



Subdivision Authority

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

January 19, 2012

File No. LDA11-0081

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create thirty (30) single detached residential lots, one (1) Municipal Reserve Lot and one (1) Environmental Reserve Lot from portions of Lot A, Block 100, Plan 0941827, SE-18-51-24-4 and road closure Bylaw #16007, south of Adamson Crescent SW and west of 111A Street SW; **ALLARD**

I The Subdivision by Plan is APPROVED on January 19, 2012, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.69 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.10 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 1.36 ha by agreement and caveat to the remainder of SE-18-51-24-4, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the approved subdivision within the Allard Neighbourhood (File No. LDA11-0080) be registered prior to or concurrent with this application;
6. that Bylaw #16007 to close a portion of 111A Street SW receive third reading prior to the registration of this subdivision and that the closure area be consolidated with Lot A, Block 100 Plan 094 1827 prior to the registration of this subdivision;
7. 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;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all private lots as per the applicable development restrictions shown by the Hoggan geotechnical report, as identified on the "Conditions of Approval" map, Enclosure I;

9. that the owner provide the 5.0 m walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (4) 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 owner construct of a 3.0 m asphalt shared-use-path within the top of bank setback area with "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a temporary 3.0 m asphalt shared-use-path connection from the top-of-bank walk to Adamson Drive, (required prior to FAC, or at the direction and discretion of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a 12.0 m temporary turnaround with t-bollards and a 4.0 m wide temporary gravel emergency access to 41 Avenue SW (required prior to CCC or at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
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 Reserves (MR) for Lot A, Block 100, Plan 094 1827 were dealt with under LDA08-0058, and the DRC will be transferred to the SE 18-51-24-4. MR owed on the SE-18-51-24-4 is

provided for this subdivision with the dedication of a 0.10 ha pocket park and a DRC to be placed on title.

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,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized flourish at the end.

For

Scott Mackie
Subdivision Authority

SM/cp/Posse #107517016-001

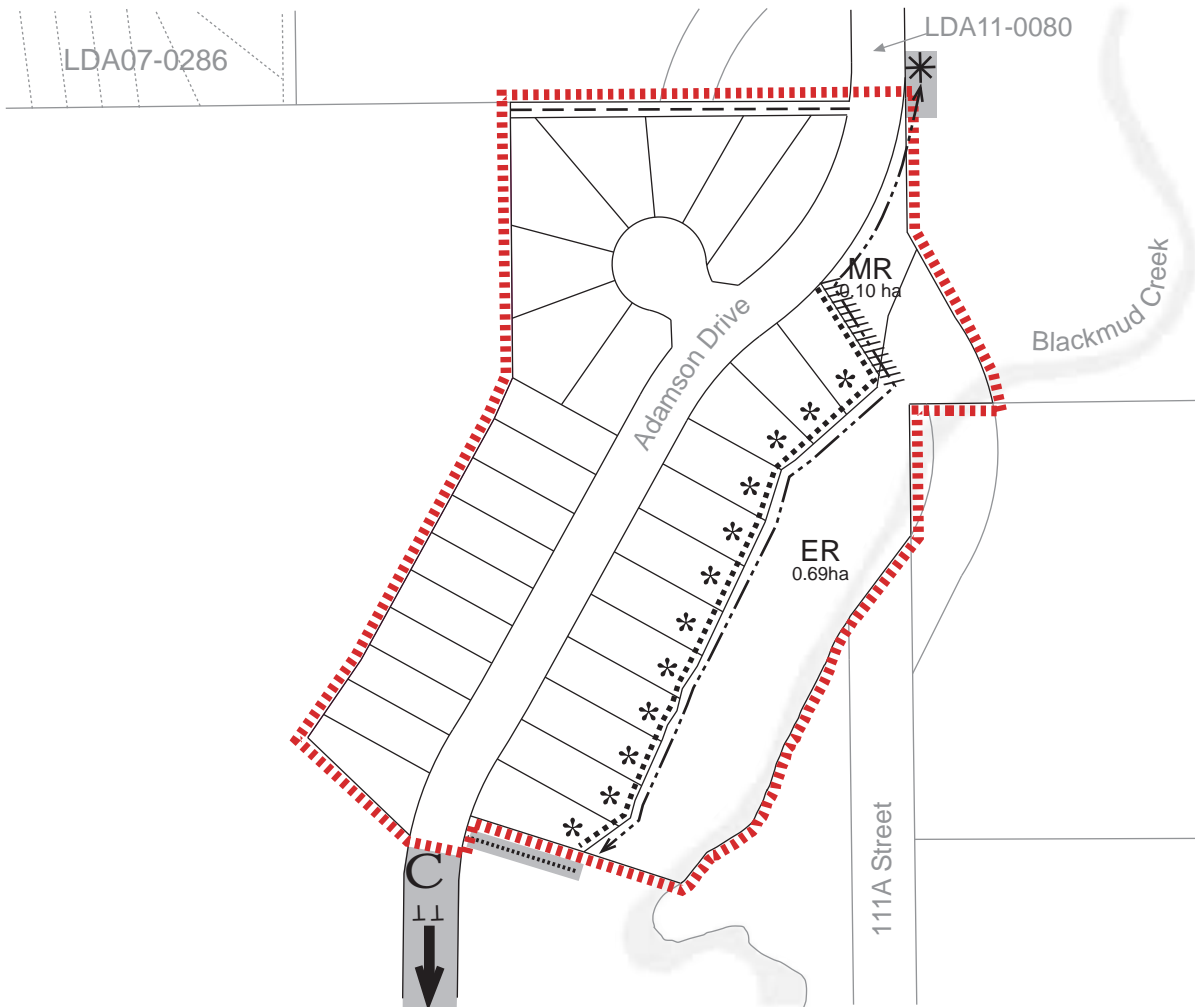
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2012

LDA11-0081

■■■■■	Limit of proposed subdivision	TT	T-bollards
.....	1.2m Open fence (In accordance with the Edmonton Zoning Bylaw)	*	Restrictive Covenant re: Geotechnical Report
←---→	3.0m Asphalt Shared-use path (SUP)	* (with arrow)	Connection to shared-use-path
.....	3.0m Asphalt temporary shared-use path	→	4m wide temporary gravel emergency access connection to 41 Avenue SW
C	12m Temporary turnaround	---	Register walkway as road right-of-way
///////	Shared-use-path to be developed to emergency access standard	■	Include in Engineering Drawings



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

