



Subdivision Authority

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

May 17, 2012

File No. LDA11-0114

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 10 single detached residential lots from NE 23-51-25-4 and SE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road;
HAYS RIDGE

I The Subdivision by Plan is APPROVED on May 17, 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 the approved subdivision within the Hays Ridge Neighbourhood (File No. LDA12-0143) be registered prior to or concurrent with this application;
4. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto the noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 141 Street SW as road right-of-way to conform to an approved Concept Plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. subject to clause I(5), that the owner clear and level 141 Street SW as required for road right of way dedication, to the satisfaction of Transportation Services;
7. 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 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 pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges 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 design and construction of the ultimate stormwater management facility in the location shown on the "Conditions of Approval" map, Enclosure I;
8. that the Hays Ridge Neighbourhood 11 Neighbourhood Design Report be submitted and approved, prior to the approval of engineering drawings;
9. that the owner construct a 3.0 m hard surface shared use path with "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 2.5 m hard surface sidewalk with lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers prior to CCC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic lights at the intersection location, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
13. that a Noise Study be provided to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Noise Policy, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 141 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences wholly within private property lands, to the satisfaction of the 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve for the NE 23-51-25-4 and the SE 23-51-25-4 will be addressed by the prior to or concurrent registration of File No. LDA12-0143.

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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority













SM/nd/Posse #104262003-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 17, 2012

LDA11-0114

 Limit of proposed subdivision	 2.5m Hard surface sidewalk
 1.8m Uniform fence, as per Zoning Bylaw	 12m Radius temporary gravel turnaround
 Minimum 1.8m noise attenuation fence	 Restrictive covenant re: noise attenuation fence
 1.2m Uniform fence	 Dedicate as road right-of-way, clear and level
 3.0m Shared Use Path	 Include in Engineering Drawings
 Construct stormwater management facility	 Pay for traffic signals

