



April 18, 2012

File No. LDA11-0199

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 176 single detached residential lots, one (1) medium density residential lot, three (3) Municipal Reserve lots, one (1) Environmental Reserve parcel, one (1) Public Utility Lot and one (1) remnant lot from Lot 1, Block 1, Plan 112 4680, located south of 35 Avenue and west of 199 Street; **EDGEMONT**

I The Subdivision by Plan is APPROVED, on April 18, 2012, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 12.43 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 2.31 ha parcel, a 0.11 ha parcel and a 0.63 ha parcel, for a total of 3.05 ha, 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 0.47 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Block 1, Plan 112 4680, 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 LDA12-0025 to close a portion of 35 Avenue receive third reading prior to the registration of this subdivision;
7. that the residential lots be withheld from registration until such time as the temporary 17 m transit turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register the walkways as legal road right-of way, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from 35 Avenue to the south side of the Wedgewood Creek Ravine, as shown on the "Conditions of Approval" map, Enclosure I;
10. that subject to condition I (8), the owner clear and level 199 Street as required for road right-of-way dedication, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner prepare a Top of Bank Restrictive Covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Hoggan Engineering & Testing Ltd. geotechnical report;
12. that the owner register an easement on the Certificates of Title for all affected parcels for a 17 m temporary transit turn around, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 the endorsement of the plan of subdivision;
3. the owner pay the proportionate share of 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 assessments 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 submits 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 completes the design and construction of the ultimate stormwater management facility and the design of the storm water outfall with this stage of development to the satisfaction Sustainable Development and Infrastructure Services;
8. that the engineering drawings not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction Sustainable Development and Infrastructure Services;

9. that the engineering drawings include all water infrastructure, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of EPCOR Water Services;
10. that the owner construct two lanes of 199 Street on the ultimate alignment to an urban arterial roadway standard from Lessard Road to 35 Avenue, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping, and any transitional improvements, in accordance with an approved Concept Plan and/or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. The upgraded 199 Street must be fully operational and open to traffic to the satisfaction of Transportation Services, by no later than November 1, 2013.

The construction is to include the upgrading of the ravine crossing north of 35 Avenue in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines. The ravine crossing must be included on the engineering drawings.

The owner will be responsible for physical closure of the existing 199 Street intersection with Lessard Road and will be responsible for all cost associated with roadway modifications and/or utility relocation/ modification deemed necessary as a result of the closure, including roadway removal to the satisfaction of Transportation Services. The owner will be responsible for making an application to the City for the required road/ access closure.

The construction is to include a tie-in between the existing 199 Street and the new 199 Street, to the satisfaction of Transportation Services. The owner is responsible for obtaining any required easement to facilitate the construction of the tie-in. The owner will be responsible for the physical closure of any portion of the existing 199 Street, in the vicinity of its intersection with the new 199 Street that will no longer be required as road. The owner will be responsible for all costs associated with roadway modifications and/ or utility relocation/ modification deemed necessary as a result of the closure, including any roadway removals deemed to be required by Transportation Services. The owner will be responsible for making an application to the City for any required road/access closure;

11. that the engineering drawings include the upgrade of 35 Avenue from a rural cross section to an urban collector standard, including: intersections, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. The upgrades must be completed, to the satisfaction of Transportation Services, by no later than November 1, 2013;
12. that the engineering drawings include the construction of a tie-in between the existing 35 Avenue and the new 35 Avenue, in the vicinity of the closed road right-of-way under LDA12-0025, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
13. that the owner pay for the installation of traffic signals at the intersections of new 199 Street and 35 Avenue and new 199 Street and Lessard Road, as shown on the "Conditions of Approval" maps, Enclosures I and II. 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 direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals to fulfil this obligation;

14. that the engineering drawing include a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of Transportation Services;
15. that the owner revise the corner cut to accommodate the required turning radius to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area, Storm Water Management Facility (SWMF), and the greenway as per City of Edmonton Design and Construction Standards and/or to the satisfaction of Transportation Services, with a dividing yellow centerline and “Shared Use” signage, lighting, bollards and landscaping, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct a 1.5 m temporary gravel trail within the remnant lot for connection to the shared use path, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
18. that the walkways contain a 1.5 m concrete sidewalk with bollards, lighting and a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct a temporary curb and gutter along the remnant parcel, as shown on the “Conditions of Approval” map, Enclosure I. Curb and gutter is to be removed when the roadway and lots are developed in the future;
20. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
21. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

There is an existing DRC (4.76 ha) on Lot 1, Block 1, Plan 112 4680. 3.05 ha is to be dedicated as Municipal Reserve by three parcels through this plan of subdivision, and the existing DRC will be reduced accordingly.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, 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/cw/Posse #111547629-001

