



June 28, 2012

File No. LDA10-0043

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 60 semi-detached residential lots from Lots 5 & 6, Plan 4717RS and Lot 7, Plan 7823226; located west of 215 Street NW and south of 100 Avenue NW, **SECORD**

I The Subdivision by Plan is APPROVED on June 28, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 subdivision boundary be amended to include the dedication of 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
4. subject to condition I (3), the owner clear and level 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Secord Neighbourhood LDA08-0004 be registered prior to or concurrent with this application to provide logical extension of roadways and services;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the 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 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 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;
7. that the owner provide updated concept plans for 215 Street to the satisfaction of Transportation Services;
8. that the owner construct a 2.2 m berm and 1.8 m noise attenuation fence or a combination thereof, as per the submitted Noise Study, for all residential lots backing onto 100 Avenue NW and 215 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve has been previously addressed with subdivision Plans 4717RS and 782 3226.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

For

Scott Mackie
Subdivision Authority

SM/vs/Posse #094535787-001

Enclosure

