



Subdivision Authority

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

April 18, 2012

File No. LDA11-0328

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 129 single detached residential lots, 22 row-housing lots, one (1) medium density residential lot, one (1) future commercial lot, one (1) Municipal Reserve lot and one (1) Public Utility Lot from SE7-52-25-W4M, located west of 199 Street and north of 35 Avenue; **EDGEMONT**

I The Subdivision by Plan is APPROVED on April 18, 2012, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.25 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 provide Municipal Reserve in the amount of 2.84 ha by Deferred Reserve Caveat registered against the remainder of SE7-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register the walkway as legal road right-of way, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (3) 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 engineering drawings include the design and construction of the ultimate stormwater management facility, located at the southeast corner of SE7-52-25-W4M, and the design of the storm water outfall with this stage of development to the satisfaction of Sustainable Development and Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction of Sustainable Development and Infrastructure Services;
9. that the engineering drawings include the construction of all water infrastructure, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water Services;
10. that the engineering drawings include the construction of the first two lanes of 199 Street, between Lessard Road and the south end of Edgemont Way, to conform to an approved Concept Plan and/or to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I. This section of 199 Street must be operational and open to traffic, to the satisfaction of Transportation Services, by no later than June 1, 2013. Preliminary plans are required to be approved for 199 Street prior to the approval of engineering drawings for the arterial and subdivision, to the satisfaction of Transportation Services;
11. that the engineering drawings include the construction of 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;
12. that the owner pay for the installation of traffic signals in the locations as shown on the "Conditions of Approval" map, Enclosure I, at the intersections of 199 Street and Edgemont Way and 199 Street and Lessard Road. 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 at a later date to fulfil this obligation;

13. that the owner construct a 3 m hard surface shared use path, within the greenway and the Storm Water Management Facility with a dividing yellow centreline and "Share Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway 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;
15. that the owner construct a 1.5 m concrete sidewalk along the widened alley right of way, connecting the local road with the Greenway to the west, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner install bollards to prevent vehicle access from the alley to the Greenway, as shown on the "Conditions of Approval" map, Enclosure I;
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.

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

Municipal Reserves in the amount of 3.09 ha is due from SE7-52-25W4M. 0.25 ha is to be dedicated as Municipal Reserve for a greenway through this plan of subdivision, thereby requiring 2.83 ha to be deferred to the remainder of the titled area for the future assembly of a school/park site.

