



Subdivision Authority

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

September 17, 2009

File No. LDA08-0337

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas

RE: Tentative plan of subdivision to create 175 single family residential lots from portions of NW-31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on September 17, 2009, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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., ATCO Gas, and Telus as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. 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; and
4. 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 (1) 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 other assessments applicable 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 construct with Stage 2 an offset 17 m radius asphalt temporary transit turnaround with bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct with Stage 3 an offset 12 m radius temporary turnaround with bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow center line and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner construct a mono-walk with straight faced curb and gutter along the local roadway adjacent to the school/park area to accommodate pick-up/drop-off activity; 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 is a map of the subdivision identifying major conditions of this approval.

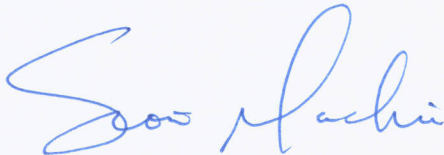
All Municipal Reserves entitlements were addressed with LDA07-0043 where DRCs of 2.68 ha and 2.29 ha were required. Municipal Reserve dedication will be requested with the next subdivision.

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 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/cp/Posse 82003433-001

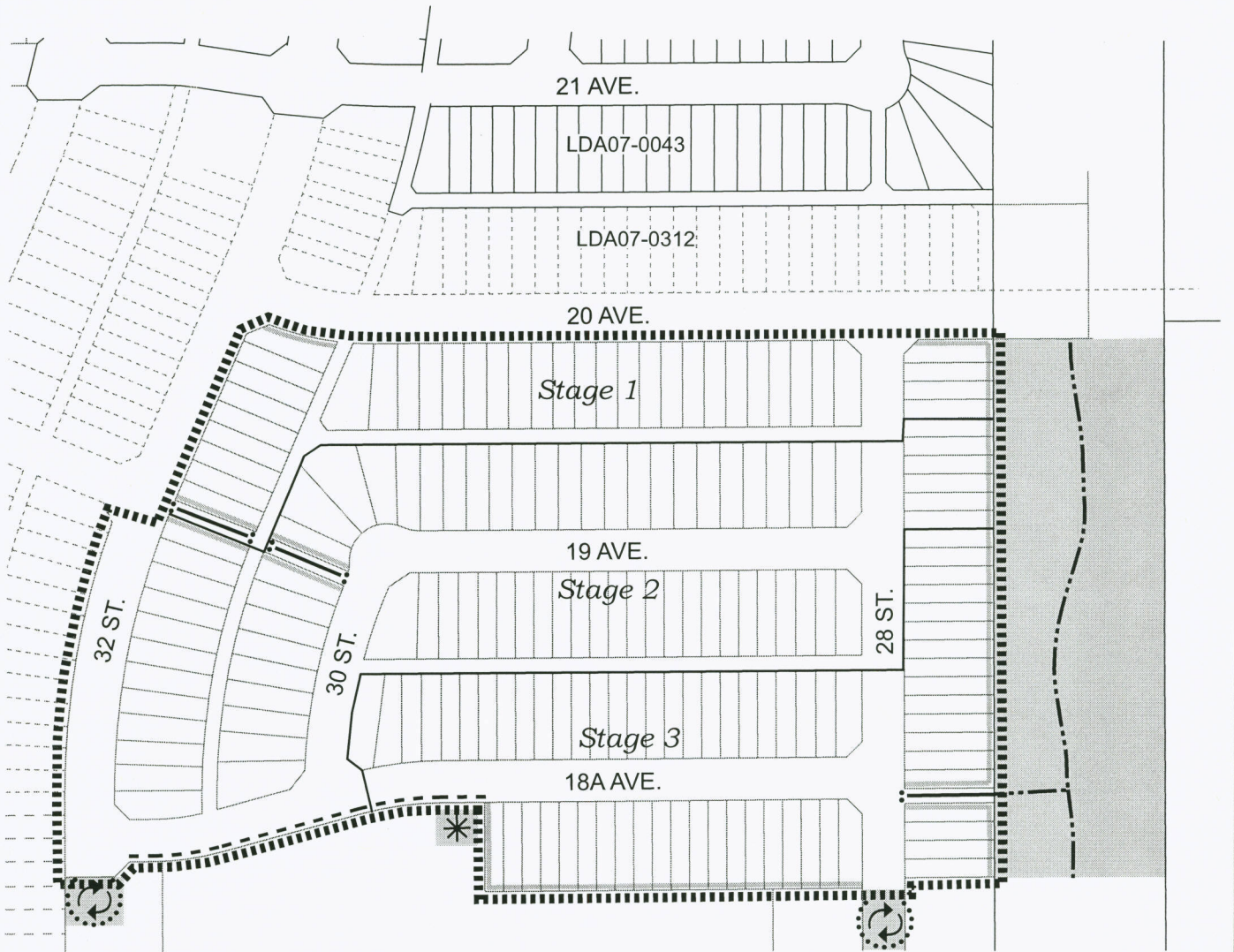
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 17, 2009

LDA08-0337

■■■■■■	Limit of proposed subdivision	---	3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage
■	Include in Engineering Drawings	↻	Temporary turnaround
----	1.8m Uniform Fence	..	Bollards
—	1.5m Concrete sidewalk and lighting	*	Telus Easement
- - - -	Mono walk with straight face curb and gutter		



■	Titled area to be subdivided
■■■■■■	Subdivision area

