



Subdivision Authority

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

January 19, 2012

File No. LDA11-0113

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create thirty-nine (39) 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 111A Street SW; **ALLARD**

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 Bylaw #15914 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
5. that the approved subdivisions within the Allard Neighbourhood (File Nos. LDA07-0286 - Revised Stages 3 and 4B and LDA11-0080) be registered prior to or concurrent with this application to provide the necessary water and road infrastructure;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the owner register the emergency access/walkway right-of-way as legal road right-of-way, in the location as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 owner construct a 12.0 m radius gravel surface temporary turnaround with bollards or mini-barriers 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 two identified residential lots (Stage 3) are required to be withheld from registration until such time as the temporary turnaround is no longer required, as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and further the owners are required to construct the permanent infrastructure necessary to service the lots affected by the temporary turnaround once the temporary turnaround is no longer required;
9. that the Engineering Drawings include and the owner upgrade construction of the western walkway connection to an emergency access standard (3.0 m concrete walkway with T bollards, in addition to the lighting and fencing required under LDA07-0286), to the satisfaction of Transportation Services in the location 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 Engineering Drawings include and the owner construct a 3.0 m hard-surface shared use path (connecting to the existing SUP at the northeast end of the subdivision) with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3.0 m concrete emergency access walkway with T bollards, lighting, and 1.8 m uniform fencing in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. 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

13. 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. 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 #109005920-001

Enclosure

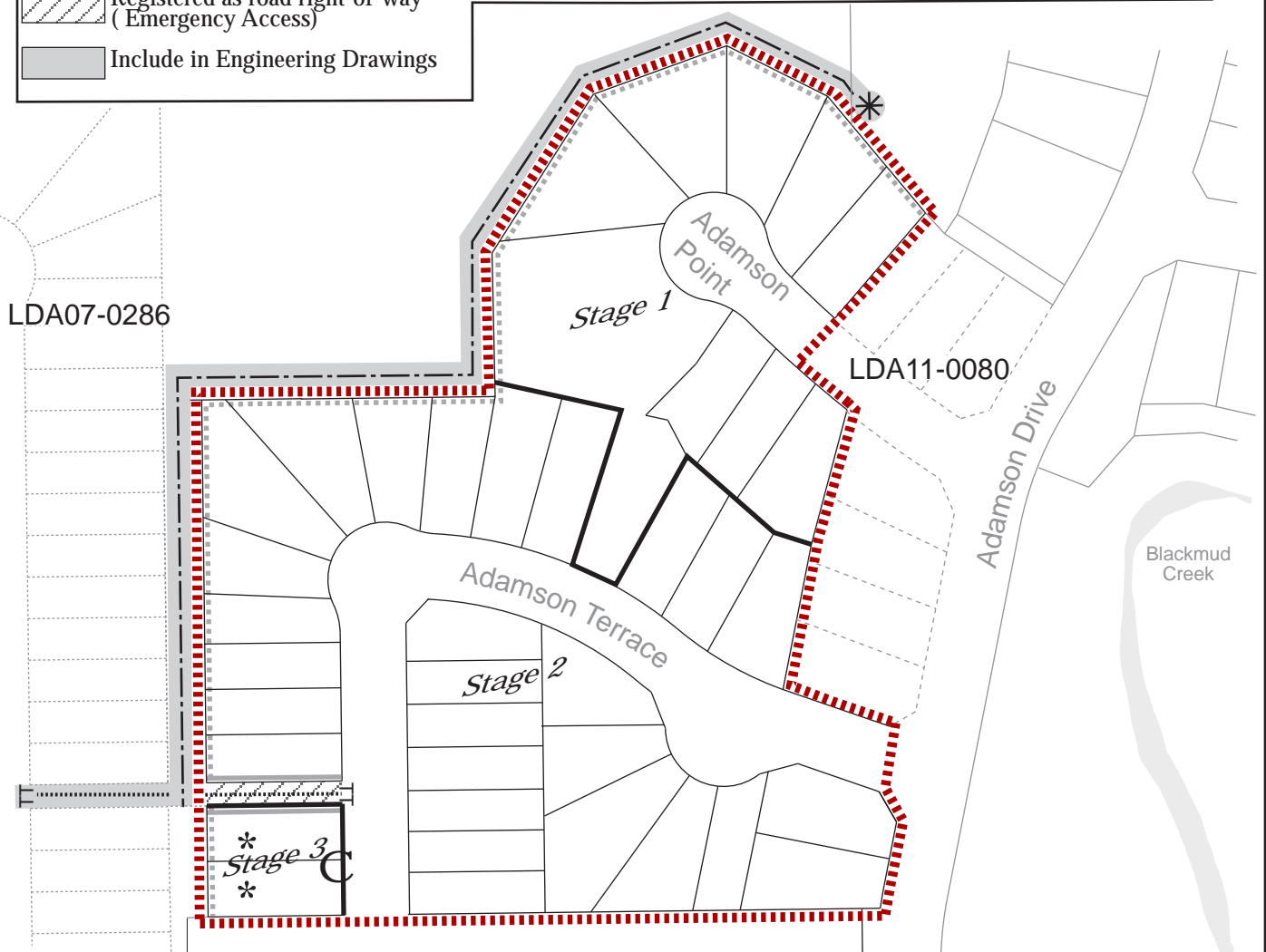
SUBDIVISION CONDITIONS OF APPROVAL MAP

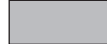
January 19, 2012

LDA11-0113

- Limit of proposed subdivision
- 3.0m Concrete emergency access walkway with lighting
- 1.8m Uniform Screen Fence (In accordance with the Edmonton Zoning Bylaw)
- 1.2m Uniform Fence
-  Registered as road right-of-way (Emergency Access)
-  Include in Engineering Drawings

- C 12m gravel turnaround
- * Withold lots from registration
- * Connect to existing shared-use path
- 3.0m hardsurface shared-use path
- TT T - Bollards



-  Titled area to be subdivided
- Subdivision area

