



June 28, 2012

File No. LDA11-0087

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 179 single detached residential lots, 12 semi-detached residential lots, 31 rowhousing lots, two (2) Public Utility lots, and one (1) Municipal Reserve lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

I The Subdivision by Plan is APPROVED on June 28, 2012, subject to the following conditions:

1. that the owner dedicate 0.15 ha as Municipal Reserve which shall be consolidated with the adjacent 0.28 ha closure of Ellerslie Road to assemble a 0.43 ha Municipal Reserve parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 3.096 ha by agreement and caveat to the remainder of N½ NE 20-51-25-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 3.24 ha by agreement and caveat to the remainder of S½ NE 20-51-25-4, 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 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;
6. that the subdivision boundary be amended to include the portion of Ellerslie Road SW subject to closure, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude one (1) single-detached residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
8. that LDA12-0012 to close portions of Ellerslie Road SW and 184 Street SW receive third reading prior to the registration of this subdivision;
9. that LDA12-0069 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;

10. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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, 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 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 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 the necessary offsite watermain connections, and sewer services to the satisfaction of EPCOR Water Services Inc. and Drainage Services. The offsite watermain connections are shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawing include construction of temporary roadway tie-ins at the existing Ellerslie Road SW/proposed north-south collector roadway intersection and at the existing 184 Street/proposed east-west local roadway intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawing include reconstruction of existing Ellerslie Road SW (government road allowance) to a two lane 9 m rural roadway standard between approximately 173 Street SW and 184 Street SW, including intersection improvements at existing Ellerslie Road SW and 184 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct 11.5 m enhanced local roadways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;

12. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m asphalt shared use path as per City of Edmonton Design and Construction Standards, including bollards, lighting and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately-owned lands, and the Municipal Reserve site, to the satisfaction of Financial Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Financial Services, Transportation Services, and Sustainable Development.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) in the amount of 3.246 ha is required for N½ NE 20-51-25-4, from which dedication in the amount of 0.15 ha will be used to create this subdivision's MR lot. A Deferred Reserve Caveat in the amount of 3.096 ha shall be placed on the remaining titled area. MR in the amount of 3.24 ha is required for S½ NE 20-51-25-4 and a DRC in this amount shall be placed on the remaining titled area. Environmental Reserve (ER) will be provided with the subsequent subdivision of these lands.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

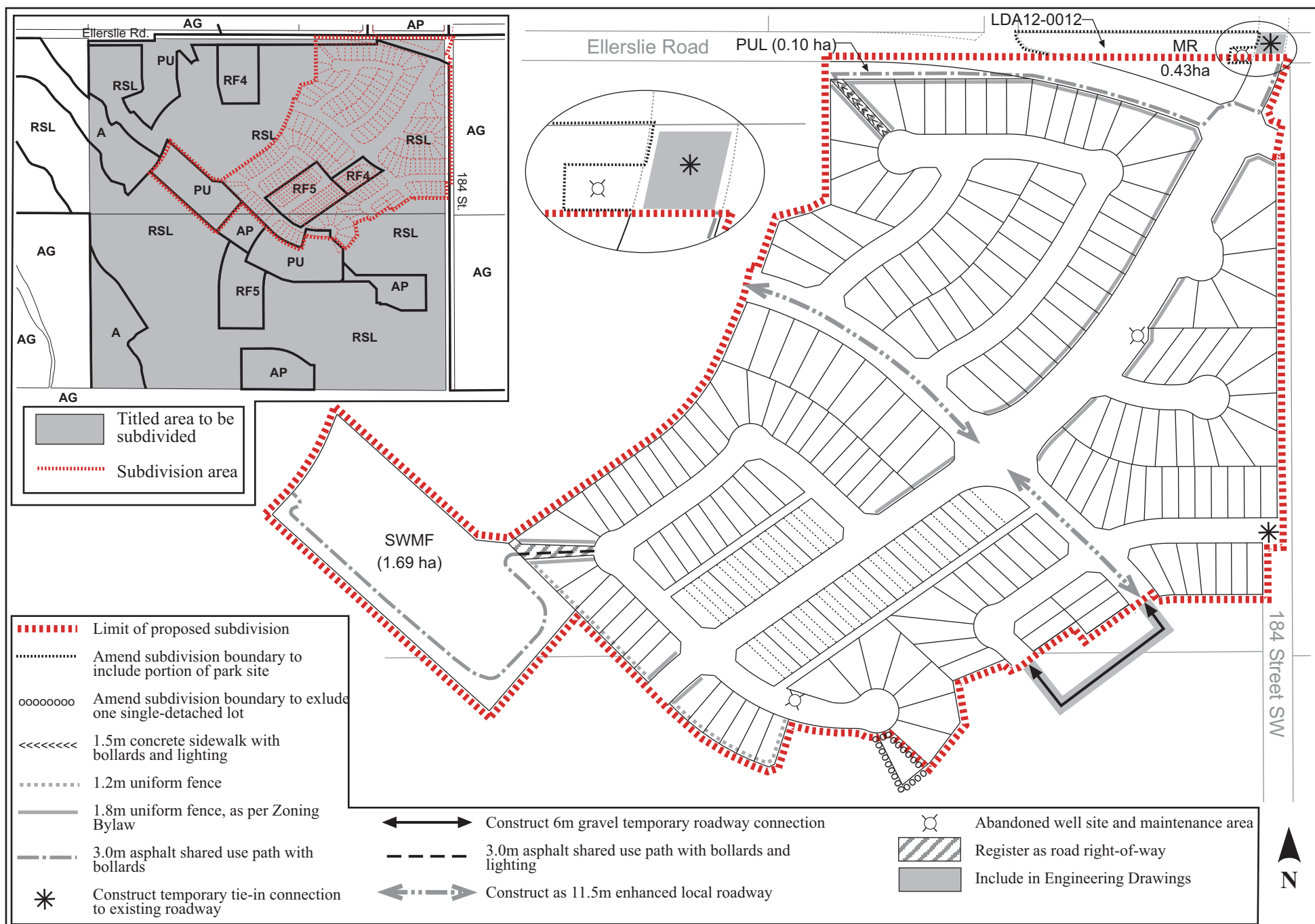
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 28, 2012

LDA11-0087



SUBDIVISION CONDITIONS OF APPROVAL MAP

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