

February 11, 2010

File No. LDA09-0209

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 125 low density residential parcels from Lot 3, Block 1, Plan 0226736 and Lot 1, Block 1, Plan 7521577, located south of 30 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on February 11, 2010, 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 register the walkway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the subdivision boundary be amended to include the dedication of James Mowatt Trail SW (111 Street SW) and 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 30 Avenue SW from the eastern boundary of this subdivision to 127 Street SW and for James Mowatt Trail SW (111 Street SW) from 30 Avenue SW to the eastern boundary of Plan Lot 1, 8522000, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner obtains and registers an easement to the satisfaction of the Transportation Department for James Mowatt Trail SW (111 Street SW) from the northern property line of Lot 1, Block 1, Plan 0927530 to the eastern boundary of Lot 1, Plan 8522000, to facilitate the construction of James Mowatt Trail SW (111 Street SW), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner obtains and registers an easement to the satisfaction of the Transportation Department for the small triangular portion of James Mowatt Trail (111 Street SW) immediately north of the subdivision application LDA08-0250, to facilitate the construction of James Mowatt Trail SW (111 Street SW), as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Conditions 4, 5, and 6, the owner clear and level 30 Avenue SW and James Mowatt Trail SW (111 Street SW) as required for road right-of-way dedication and/or easement registration to the satisfaction of the Transportation Department;

8. that the owner prepares 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, "Conditions of Approval" map or shown on the Engineering drawings that are deemed to part of the Servicing Agreement; 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 (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 pays a proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 Transportation Department and Asset Management and Public Works Department;
5. 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;
6. that the owner pays a proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
7. that the previous conditions affecting the arterial roadway construction as approved by the Subdivision Authority on March 27, 2008 for File LDA07-0286 be carried forward as conditions of approval for this application;
8. that the owner constructs the first two lanes of James Mowatt Trail SW (111 Street SW), based on an approved Concept Plan or to the satisfaction of the Transportation Department. The construction shall include all channelization, accesses, and intersections. Arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than October 15, 2011. All Construction Completion Certificates must be applied for by no later than 2 years from the date of the signed Servicing Agreement OR no later than July 15, 2012 to ensure that actual construction costs are submitted in timely fashion as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs a walkway 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;
10. that the owner completes the next stage of the stormwater management facility to accommodate this and any previous stages of development, in a size and location as shown in draft Heritage Valley Neighbourhood 8 (Allard) Neighbourhood Design Report to the satisfaction of Asset Management and Public Works and the Drainage Department;

11. the engineering drawings will not be approved prior to the approval of the draft Heritage Valley Neighbourhood 8 (Allard) Neighbourhood Design Report;
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; and
13. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I.

Municipal Reserve has been addressed by LDA07-0286.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

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. Justin Högberg at (780) 496-6220 or write to:

Mr. Justin Högberg, Planning Technician II
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4

Yours truly,

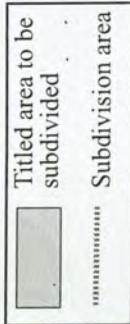


For

Scott Mackie
Subdivision Authority

SM/jh/Posse #89739765-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 11, 2010

LDA09-0209

