



Subdivision Authority

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

July 21, 2011

File No. LDA11-0097

Scheffer Andrew Ltd.
12204 – 145 Street
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 80 single detached residential lots, two (2) medium density residential lots, two (2) Municipal Reserve lots, three (3) public utility lots, and Lot A for the purpose of future designation as Municipal Reserve from a portion of Lot 6A, Block 1, Plan 1123399; located north of 167 Avenue and west of 127 Street;
ALBANY

I The Subdivision by Plan is APPROVED on July 21, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.01 ha lot and a 1.83 ha lot for a total of 1.84 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 the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, 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;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 167 Avenue along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (4), the owner clear and level 167 Avenue as required for road right of way dedication to the satisfaction of Transportation Services;
6. that the approved subdivisions within the Carlton Neighbourhood (File No. LDA09-0244), Oxford Neighbourhood (File No. LDA09-0259), and Albany Neighbourhood (File No. LDA10-0003) be registered prior to or concurrent with this application;
7. that, if the 2.8m noise attenuation barrier contains a berm, the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;

8. that the walkway be registered as road right-of-way as shown on the “Conditions of Approval” map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Condition 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 pay the proportionate share of Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 design and construct the required sediment forebays, outlet control structure, outlet pipe, and other works related to the Albany wetland to the satisfaction of Infrastructure Services;
8. that the engineering drawings include the construction of a 3m granular shared use path within the Transportation Utility Corridor (TUC), as shown on the “Conditions of Approval” map, Enclosure I. This trail must connect to the trail within the approved subdivision File No. LDA10-0003 located to the west;
9. that the owner construct a 1.5m concrete walkway within the northern Municipal Reserve site as shown on the “Conditions of Approval” map, Enclosure I. The walkway must connect to the path within the TUC;
10. that the owner construct a 3m shared use path, including bollards and lighting, to a residential alley standard roadway to allow for service vehicle access to the sediment ponds located within the two PUL lots, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include the construction of a 3m asphalt shared use path along the outer (western) edge of the 30m Environmental Reserve buffer, as shown on the “Conditions of Approval” map, Enclosure I. The Albany Wetland Management Plan (June 2009) must be considered with in the development of this trail to ensure there are no adverse impacts to the Albany wetland to the satisfaction of Sustainable Development;

12. that the owner construct a 3m asphalt shared use path, including bollards and lighting, within the walkway right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences and noise attenuation barriers positioned wholly on privately-owned lands (except the paige wire fencing to be located on Provincially-owned lands) as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development; and
14. that the owner be responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal and Environmental Reserve parcels to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

All Municipal Reserve (MR) owing for the titled property is being provided as land. Subdivision File No. LDA10-0003 created a Deferred Reserve Caveat, which will be discharged through this subdivision. Lot A is being created for the purpose of future dedication as MR. Lot A and the 0.01 ha MR lot will become part of larger public park sites.

Environmental Reserve was dedicated with the previously approved subdivision File No. LDA10-0003 to provide for the 30m buffer around the wetland.


Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer. Should the developer be unable to obtain Ministerial Consent, then the path construction and connection requirements within the TUC may be waived. Paige wire fencing within the TUC is required even if Ministerial Consent for the path is not obtained.

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 decision is deemed to be five (5) days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087.

Yours truly,



 Scott Mackie
Subdivision Authority

SM/dm/Posse # 108472775-001

Enclosure

