



May 31, 2012

File No. LDA11-0243

MMM Group Limited
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 109 single detached residential lots, 24 semi-detached residential lots, 33 row housing lots and one (1) Municipal Reserve lot from NW 20-53-25-W4M, Lots B and C, Plan 1456 RS, located south of 137 Avenue and east of 199 Street; **STARLING**

I The Subdivision by Plan is APPROVED, on May 31, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.18 ha parcel 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 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 subdivision boundary be amended to include the dedication of a portion of 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkways as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the proposed lot in the southeast corner of the subdivision be withheld from registration until such time as the temporary trail connection is no longer required (will be replaced by a permanent shared use path within the adjacent pipeline right of way) as deemed by the City of Edmonton, and as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;

8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of bank as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the top-of-bank;
9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (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. 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 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 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 engineering drawings include the upgrade of 199 Street to a 14.5 m urban collector roadway standard (24.0 m road right-of-way) from the south boundary of the subdivision (limit of completed 199 Street upgrades) to the north boundary of the Altalink right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. The permanent upgrades to 199 Street must be completed within 2 years of the signing of the Servicing Agreement;
8. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1 (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion and direction of Transportation Services;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the midblock crossing on 199 Street, as shown the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a 3 m asphalt shared use path with Stage 1, within the top-of-bank setback area with a dividing yellow

- centreline and "Share Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction a 3 m asphalt shared use path with Stage 2, within the top-of-bank setback area and the Storm Water Management Facility (SWMF), with a dividing yellow centreline and "Shared Use" signage, lighting and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
 13. that the owner construct a temporary 1.5 m asphalt trail between the permanent top-of-bank shared use path and the local road with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
 14. that the walkways contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 15. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
 16. that the owner develop and implement a stormwater quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
 17. 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
 18. 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.

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

Municipal Reserves for NW 20-53-25-W4M are addressed through registration of LDA10-0036 and LDA11-0017. Municipal Reserves for Plan 1456 RS were provided in 1968, through the registration of Lot R which represents 10 percent of the Plan 1456 RS area.

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.

Yours truly,



Scott Mackie
Subdivision Authority

SM/cw/Posse #112715338-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

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- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8m fence as per Zoning Bylaw 12800
- 1.2m uniform fence
- Walkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way
- 199 Street roadway dedication
- Construct 199 Street as a 14.5m collector
- 6m gravel temporary roadway
- 3m shared-use asphalt path to be constructed with Stage 1
- 3m shared-use asphalt path to be constructed with Stage 2
- 1.5m Temporary trail connection to local road
- 12m temporary turnaround with bollards or mini-barriers
- Withhold lot from registration until permanent shared-use path is constructed in the pipeline right-of-way
- Restrictive Covenant re: top of bank
- Restrictive Covenant re: freeboard
- Zebra marked crosswalk
- Include in Engineering Drawings

