



Subdivision Authority

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

June 25, 2009

File No. LDA08-0069

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 204 low density residential lots and two municipal reserve lots from portions of SW-22-51-24-4 and Plan 7920978 Lot 1 located east of 88 Street SW and north of 25 Avenue SW; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on June 25, 2009, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as 1.66 and 10.03 ha parcels 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 2.26 ha by agreement and caveat to Lot 1, Block 24, Plan 0729093 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 Inc., EPCOR Water Services Inc., and ATCO Gas, 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 subdivision boundary be amended to include the road right-of-way dedication and that portion of the power line right-of-way that abuts this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 25 Avenue SW from Savaryn Drive to the transmission line right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition #6, the owner clear and level 25 Avenue SW as required for road right of way dedication to the satisfaction of the Transportation Department;
8. 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;

9. that the dedication of 25 Avenue, as identified in the Summerside File No. LDA07-0216, be registered prior to or concurrent with Stage 3;
10. that the required water servicing identified in the approved Summerside File Nos. LDA07-0216 and LDA07-0225, be registered prior to or concurrent with Stage 2;
11. that the power line right-of-way be registered as public utility lots as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
12. 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
5. 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;
6. that the owner construct 22 Avenue SW from Savaryn Drive to the east edge of the school/park site (with a mono-walk with straight faced curb and gutter along Savaryn Drive/22 Avenue adjacent to the school/park area to accommodate pick-up/drop-off activity) with development of Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage from north of the MR parcel to Savaryn Drive with development of Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct with Stage 1, a marked crosswalk with curb extensions, ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Savaryn Drive from 22 Avenue SW to 25 Avenue SW and two lanes of 25 Avenue to a divided urban arterial roadway standard from Savaryn Drive to the urbanized section of 25 Avenue SW to the west, with the development of Stage 3 (the arterial road must be operational and open to traffic, with all lighting installed and energized no later than 3 years after the Servicing

Agreement for Stage 3 is signed), as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage from Savaryn Drive to 25 Avenue SW with development of Stage 3, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct walkways with 1.5 m concrete sidewalks 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;
12. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. The temporary turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
13. that all school and/or park sites be fully serviced in the entire roadway frontage including 3 phase power;
14. that the owner design and construct to a base level (topsoil, seeding, landscaping, walkway and drainage) the municipal reserve lots to the satisfaction of the Parkland Services Branch;
15. 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 Transportation and Asset Management and Public Works Departments; and
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

The MR requirement for Lot 1, Plan 792 0978 is 0.797 ha and will be addressed with this subdivision. The MR requirement for the SW 22-51-24-W4 was previously addressed with SUB/05-0259, which required a 5.66 ha DRC. That amount was added to an existing 11.52 ha DRC that was transferred from other titled areas in Summerside as per SUB/99-0072. The result was a total DRC to the SW 22-51-24-W4 of 17.18 ha. The DRC was reduced by 0.055 ha as per SUB/06-0062, and currently totals 17.125 ha. When combined with the additional requirement from Lot 1, Plan 792 0978, this application owes MR in the amount of 17.922 ha. The majority of the MR requirement will be addressed through the dedication of two MR parcels (school and natural area) totaling 11.69 ha.

The MR balance of 6.232 ha would normally be required as money in place with this subdivision; however, because this application involves the dedication of a P3 school site, and thus requires some expedition and flexibility on the part of the Administration, the balance is being addressed in the following manner:

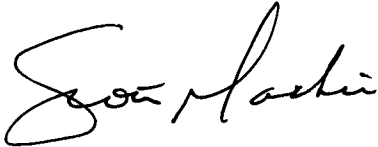
- 2.26 ha is to be deferred to Lot 1, Block 24, Plan 072 9093; and
- The remaining balance of 3.972 ha, **less future arterial roadway dedication**, is to remain registered on title as a DRC, and will be required as money-in-place with the registration of Stage 2 of this subdivision application.

