



May 26, 2011

File No. LDA10-0272

IBI Group
1050 - Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Tony Marando

Dear Mr. Marando:

RE: Tentative plan of subdivision to create 81 single detached residential lots and one (1) public utility lot from Lot 2, Block 99, Plan 1025203, and portions of NE & SE 14-51-25-4, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 26, 2011, 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 a portion of the adjacent pipeline right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 (2) 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/or lateral Sewer Oversizing Charges 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 submit a detailed Hydraulic Network Analysis to the satisfaction of EPCOR Water Services prior to approval of the engineering drawings;
8. that the owner construct a 3 metre hard surface shared use path with dividing yellow centreline with "shared use" signage, to the satisfaction of the Transportation Department 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 the Asset Management and Public Works and Transportation Departments 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 lot, utility rights-of-way, road islands, boulevards, medians, shared use paths, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

The existing Deferred Reserve Caveats (102420036, 102420631, 032476156) will be carried forward on all three subject properties.

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. Kristen Rutherford at (780) 442-5047 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse #099821659-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 26 , 2011

LDA10-0272

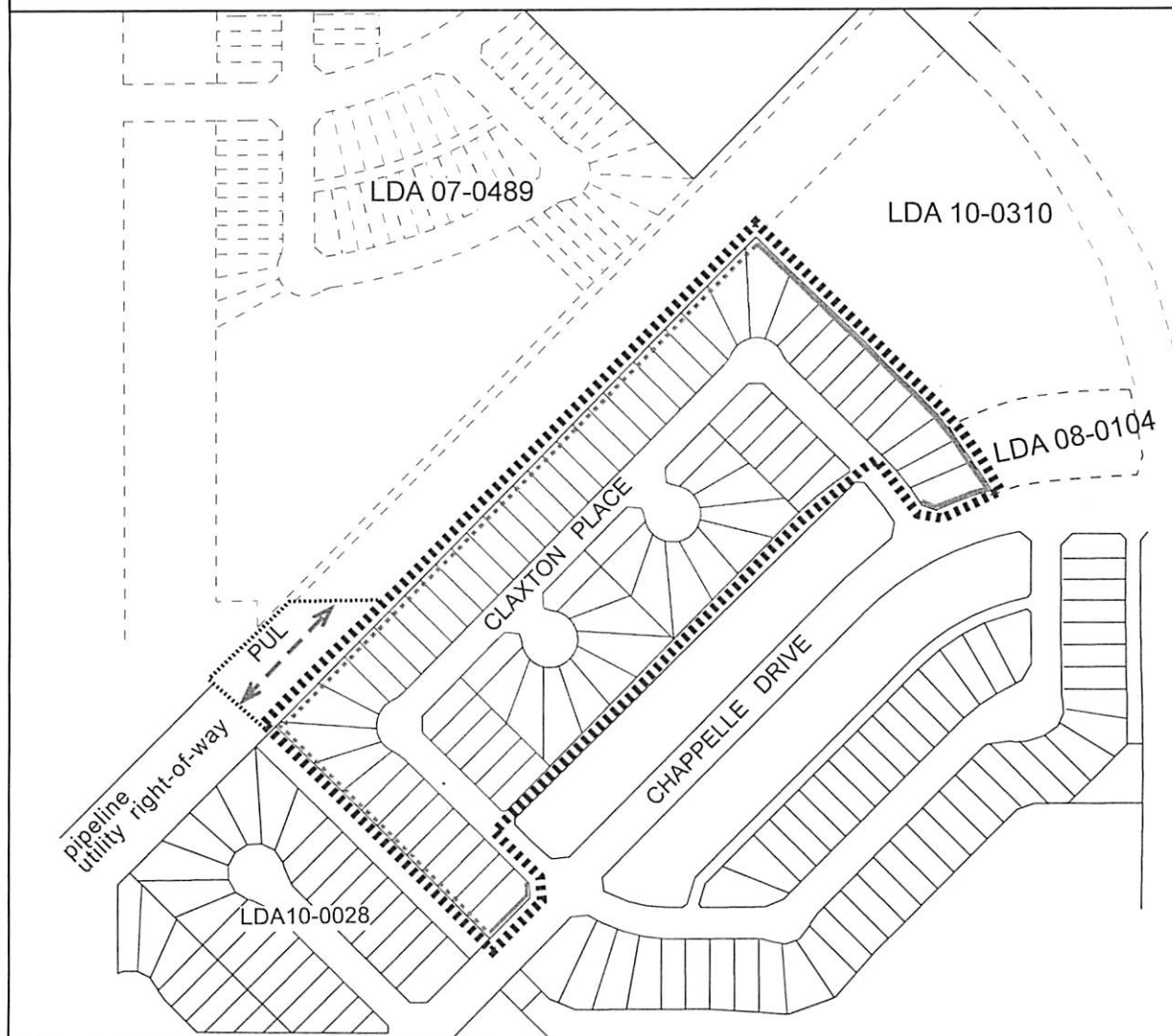
■■■■■■ Limit of proposed subdivision

..... 1.2 m uniform fence

..... Amend subdivision boundary

—— 1.8 m uniform fence in accordance with zoning bylaw

↔ 3 m hard surface shared use path with dividing yellow centreline and "shared use" signage



■ Titled area to be subdivided

..... Subdivision area

