



Subdivision Authority

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

March 8, 2012

File No. LDA10-0310

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 123 single detached residential lots, three (3) multiple family lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from Lot B, Block 99, Plan 102 4614, NE 14-51-25-4 and Lot 2, Block 99, Plan 102 5203 located west of 141 Street SW and south of 28 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.16 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 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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that Bylaw 16038 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
6. that the walkways be registered as road right-of-way, 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 (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 a detailed lot grading plan in accordance with the City of Edmonton Design and Construction Standards and the Surface Drainage Bylaw;
7. 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;
8. that the owner update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
9. that the owner abandon the existing water main on 141 Street SW to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner completes the design and construction of the ultimate stormwater management facility with Stage 1 of development, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include the construction of a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared use path with dividing centreline and “shared use” signage, lighting, bollards and landscaping, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, to conform to the submitted Noise Study, within residential property lines for the proposed single detached lots backing onto 141 Street SW, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
15. that the owner construct all fences positioned wholly on privately-owned lands, except for the post and rail fence within the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, 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.

The Municipal Reserve requirement for Lot B, Block 99, Plan 102 4614 was previously addressed through approved subdivision LDA10-0097. An existing Deferred Reserve Caveat (DRC #102 420 036) for Lot 2, Block 99, Plan 102 5203 in the amount of 1.125 ha will be used in its entirety to create a portion of the Municipal Reserve lot. The existing DRC (#102 429 460) for NE 14-51-25-4 will be used to create a 1.035 ha portion of the Municipal Reserve lot and the remainder will carry forward on the titled parcel. Upon registration of the last subdivision under NE 14-51-25-4, the DRC shall be transferred to NW 14-51-25-4.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse #102885732-001

Enclosure

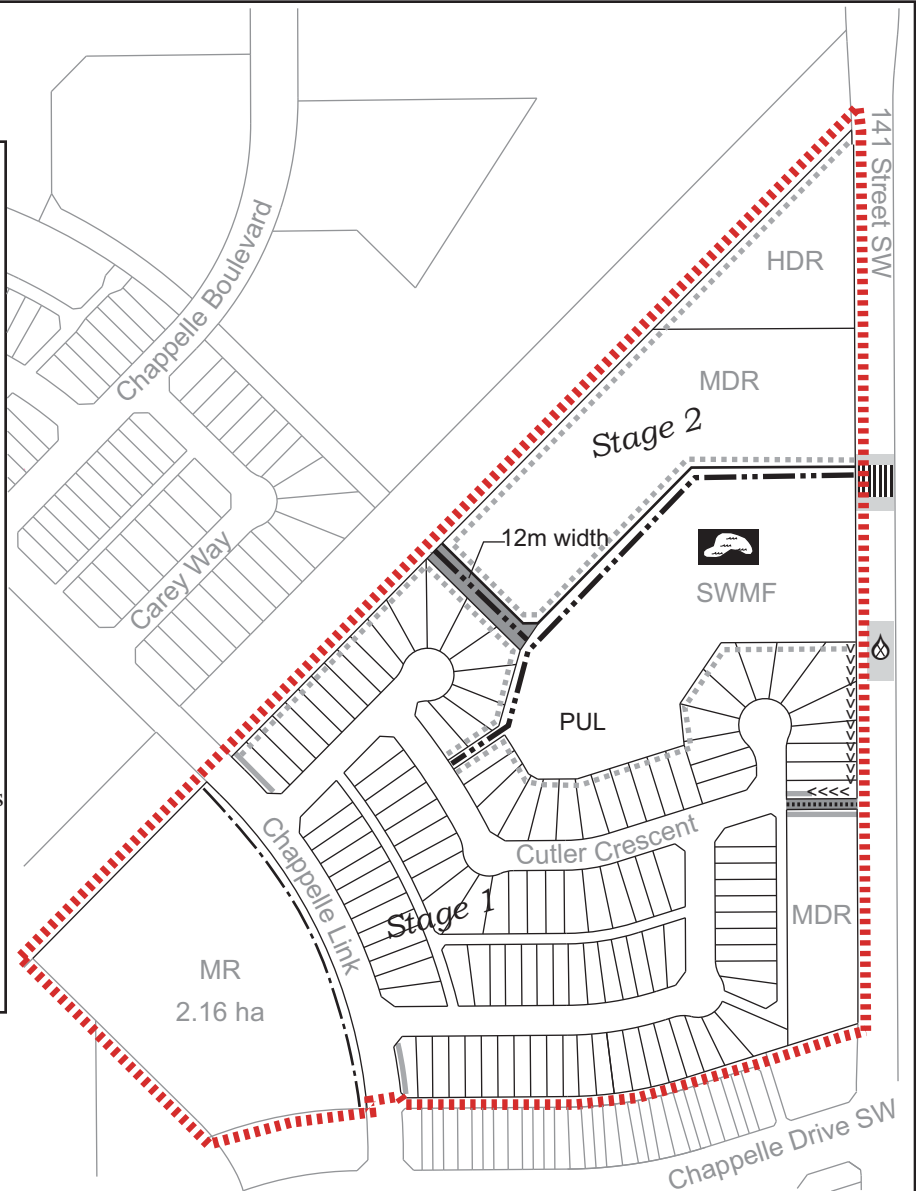
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA10-0310



- Limit of proposed subdivision
- 1.8m uniform fence as per Zoning Bylaw
- >>>>>>>> 1.8m noise attenuation fence
- 1.2m uniform fence
- post and rail fence
- 1.5m concrete sidewalk with lighting and bollards
- 3m hard surface shared-use path
- Abandon existing water main
- Construct stormwater management facility
- Register as road right-of-way
- Zebra marked crosswalk with curb ramps and pedestrian signage
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area