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. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,

A handwritten signature in black 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/cp/Posse #075736916-001

Enclosure

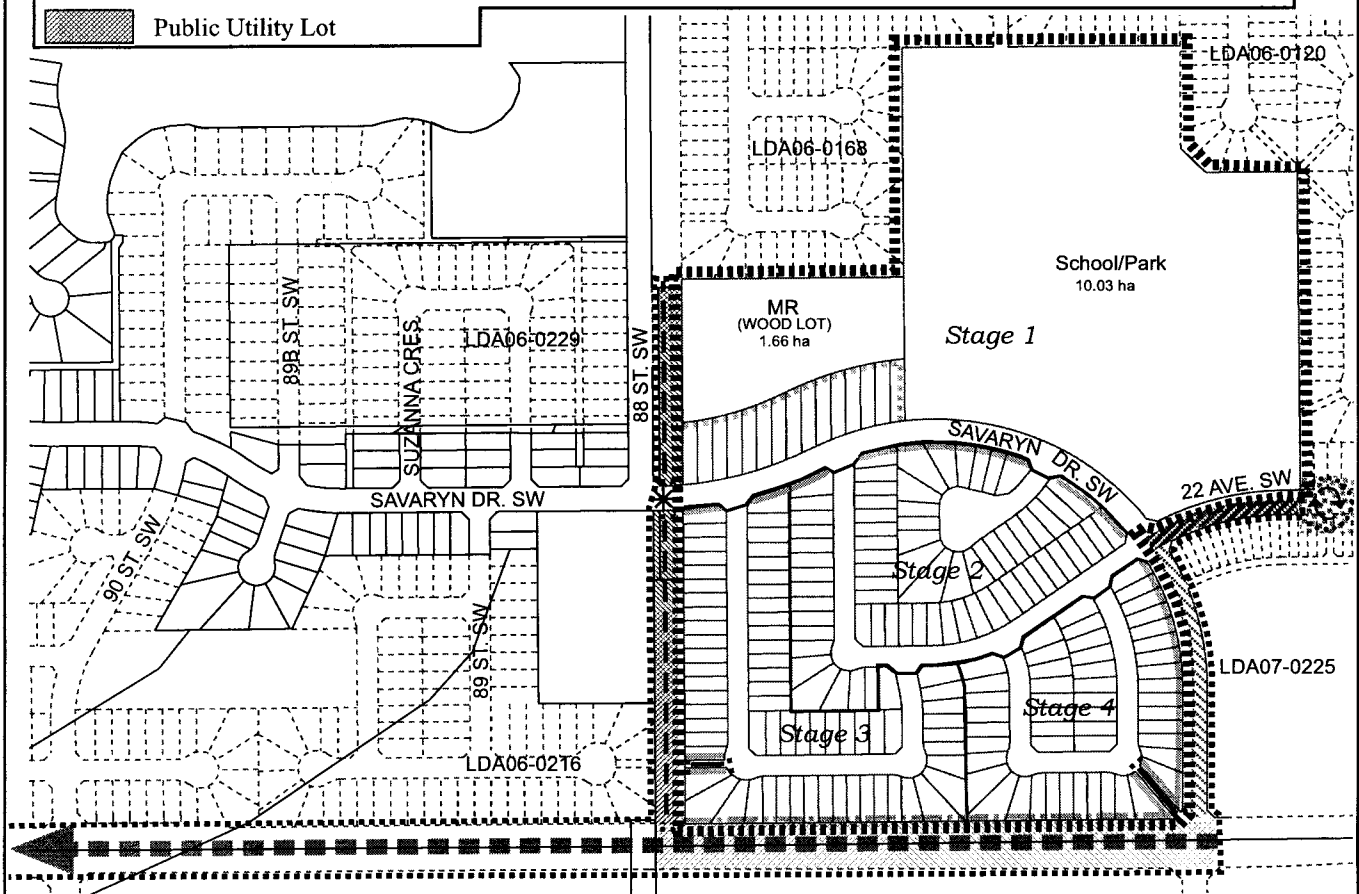
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2009

LDA08-0069

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- 1.8m Double board/no gap solid uniform screen fence
- 1.8m Uniform fence
- 1.2m Uniform fence
- 3.0m Asphalt multi-use trail
- 1.5m Concrete walkway
- ... Bollards
- Public Utility Lot

- Property line and road dedication to conform to approved concept plan
- Construct 25 Ave. from Savaryn Dr. to urbanized arterial roadway section west of the subdivision with Stage 3
- Construct Savaryn Dr. from 22 Ave. to 25 Ave. with Stage 3
- Construct 22 Ave. from Savaryn Drive to eastern boundary of park site in Stage 1
- 17.0m Temporary asphalt turnaround
- Curb extensions, ramps, marked crosswalk and pedestrian signage



- Titled area to be subdivided
- Subdivision area

