



Subdivision Authority

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

July 14, 2011

File No: LDA10-0357

Pals Geomatics Corp.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 20 single detached residential lots, one (1) medium density residential lot and one (1) Environmental Reserve lot from a portion of Lot 6, Block 1, Plan 0320993, located south of Ellerslie Road SW and east of 111 Street SW; **BLACKMUD CREEK**

I The Subdivision by Plan is APPROVED on July 14, 2011, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.64 ha lot pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve, in the amount of \$225,063.58 representing 0.506 ha pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be placed on all private lots abutting the top-of-bank walkway next to the Environmental Reserve lot in accordance with development restrictions outlined in the J.R Paine and Associates Ltd, Slope Stability Assessment, Blackmud Creek NASP, March 1999, geotechnical report (File No. 2418-220) and Supplemental Slope Stability Assessment, within NW 20-51-24-4, Heritage Valley NASP Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare the necessary plans and documentation to grant 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;
6. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that Bylaw 15818 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; and

8. 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 (3) 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 identified 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 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 Department 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 a zebra marked crosswalk with pedestrian signage and lighting at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m granular trail within the Environmental Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m concrete public emergency access with bollards, lighting, a fire hydrant and a 1.8 m uniform screen fence, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 Transportation Services, Infrastructure Services and Sustainable Development; and
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves are being taken as money-in-lieu of land.

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 the 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. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk, 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".

FOR

Scott Mackie
Subdivision Authority

SM/cs/Posse #104251227-001

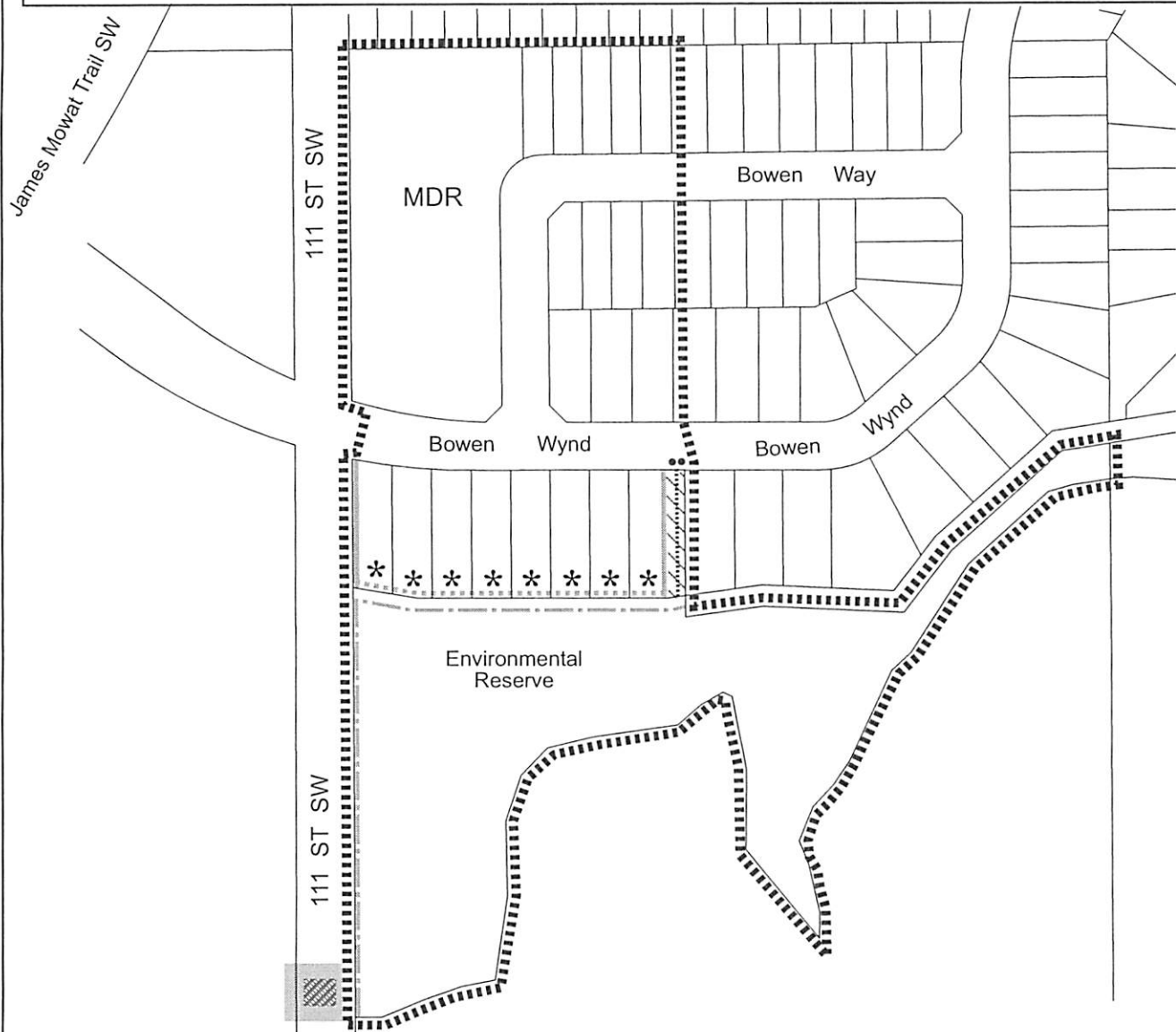
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 14, 2011

LDA10-0357

■■■■■	Limit of proposed subdivision	*	Restrictive covenant re: Geotechnical Report
————	1.8m Uniform screen fence	••	Bollards
.....	1.2m Uniform fence		Include in Engineering drawings
.....	3m Concrete emergency Access		Construct a zebra marked crosswalk with lighting and pedestrian signage
— · — · —	Construct a 1.5m granular trail within the Environmental Reserve Lot	////	Register as Road right-of-way



■	Titled area to be subdivided
.....	Subdivision area