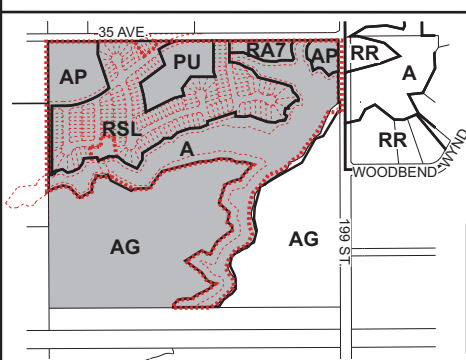
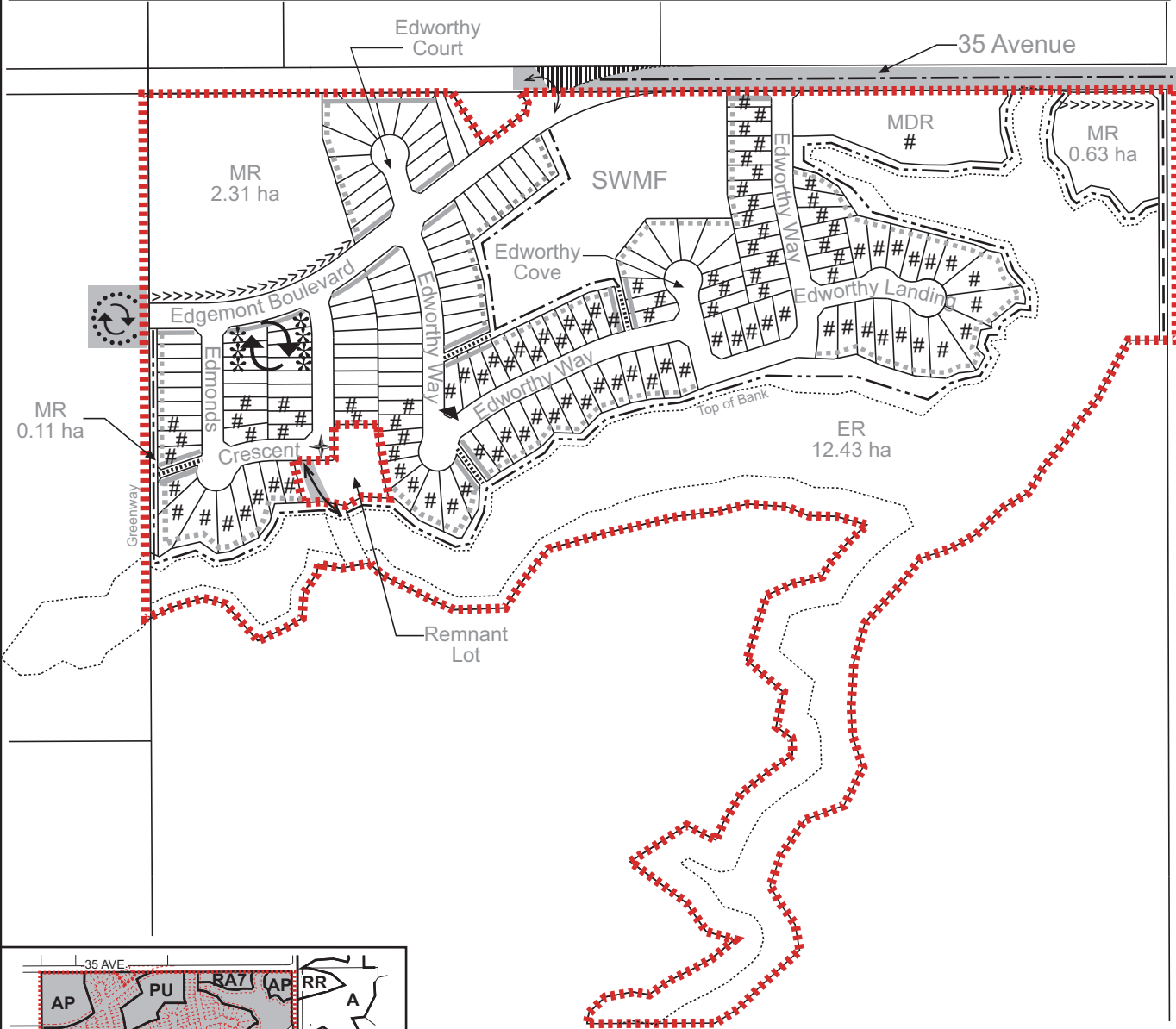
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0199

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| <ul style="list-style-type: none">Limit of proposed subdivision1.8m uniform fence, as per Zoning Bylaw 128001.2m uniform fencePost and Rail fenceWalkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way199 Street road dedicationRoad closure area (LDA12-0025) and provision of tie in between old and new 35 Avenue17m temporary turnaround with bollards or mini-barriers if easement can not be obtained with adjacent land ownerUpgrade 35 Avenue to an urban collector standard | <ul style="list-style-type: none">1.5m temporary gravel trail3m asphalt shared use pathWithhold lots if easement can not be obtained with adjacent owner for 17m temporary turnaroundTemporary curb and gutterRestrictive Covenant re: Top of BankRevised corner cutPay for installation of traffic signals(199 Street and 35 Avenue, 199 Street and Lessard Road)17m temporary turnaround if easement can be obtained with adjacent land ownerInclude in Engineering Drawings |
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- Titled area to be subdivided
- Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0199

- >>>>>>> Offsite construction of 600mm watermain
 --- Offsite 300mm water distribution main
 ooooooooo Offsite 250mm water distribution main
 🔗 Water Connection

- - - - - Construct 199 Street in ultimate alignment
 🚦 Pay for installation of traffic signals (199 Street and 35 Avenue and 199 Street and Lessard Road)
 ■ Include in Engineering Drawings

