



Subdivision Authority

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

July 21, 2011

File No. LDA10-0343

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 136 single detached residential lots, 26 semi-detached residential lots, one (1) medium density lot and one (1) public utility lot from SE 24-53-26-W4M; located west of Winterburn Road (215 Street); **HAWKS RIDGE**

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

1. that the owner provide Municipal Reserve in the amount of 5.47 ha by a Deferred Reserve Caveat to the remainder of SE 24-53-26-W4M, pursuant to Section 669 of the Municipal Government Act;
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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street adjacent to the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition I (4) the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the owner dedicates the walkways as road right-of-ways, 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 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 submits 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 detailed engineering drawings and technical studies/assessments in accordance with the City of Edmonton Design and Construction Standards, and to the satisfaction of Infrastructure Services;
8. that the owner design and construct the ultimate or a suitable interim stage of the Southeast and Northeast Storm Water Management Facilities and associated outfalls as well as the realignment of the existing creek within the Natural Area to the satisfaction of Infrastructure Services;
9. that the owner enter into a 5 year maintenance period be included for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Infrastructure Services;
10. that the owner develop and implement a water quality monitoring program for Neighbourhood Three. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Infrastructure Services;
11. that the owner design and construct the required sanitary pump station and forcemain, to be included in the engineering drawings to the satisfaction of Infrastructure Services;
12. that the Big Lake Neighbourhood Three Neighbourhood Design Report (NDR) be approved by Infrastructure Services prior to approval of engineering drawings;
13. that the owner construct the first half of 215 Street to a four lane divided urban arterial roadway standard from Yellowhead Trail to Hawks Ridge Boulevard, including all channelization, accesses, intersections, shared-use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner submit preliminary plans for 215 Street prior to submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by the Planning and Development Engineering Section;
15. that the owner submit a Hydraulic Network Analysis Report to the satisfaction of EPCOR Water Services;

16. that the owner construct an off-site 450 mm water main from an existing water main stub currently terminating on Trumpeter Way, west of 215 Street to the satisfaction of EPCOR Water Services, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. These turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
18. that the owner construct a temporary 4 m wide gravel emergency accesses with T-bollards, as shown on the “Conditions of Approval” map, Enclosure I. The temporary emergency accesses will be required prior to CCC or at the discretion and direction of Transportation Services;
19. that the owner submit driveway plans for the lots as shown on the “Conditions of Approval” map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
20. that the owner provide 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. Additional improvements at the crossing, such as curb extensions may be required. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings to the satisfaction of Transportation Services;
21. that the owner construct 1.5 m concrete walkways with bollards, lighting and 1.8 m uniform screen fencing, to be provided within residential property lines to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
22. that the owner construct a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto Hawks Ridge Boulevard as shown on the “Conditions of Approval” map, Enclosure I;
23. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 215 Street as shown on the “Conditions of Approval” map, Enclosure I;
24. that the owner construct a 3 m asphalt shared-use path within the greenway/ PUL, and that the engineering drawings include a temporary connection to the local road, to the satisfaction of Transportation Services, as shown on the Conditions of Approval” map, Enclosure I;
25. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
26. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves will be provided through a Deferred Reserve Caveat.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, 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", written over a horizontal line.

