



Subdivision Authority

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

May 5, 2011

File No: LDA10-0363

Scheffer Andrew Ltd.
14505 - 123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create seventeen (17) single detached residential lots from a portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street;
GRIESBACH

I The Subdivision by Plan is APPROVED on May 5, 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 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 owner dedicate additional road right-of-way to accommodate a 7 m alley right-of-way from Decoteau Way to Ortona Way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that an easement be registered on Lots 1 through 7 for the provision of alley lighting, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

I 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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. 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;
4. 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;
5. that the owner construct the north/south alley to a 6 m paved residential alley from Decoteau Way to Ortona Way, including reconstruction of the alley crossings at both ends, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner install street lighting for the north/south alley from Decoteau Way to Ortona Way within the easement area on the private property, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting and a 1.8 m uniform screen fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I. The east portion of the walkway must be constructed closer to the south boundary of the walkway right-of-way to enable the crosswalk between the two walkways to be at 90 degrees to the alley;
8. that the owner extend the existing sidewalk within the walkway east of the alley from its existing terminous to the alley, parallel to the southwest property line of Lot 37, and that bollards be required on the south side of the extended walkway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block alley crossing, and that it be as close to 90 degrees as possible across the alley, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk along the south side of the cul-de-sac to connect the walkway to the existing sidewalk on Ortona Way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a hard surfaced pedestrian connection from each of Lots 1 to 6 to the walkway to the east, which requires the provisions of gates along the existing fence, 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve was addressed with the previous subdivision (LDA06-0239).

Arterial Roadway Assessments and Permanent Area Contributions do not apply.

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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/cs/Posse #104459993-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 5, 2011

LDA10-0363

- | | |
|--|---|
| ■■■■■ Limit of proposed subdivision | — Construct 1.5m sidewalk |
| - - - - Road dedication for a 7m alley right-of-way | xx Bollards |
| — — — Reconstruct alley to a 6m paved residential alley standard | III Zebra marked crosswalk with curb ramps and pedestrian signage |
| Alley lighting provided within an easement on private property | III Reconstruct alley crossing |
| ■ Walkway right-of-way containing 1.5m concrete sidewalk with bollards, lighting and 1.8m uniform fencing to be provided within residential property lines | * Hard surfaced pedestrian connection required |
| | ■ Include in Engineering drawings |