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,

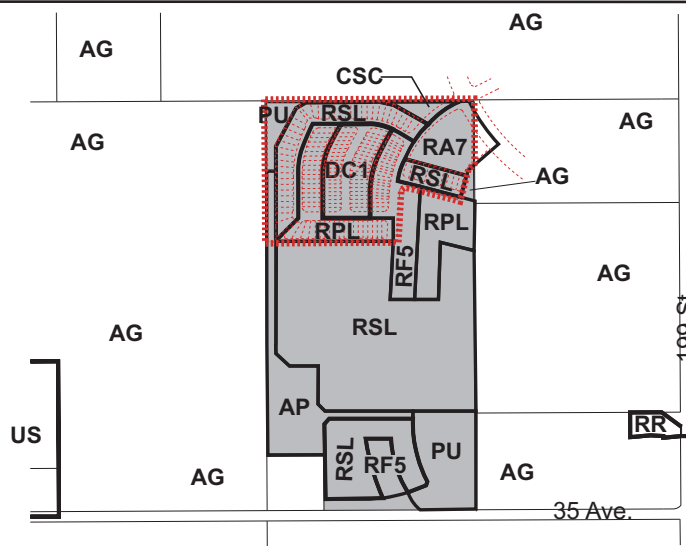
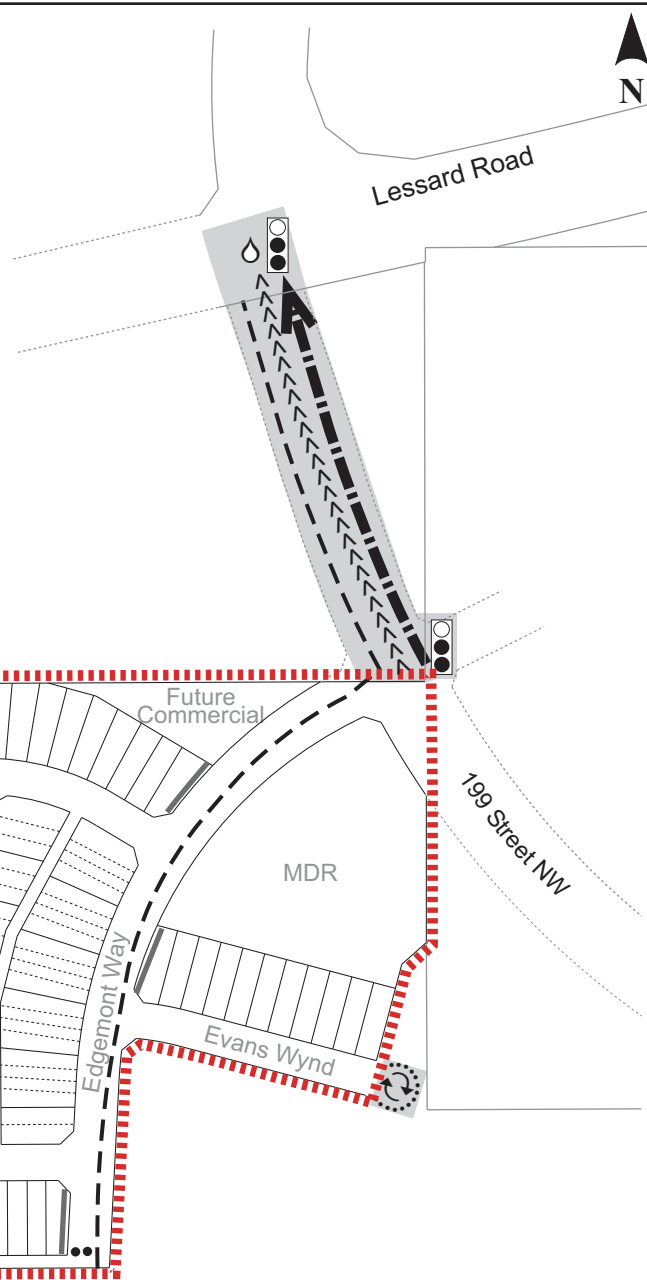


FOR

Scott Mackie
Subdivision Authority

SM/cw/Posse #115449448-001

Enclosure

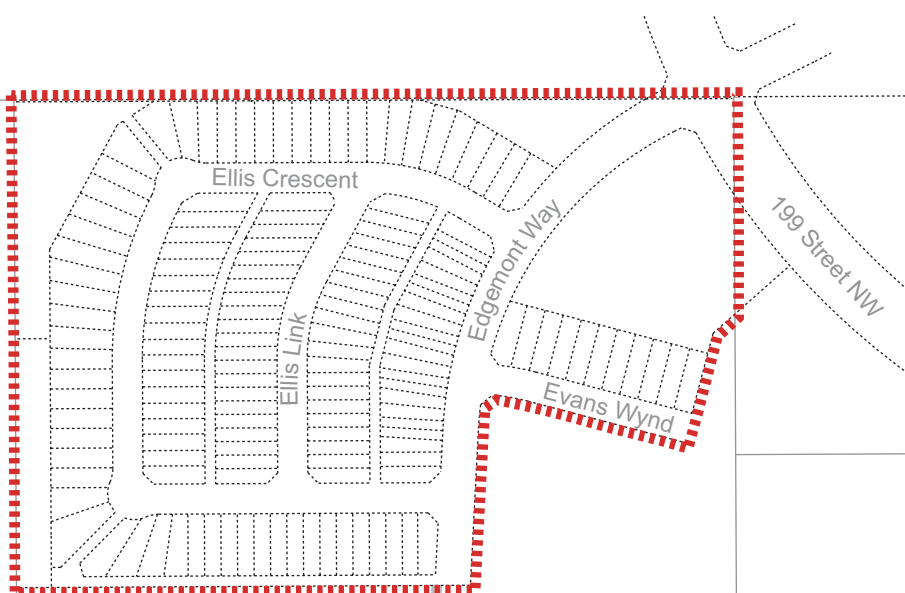


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0328

■■■■■■■■ Limit of proposed subdivision

 Include in Engineering Drawings;
the construction of Ultimate
Stormwater Management Facility

SE7-52-25-W4M

SWMF

35 Avenue