- |  |   |
|--|---|
| ■■■■■■■ Limit of proposed subdivision                  | ..... 1.2m Post and rail fence  |
| ..... Amend subdivision boundary                       | - - - - 3.0m Asphalt multi-use trail with dividing yellow line and 'shared use' signage |
| * Restrictive Covenant re: Geotechnical Report-Thurber | — Emergency access with a 3.0m concrete sidewalk with lighting                          |
| ■ Include in Engineering Drawings                      | ..... 1.5m Concrete walk with lighting  |
| ===== 1.8m Uniform screen fence                        | xx T-bollards   |
| ..... 1.2m Uniform fence                               | .... Bollards   |



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





SUBDIVISION CONDITIONS OF APPROVAL MAP

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- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.2m Uniform fence
- 3.0m Asphalt multi-use trail with dividing yellow line and 'shared use' signage

