



Subdivision Authority

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

April 21, 2011

File No. LDA10-0334

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 38 single detached residential lots, 72 semi-detached residential lots and one Municipal Reserve parcel from portions of Lot 1, Block A, Plan 102 7151 and OT-16-51-24-4, located south of Orchards Drive SW and east Parsons Road SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.35 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 subdivision boundary be amended to exclude that portion of Crabapple Run road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the proposed lot adjacent to the T-lane intersection include an 8.2 x 8.2 m corner cut to allow turning maneuvers within the alley, as identified on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within The Orchards at Ellerslie Neighbourhood (File No. LDA10-0345) be registered prior to or concurrent with this application (for completion of water infrastructure); 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 and 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 pay the proportionate share of the Permanent Area Contributions 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 connections from the walkway and from the 3.0 m Shared Use Path within the greenway to the 3.0 m Shared Use Path constructed under LDA07-0438, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include servicing for the northern lots east of Crabapple Run, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct within the municipal reserve parcel (greenway), a 3.0 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, landscaping and other improvements as outlined in The Orchards at Ellerslie Neighbourhood Structure Plan, to the satisfaction of the Parks and Transportation Departments, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct bollards and a 1.5m sidewalk with lighting and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
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 Transportation and Asset Management and Public Works Departments.

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

MR requirements for Lot 1, Block A, Plan 1027151 (formerly NE-16-51-24-4) were addressed under LDA07-0438 where 1.12 ha was dedicated and a 2.79 ha DRC #102 434 765 was registered on title. The road closure of a portion of 91 Street subsequent to LDA07-0438 when MR and a DRC were taken needs to be addressed in this subdivision. MR owing on the full 91 Street road closure area (portions under LDA07-0438 and LDA10-0397) is 0.1 ha. Consequently, the DRC should be reduced by 0.25 ha not 0.35 ha.

Please note that this approval revises a portion of conditionally approved subdivision file number LDA07-0438.

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. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, 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/cp/Posse #103713418-001

Enclosure

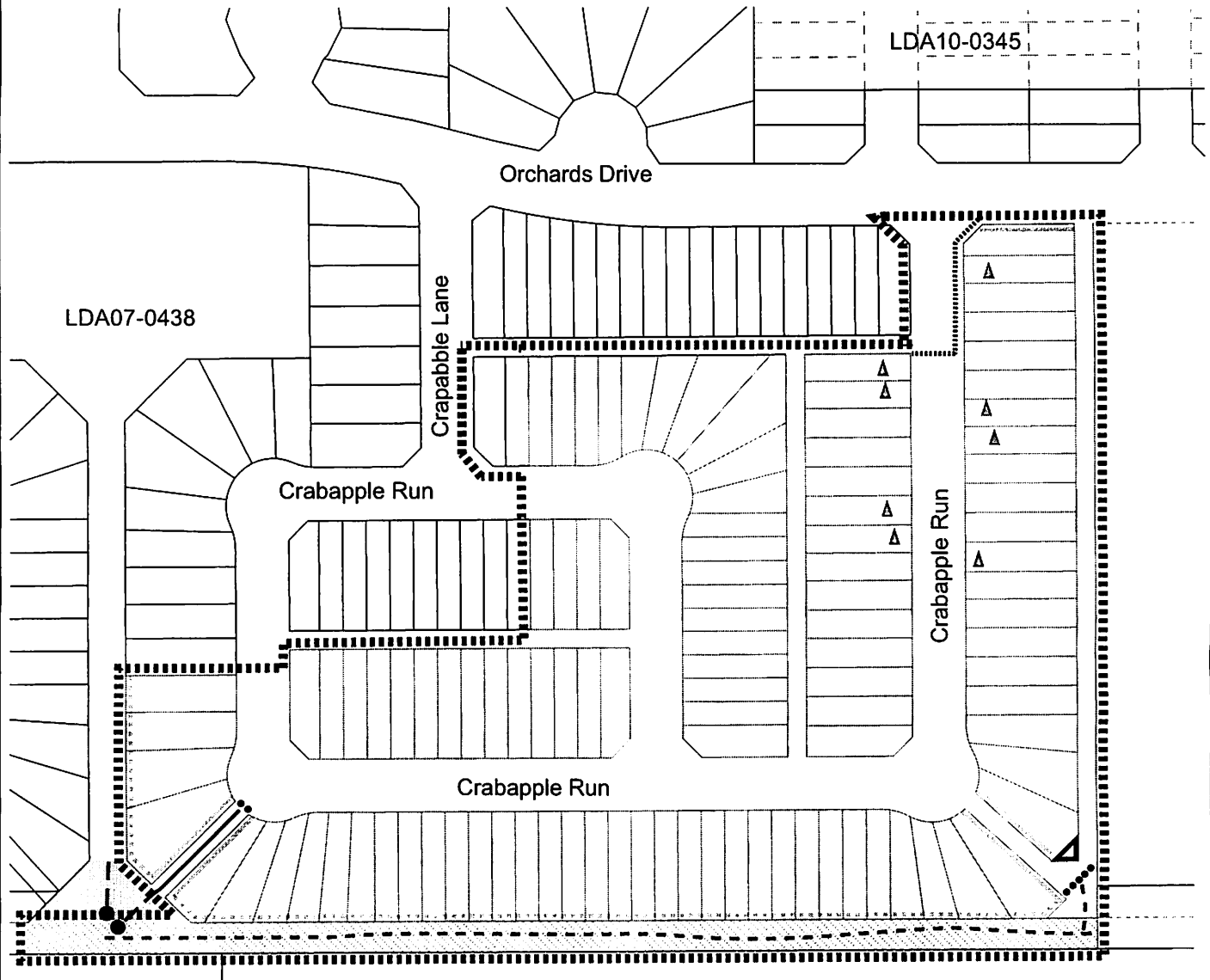
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

LDA10-0334

- | | | | |
|---------|-----------------------------------|-------|-------------------------------------|
| | Limit of proposed subdivision | — | 1.5m Concrete walk with lighting |
| ▨ | Include in Engineering Drawings | ● — | Connections to 3.0m shared use path |
| ▨ | Municipal Reserve (Greenway) | •• | Bollards |
| — | 1.8m Uniform screen fence | ▲ | 8.2m x 8.2m corner cut |
| — | 1.2m Uniform open fence | | Amend subdivision boundary |
| - - - - | 3.0m Hard-surface shared use path | ▲ | RPL lots less than 9m |

N



- | | |
|-------|------------------------------|
| ▨ | Titled area to be subdivided |
| | Subdivision area |

