



Subdivision Authority

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

July 2, 2009

File No. LDA09-0073

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 66 single detached residential lots, two (2) medium density residential lots, and one (1) commercial lot from NE 6-52-23-4, located north of Mill Creek Ravine and west of 17 Street, **WILD ROSE**

I The Subdivision by Plan is APPROVED on July 2, 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., 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;
3. that the 6 m wide emergency access be removed from the plan of subdivision and be incorporated as an easement within the residential lot to the north as shown on the "Conditions of Approval Map", Enclosure I;
4. that a 6 m wide easement be registered on the Certificate of Title for the lot that includes the emergency access, as shown on the "Conditions of Approval Map", Enclosure I;
5. that the owner shall provide a letter of understanding not to sell, transfer or convey the lot with the emergency access easement until such time as the land uses of the Stage 3 MDR site has been determined and the requirement for the emergency access has been confirmed;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on the lots adjacent to the top-of-the-bank, as shown on the "Conditions of Approval Map", Enclosure I, as per the applicable development restrictions shown by the "Hydrogeotechnical Investigation" geotechnical report prepare by CT and Associates Engineering Inc. (CTA File No. 02-205.01, Subdivision Authority File No. SUB/04-0011);
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the residential lot adjacent to the berm and fence along 17 Street as shown on the "Conditions of Approval Map", Enclosure I, to protect the integrity of the berm;

8. that the subdivision boundary be amended to include the top-of-the-bank walkway to connect to the multi-use trail on 17 Street as shown on the "Conditions of Approval Map", Enclosure I;
9. that the owner dedicate and construct the top-of-the-bank right-of-way with Stage 2 as shown on the "Conditions of Approval Map", Enclosure I;
10. 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
11. that the property line and road right-of-way dedication for 17 Street conform to an approved Concept Plan to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
12. that subject to Condition 11, the owner clear and level 17 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department; 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 (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 19 Street, as shown on the "Conditions of Approval Map", Enclosure I, which will require the removal of the temporary turnaround and construction of the sidewalk, curb and gutter to tie into the local roadway to the north;
8. that the owner construct fences, berms, multi-use trails, bollards, and sidewalks wholly on privately owned lands, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and
9. 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.

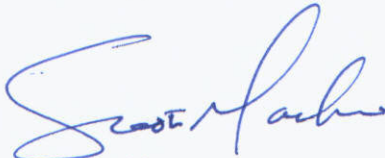
The Municipal Reserve has been previously taken as land through the approval of Files SUB/03-0109 and SUB/04-0016.

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 Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/aw/Posse #80097423-001

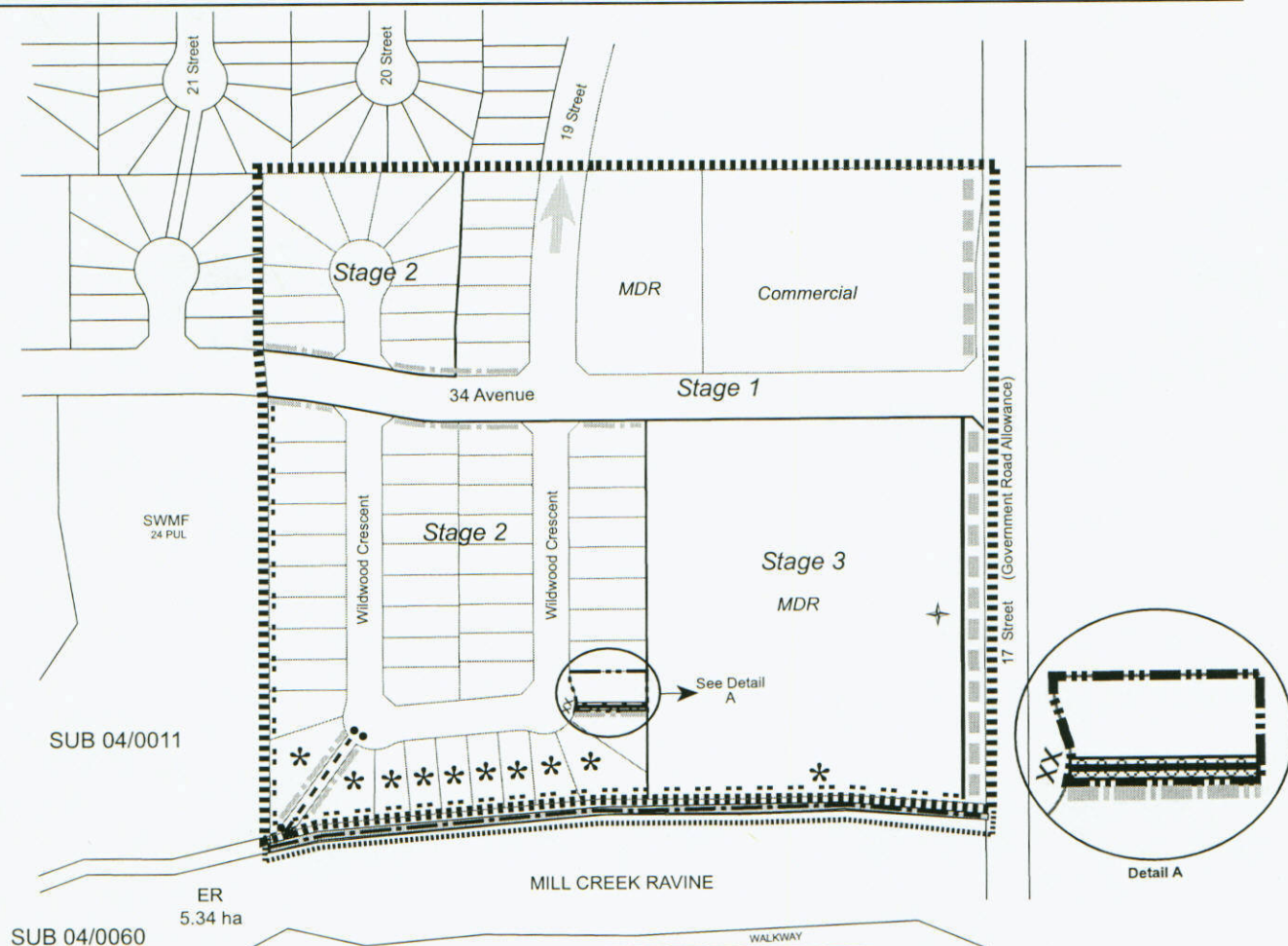
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

LDA09-0073

| | | | |
|-----------|--|-----|--|
| ■■■■■ | Limit of proposed subdivision | --- | Register 6m wide easement on lot for future emergency access |
| | Amended subdivision boundary | | Remove 6m wide emergency access from subdivision plan |
| | 19th Street roadway construction | --- | 1.5m granular multi-use trail |
| ■ ■ ■ ■ ■ | Property line/roadway dedication | --- | 1.5m Concrete sidewalk with lighting |
| — | 1.8m Double board/no gap uniform solid screen fence and berm | --- | Emergency access with a 3.0m sidewalk with lighting |
| — · — · — | 1.8m Uniform fence | ● ● | Bollards |
| - - - - | 1.2m Uniform fence | xx | T-Bollards |
| | Include in Engineering drawings | * | Restrictive Covenant re: top-of-bank |
| | | + | Restrictive Covenant re: berm |



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

