



April 26, 2012

File No. LDA10-0291

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 93 single detached residential lots and one (1) Municipal Reserve Lot from NW 14-51-25-4, located east of 156 Street SW and north of 41 Avenue SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on April 26, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.31 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that pursuant to City Policy C515 the subdivision boundary shall be amended to include an 8.0 m lane and a 10.0 m x 15.0 m abandoned well site maintenance area in the location as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner shall register the lane and well site maintenance area as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, be completed to the satisfaction of EPCOR Water Services Inc. and Infrastructure Services, prior or concurrent with registration of this subdivision;
7. that Bylaw 16085 to amend the Zoning Bylaw from AG to AGU and RSL receive third reading prior to the endorsement of this application for subdivision;
8. that the owner register a public access easement on the adjacent land to the south for the construction of the shared use path within the future greenway, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner register the walkway as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I; and

10. 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 the endorsement of the plan of subdivision;
3. that the owner pays his proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 engineering drawings include the construction of a 12 m radius gravel temporary turnaround with bollards or mini-barriers (gravel prior to CCC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an 8.0 metre lane and a 10.0 m x 15.0 m well site maintenance area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m shared use path within the greenway (south half to be included within the engineering drawings), with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a shared use path connection from the greenway to the north-south shared use path along the PUL constructed under LDA07-0489, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk including lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly within private property lines, to the satisfaction of Transportation Services, Sustainable Development, and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and

13. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserves for NW 14-51-25-4 were deferred with LDA10-0097 through the registration of a DRC (#102 276 200). This existing DRC is to be reduced by 0.31 ha for the dedication of land and carried forward on title with this 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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/nd/Posse #99227367-001





Enclosure

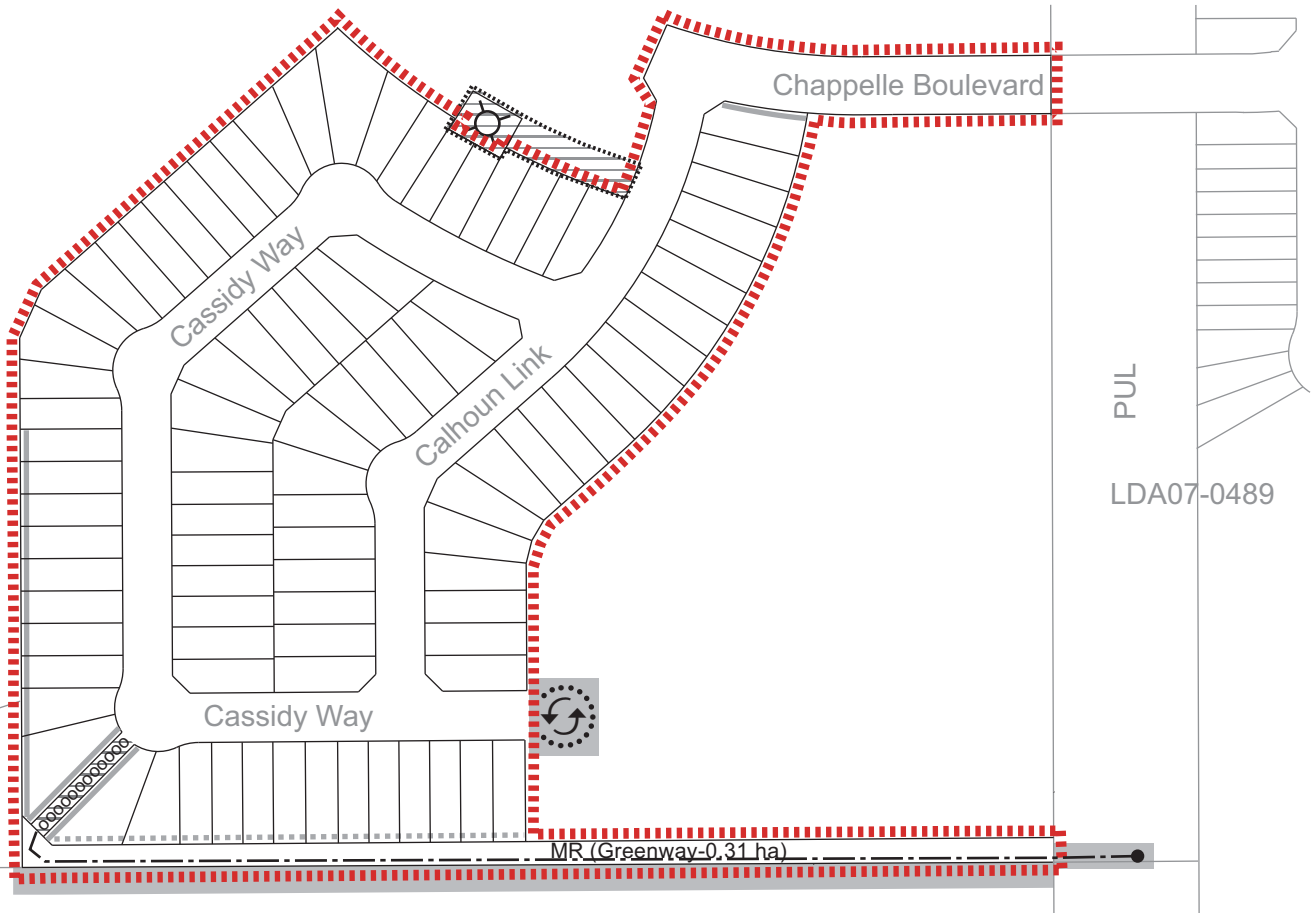
SUBDIVISION CONDITIONS OF APPROVAL MAP


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LDA10-0291

- Limit of proposed subdivision
- 1.8m Uniform screen fence as per Zoning Bylaw
- 1.2m Uniform fence
- oooooo 1.5m Concrete sidewalk with lighting and bollards
- 3.0m Shared use path connection

-  12m Radius gravel temporary turnaround with bollards or mini-barriers
-  Amend subdivision boundary to include 8.0m lane and 10.0m x 15.0m abandoned well site maintenance area
-  Register as road right-of-way
-  Include in Engineering Drawings



-  Titled area to be subdivided
- Subdivision area