For

Scott Mackie
Subdivision Authority

SM/cw/Posse #103986608-001

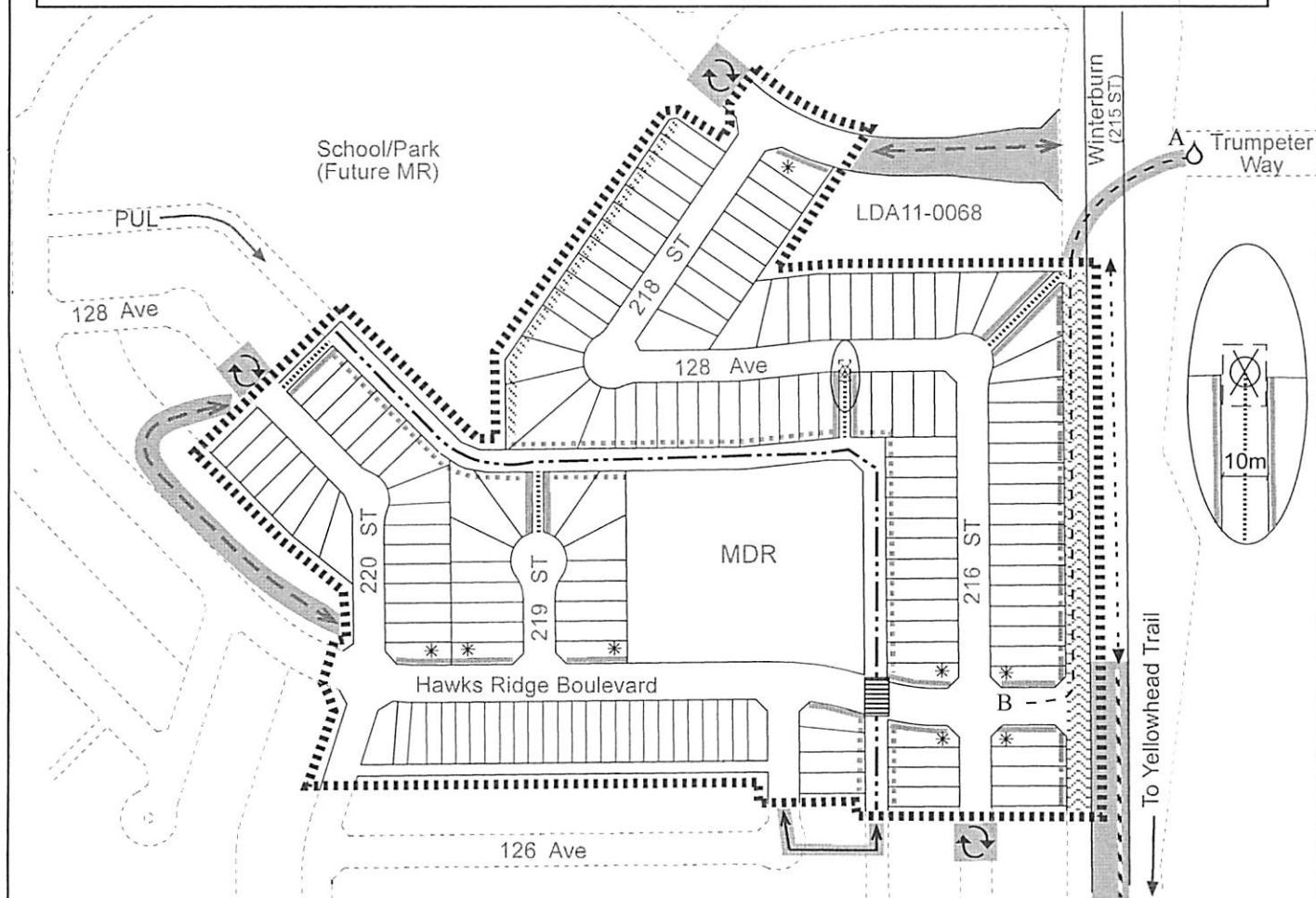
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 21, 2011

LDA10-0343

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|---|---|
| ■■■■■ Limit of proposed subdivision | Arterial dedication required |
| 1.2m Uniform fence | Zebra marked crosswalk |
| ———— 1.8m Uniform screen fence as per the Zoning Bylaw | Include in Engineering drawings |
| ----- 1.8 Uniform fence | Gravel emergency access |
| ===== 1.8m double board/no gap solid uniform screen fence | 12m Radius temporary grave turnaround |
| 1.5m Concrete walkway with lighting | * Driveway plans required |
| ----- 3m Asphalt shared use path within greenway | ⊕ Water Connection |
| ----- Construct first half of 215 Street | ----- Construct 450mm water main between points "A" and "B" |
| ↔ Construct Temporary trail connection | ↔ Preliminary Plans required for 215 Street |
| | Abandon well site and maintenance area |



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

