



Subdivision Authority

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

March 10, 2011

File No. LDA10-0346

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create twenty-nine (29) single detached residential lots and twelve (12) semi-detached lots from a portion of Lot 1, Block A, Plan 102 7151; located west of Orchards Gate and south of 25 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on Thursday, March 10, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 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 lot identified on the "Conditions of Approval" map, Enclosure I, be withheld from registration until Bylaw #15686 is approved by City Council; 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 (1) 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 pay his proportionate share of the Permanent Area Contributions 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 owner construct all fences, sidewalks, lighting and bollards to the satisfaction of the Transportation and Asset Management and Public Works Department in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.12 ha of land and the registration of a DRC (#092 023 920) for 2.79 ha.

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 Mr. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/nd/Posse #104109720-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

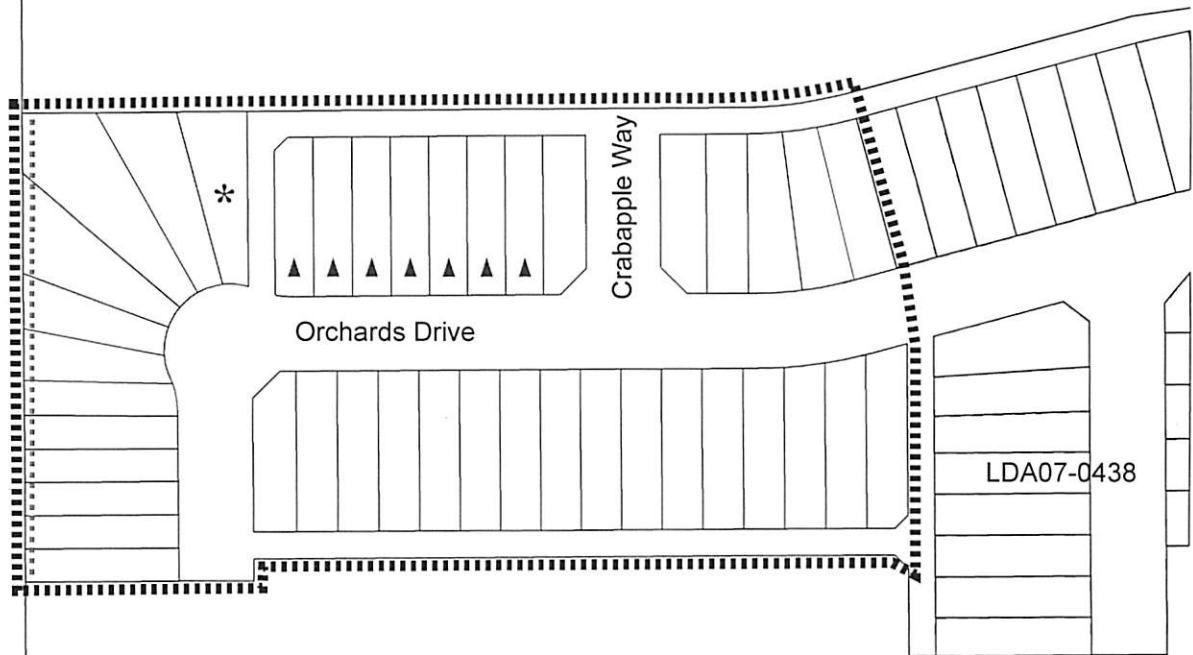
March 10, 2011

LDA10-0346

- Limit of proposed subdivision
- 1.2 m Uniform screen fence
- ▲ RPL lots less than 9 m width
- * Withheld from registration until Bylaw #15686 is approved by City Council



Plan 102 7151,
Block A,
Lot 1



Plan 102 7151,
Block A,
Lot 1

- Titled area to be subdivided
- Subdivision area

