



Subdivision Authority

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

July 7, 2011

File No. LDA11-0017

MMM Group Limited
#200, 10576 - 113 Street
Edmonton AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create three (3) public utility lots and two (2) municipal reserve lots from NW 20-53-25-W4M; **STARLING**

I The Subdivision by Plan is APPROVED, on July 7, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as one 0.33 ha and one 0.81 ha parcel for a total of 1.14 ha, 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 Bylaw 15766 to amend the Zoning Bylaw (from AG to PU, AP and AJ) receive third reading prior to the endorsement of the plan of subdivision;
4. that the approved subdivision LDA10-0036 be registered prior to or concurrent with this application;
5. that an access easement be registered to provide temporary access to the Municipal Reserve and Public Utility Lot parcels until such time that the permanent roads are constructed. The owner should consider a blanket easement registered across the affected lands;
6. 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; 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, 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 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;
4. 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;
5. that the owner construct Starling Drive to the south edge of the PUL, as shown on the "Conditions of Approval map", Enclosure I;
6. that the owner construct a 1.5 m concrete sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner design and construct the ultimate Storm Water Management Facility (SWMF #1) and the ultimate storm outfall into Horseshoe Creek to the satisfaction of Infrastructure Services;
8. that the owner design and construct the required sediment forebays, outlet control structure, outlet channel and other works related to the retained Natural Wetland to the satisfaction of Infrastructure Services;
9. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and floating islands be included to the satisfaction of Infrastructure Services;
10. that the owner develop and implement a storm water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Infrastructure Services;
11. 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
12. 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 in the amount of 1.14 ha through this application. The DRC that was created with LDA10-0036 will be carried forward on the NW 20-53-25-W4M.

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,



For

Scott Mackie
Subdivision Authority

SM/cw/Posse #10677725-001

Enclosure

