



Subdivision Authority

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

January 19, 2012

File No. LDA11-0080

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create seven (7) single detached residential lots from portions of Lot A, Block 100, Plan 094 1827, Lot 1, Block 1, Plan 752 1577, Lot 4, Block 1, Plan 102 4049 and road closure Bylaw #16007, south of Adamson Crescent SW and west of Adamson Drive SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on January 19, 2012, 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 Bylaw #16007 to close a portion of 111A Street SW receive third reading and that the closure area be consolidated with Lot A, Block 100 Plan 094 1827 prior to the registration of this subdivision;
4. that the owner prepare an access easement from Adamson Drive SW through the remnant portion of road closure that results from this subdivision, to provide access to Lot 4, Block 1, Plan 102 6631, and to the oxbow to the satisfaction of Transportation Services, as generally located on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 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 Engineering Drawings include the construction of a 12.0 m radius gravel surface temporary turnaround with t-bollards to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I and that the turnaround be required prior to CCC (or at the discretion and direction of Transportation Services);
8. that the Engineering Drawings include the construction of a 3.0 m hard-surface shared use path within the top-of-bank setback area (connecting to the existing SUP at the northeast end of the subdivision) with "Shared Use" signage, lighting, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the Engineering Drawings include the construction of a 4.0 m wide gravel temporary emergency access to 41 Avenue SW to the satisfaction of Transportation Services in a location west of future municipal and environmental reserve, as shown on the "Conditions of Approval" map, Enclosure I and that the emergency access be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Infrastructure Services Departments in the location as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserve (MR) owing for Lot A, Block 100 Plan 094 1827 was addressed by Deferred Reserve Caveat (DRC) under LDA08-0058. That DRC will be transferred to the SE 18-51-24-4. MR of 0.03 ha is owed for the road closure area as identified in Clause I (3), and will also be transferred to the SE 18-51-24-4. The existing DRC on Lot 1, Block 1, Plan 752 1577 will be used for MR dedication required under LDA07-0286.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/cp/Posse #107516705-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2012

LDA11-0080

