



Subdivision Authority

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

August 9, 2012

File No. LDA11-0370

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) residential block shells from SW 13-51-25-4 and Lot A, Plan 1009TR, located east of 141 Street SW north of 41 Avenue SW;  
**CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on August 9, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.27 ha by agreement and caveat to the remainder of SW 25-51-13-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement and caveat to proposed Lot 1, 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 subdivision boundary be amended to exclude portions of 141 Street SW and Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to a 44 metre width, to conform to an approved Concept Plan or to the satisfaction of Transportation Services, for Heritage Valley Trail SW from 141 Street SW to 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition I(7), the owner clear and level Heritage Valley Trail SW, as required for road right-of-way dedication, to the satisfaction of Transportation Services;
8. that the approved subdivision within the Chappelle neighbourhood (file no. LDA11-0108) be registered prior to or concurrent with this application;

9. that Bylaw 16227 to close portions of 141 Street SW receive third reading prior to the registration of this subdivision; 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 (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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the 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 owner construct the first two lanes of Heritage Valley Trail SW to an arterial roadway standard, from 141 Street SW to 41 Avenue SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the owner construct 141 Street SW to a collector roadway standard, from Chappelle Drive SW to Heritage Valley Trail SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a noise study be provided to confirm the noise attenuation required adjacent to 141 Street SW as well as Heritage Valley Trail SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services;
10. that the owner construct noise attenuation along Heritage Valley Trail SW in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all future residential lots backing on Heritage Valley Trail SW, as shown on the

"Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and

11. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve (MR) in the amount of 6.47 ha is required for SW 25-51-13-4. A Deferred Reserve Caveat (DRC) shall be placed on the remaining titled area in the amount of 6.27 ha and a DRC in the amount of 0.20 ha shall be placed on the proposed Lot 1 created by this subdivision. An existing DRC for Lot A, Plan 1009TR shall carry forward on the remaining titled 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, 10019 - 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/kr/Posse #116714848-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

**August 9, 2012**

LDA11-0370

